

Mr Dominic May  
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Application Ref: **2015/4849/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:**

Detail of CCTV/security system required by condition 3 of planning permission 2012/1533/P dated 25/02/2013 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)13sht2, L(00)13sht1 and Document No. S(00)06.

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 3 (CCTV/security system) 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 submitted details of CCTV installations are considered acceptable. They will provide adequate security for the occupiers of the building and maintenance team and are discreet in design and location.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host buildings and streetscene or on neighbouring amenity.

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 development is in general accordance with policies CS5, CS6, CS14 and CS17 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 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



Ed Watson  
Director of Culture & Environment