

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

Application Ref: **2015/4851/P**  
Please ask for: **Obote Hope**  
Telephone: 020 7974 **2555**

12 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 basement management plan and disabled access required by conditions 11 and 14 of planning permission 2012/1533/P granted 25/2/13 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: A (22) 01, L (00)03sht1, L (00)03sht2L, L (00)04sht1, L (00)04sht2, L (00)05sht1, L (00)05sht2, L (00)06sht1, L (00)11sht1, L (00)11sht2 and Basement Management Plan No. S (00)04.

The Council has considered your application and decided to grant approval of details.



Informative(s):

1 Reason for granting planning permission:

The application seeks to discharge Condition 11 (details of a management plan for the basement use(s), specifying the capacity (persons), access arrangements (including locations of entrance and exits) and Condition 14 (details of measures incorporated within the approved development in order to provide access for ambulant disabled employees and visitors to the application site premises).

The submitted details have been accessed and confirmation letter was accompanied with the details to be approved from an approved Building Control Inspector. As such, the proposed basement capacity, arrangement and the access arrangements required by Condition 11 are considered acceptable. They will provide adequate measures for the use of the proposed basement.

No objection has been raised for the submitted details in accordance with Condition 14 for the approval for the ambulant disabled employees by the Independent Building Control Inspector. The Council's access officer has also confirmed the details are acceptable. As such, the application accords with DP29 of the LDF.

The full impact of the proposed development has already been assessed. The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

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 CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 and DP29 of the London Borough of Camden Local Development Framework Development Policies.

2 You are reminded that condition 9 (detailed drawings) of planning application 2012/1533/P dated 25/02/2013 is outstanding and requires 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', with a stylized, cursive script.

Ed Watson  
Director of Culture & Environment