

Mr Dominic May
Method Architects Ltd
The Busworks United House
North Road
London N7 9DP

Application Ref: **2015/4848/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

11 November 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
**60-72 Shorts Gardens &
14-16 Betterton Street
London
WC2H 9AU**

Proposal:

Details of cycle storage areas for 16 cycles, including the allocation of spaces for different uses required by condition 6 attached to planning permission reference 2012/1533/P dated 25/02/13 for: Application to replace / extend the time limits for implementation of, planning permission ref: 2008/1401/P, granted on appeal 10/06/2009 for 'alterations and extensions (including roof extensions) and refurbishment of existing commercial/office use (Class B1), change of use of ground floor of Shorts Gardens to create small units (Class A1/A2 and D1) and change of use of basement to either B1/D1 or D2 use.

Drawing Nos: L(00)03sht1, L(00)03sht2, Schedule of Information & Materials for Submission S(00)01 and Schedule Cycle Store S(00)02.

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 Reason for granting planning permission:



The application seeks to discharge Condition 6 (16 cycles, including the allocation of spaces for different uses) of planning permission 2012/1533/P granted on 25th February 2013 for: Application to replace / extend the time limits for implementation of, planning permission ref: 2008/1401/P, granted on appeal 10/06/2009 for 'alterations and extensions (including roof extensions) and refurbishment of existing commercial/office use (Class B1), change of use of ground floor of Shorts Gardens to create small units (Class A1/A2 and D1), and change of use of basement to either B1/D1 or D2 use.

The condition requires the submission of the details of the cycle storage area and detailed design of the cycle in accordance with Policies CS11 and DP17 of the LDF, there would be 4 spaces at basement level, two spaces at ground floor level and a total of six spaces at upper ground floor level. A total of 6 designated staff store and 10 visitors cycle storage area would be provided at all levels.

The proposed cycle storage facilities have been revised to Sheffield Cycle stands and double decker cycle stacker units following officer's comment which meet the Council's cycle storage standards in size, location and design. As such the submitted details of cycle storage are considered acceptable.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed details are in general accordance with policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP17, DP19 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 6.9, 7.4 and 7.6 of the London Plan 2011; and paragraphs 14, 17, 29, 30, 35, 56-66 of the National Planning Policy Framework.

- 2 The applicant is advised that the following condition associated with planning application 2012/1533/P dated 25/02/13 requires the submission of further details: 9 (a) the new roof extensions; b) new slab levels of the building in relation to surrounding land; c) typical details of the new shop-fronts; d) all new external doors and windows; e) new rainwater pipes and gutters; f) the replacement glass within the existing arches in Shorts Gardens, demonstrating the relationship with the brick surrounds are outstanding and require details to be submitted and approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment