

John Diver  
Planning Solutions Team  
Planning and Regeneration  
Culture and Environment Directorate  
London Borough of Camden  
2<sup>nd</sup> Floor  
5 Pancras Square  
London N1C 4AG

**Date:** 13 April 2017  
**Our ref:** 15019/IR/FY/13755397v1  
**Your ref:** PP-05678179

Dear John

### **60-70 Shorts Gardens and 14-16 Betterton Street, London WC2H 9AU**

On behalf of Shorts Gardens LLP we are writing to advise that an application for full planning permission has been submitted on the planning portal today (ref. PP-05678179) for the following development:

*"The refurbishment, extension and alteration of 60-70 Short Gardens and 14-16 Betterton Street to provide a two storey roof extension to both properties and a mix of B1/A1/A3/D1/D2/C3 uses. The development proposes the refurbishment of the basement and the installation of mezzanine floors associated to the basement and ground floor units of Shorts Garden. These floors will provide a mix of A3/D1/D2 uses and B1/D1/D2 respectively, with all upper floors on Shorts Gardens for B1 use. A change of use to Betterton Street to provide a mix of C3 to upper floors and A1/D1/D2 uses on ground floor with the introduction of a mezzanine to this unit. Dedicated cycle storage for residential and office uses will be located on ground floor and basement of Betterton Street and provision of refuse and recycling storage areas are located on ground floors of both buildings. Ancillary and plant spaces are allocated within basement areas of Shorts Gardens and Betterton Street, with a UKPN substation on the ground floor and a discrete plant enclosure on the roof of Shorts Gardens."*

### **Background**

The application site comprises two abutting properties with the overall site comprising an 'L' shaped plot with parallel frontages onto both Betterton Street and Shorts Gardens and a combined area of approximately 0.08 hectares. The site is located between Endell Street to the west and Drury Lane to the east within a mixed use area of Covent Garden. The properties are currently used for commercial uses including B1 use. Both properties are currently underutilised, and the Shorts Garden property includes a large vacant basement.

The proposed scheme comprises internal and external alterations to the property, including the addition of two storeys, in order to make use of 60-70 Shorts Gardens for a mix of Class B1/A3/D1/D2 uses and 14-16 Betterton Street for C3 and A1/D1/D2 uses. The proposed development comprises a high quality development which respects the character of the local area and of the host buildings and accords with relevant planning policy. The existing office use is retained and additional jobs will be created through the expansion of the office floorspace and the possible provision of a restaurant or gallery use in the basement. As part of the scheme four new residential units will be created.

# LICHFIELDS

The proposed scheme has been subject to a series of meetings with LB Camden through a PPA, a Design Review Panel and a public consultation event and has evolved to reflect the comments received.

The overall objectives of the proposed alterations to the properties are to:

- 1 Create a high quality mixed use development which will contribute to the vitality of the surrounding area;
- 2 Add two new floors above Shorts Gardens and Betterton Street;
- 3 Retain the existing office use but increase the office floorspace;
- 4 Create four residential units within the Betterton Street property;
- 5 Introduce a new use for the disused basement space in Shorts Gardens;
- 6 Provide flexible office floor plates which meet current market requirements;
- 7 Adopt a sustainable approach to development;
- 8 Create a connection from the ground floor to the basement of Shorts Gardens;
- 9 Create roof terraces; and
- 10 Improve the streetscape and public realm to Shorts Gardens.

## **Planning Application Submission Documents**

In support of the planning application we enclose the following:

- 1 Completed Application Form, Certificates and CIL Information form;
- 2 A Site Location Plan at 1:1250;
- 3 Existing and proposed floor plans, elevations, sections and roof plans as detailed at Appendix 1 of this letter;
- 4 Planning Statement;
- 5 Design and Access Statement;
- 6 Heritage Impact Assessment;
- 7 Air Quality Assessment;
- 8 Daylight and Sunlight Assessment;
- 9 Acoustic Assessment Report;
- 10 Preliminary Plant Noise Assessment Report;
- 11 Energy and Sustainability Statement;
- 12 Basement Impact Assessment;
- 13 Transport Statement;
- 14 Draft Travel Plan;
- 15 Delivery and Servicing Management Plan;
- 16 Management Plan;
- 17 Construction Management Plan; and
- 18 Statement of Community Involvement;



We understand that the application fee for the proposed development will be **£9,240.00**. Payment of the application fee is being submitted directly to the Planning Department by the applicant.

From our previous discussions we understand that no hard copies or electronic copies of the application documents are required, but should you require any copies please let me know.

We trust that you have all the necessary information required to validate the application, but please do not hesitate to contact me if you have any queries.

Yours sincerely



Frances Young  
Associate Director

Copy Adam Bier, Span Group