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**Date:** 08 July 2019  
**Our ref:** 15019/01/BK/RSL/17561120v1  
**Your ref:** 2017/2204/P and PP-07956333

Dear John

## **60-70 Shorts Garden and 14-16 Betterton Street, London, WC2H 9AU - Minor Material Amendment**

On behalf of our client, Shorts Gardens LLP, we are pleased to enclose an application under Section 73 of the Town and Country Planning Act 1990 (as amended) to vary condition 3 of planning permission ref: 2017/2204/P with respect to the development at 60-70 Shorts Garden and 14-16 Betterton Street.

The application has been submitted via Planning Portal (ref. PP-07956333) and comprises the following:

- 1 Completed application form for removal/variation of a condition;
- 2 Site location plan and Site Plan;
- 3 Completed Community Infrastructure Levy – Additional Information Requirement form;
- 4 Approved drawings (on CD);
- 5 Revised application drawings;
- 6 Accommodation Schedule;
- 7 A Design Report prepared by BGY Architects;
- 8 An updated Daylight and Sunlight Assessment;
- 9 An updated Noise Impact Assessment;
- 10 Vue City Model of the approved and proposed development;
- 11 A Energy Strategy Update; and,
- 12 Planning Statement (including Heritage Impact Assessment), prepared by Lichfields;

### **Background**

By way of context, on the 07 November 2018, planning permission ref. 2017/2204/P was approved for the refurbishment, extension and alteration to 60-70 Shorts Gardens and 14-16 Betterton Street. Following the grant of planning permission, Shorts Garden LLP appointed Buckley Grey Yeoman (BGY) to deliver the detailed construction drawings for the development.

Planning permission ref. 2017/2204/P approved 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 introduce new mezzanine areas and bring the vacant basement back into use within Shorts Gardens, in order to provide a mix of B1/A1/A3/A4/D1/D2/C3 uses, with associated refuse provision, cycle storage and plant and a substation on the ground floor of Shorts Gardens.”*

As a result of design development and additional survey work, a number of proposed amendments were developed by BGY and Shorts Garden LLP. These amendments centred around a goal of practical and timely delivery of a building of merit and quality.

### **Proposed Minor Material Amendment**

This application seeks minor modifications to the internal layouts and external elevations of the 60-70 Shorts Garden and 14-16 Betterton Street. Overall, the principle of development remains as approved, including the mix of uses, floorspace provisions and the high-quality refurbishment and extensions to the buildings.

The design amendments sought are required to ensure the timely delivery of a high quality and implementable scheme. The amendments respond to the development of the MEP solution for the building, which identified an opportunity for improved energy efficiencies resulting in a reduced carbon footprint. The proposed amendments also result in further retention of existing built fabric, improvements to the basement and lower basement amenity, and improvements to the building facades.

### **Assessment**

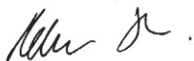
A detailed assessment of the proposed amendments against relevant planning policy and guidance is set out in the accompanying Planning Statement.

The approved development will bring significant planning and regeneration benefits to the local area, and the minor amendments are considered to be appropriate and in keeping with the principles of the approved scheme. The amendments will also deliver a number of minor benefits to the amenity and design of the approved scheme and will ensure the practical delivery of a high quality and implementable scheme.

We trust that the information provided is sufficient for the Council to validate and determine the application.

Please do not hesitate to contact me or my colleague Ben Kelway should you wish to discuss the application further.

Yours sincerely



**Rebecca Sladen**  
Planner