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**Date:** 15 November 2019

**Our ref:** 15019/01/IR/RSI/16847779v1

**Your ref:** 2017/2204/P and PP-08293396

Dear John,

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

### **Application for Approval of Details Reserved by Condition**

On behalf of our client, Shorts Garden LLP, please find enclosed an application for the approval of details required under Condition 9, part a (Written Programme of Ground Investigation) and part b (Ground Investigation Report) of planning permission ref. 2017/2204/P for development at Shorts Garden and Betterton Street, London.

In support of this request, we enclose the following:

- 1 This cover letter;
- 2 A completed application form; and,
- 3 A Ground Investigation Report prepared by Soil Technics.

### **Background**

On the 07 November 2018, London Borough of Camden granted planning permission ref. 2017/2204/P for the redevelopment of 60-70 Shorts Gardens and 14-16 Betterton Street, London. The description of development is as follows:

*“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, a Section 73 application for minor-material amendments (ref. 2019/3501/P) was submitted to LBC in June 2019. This application is currently being considered by LBC. Once this Section 73 application is approved, this discharge of conditions application will be seeking to approved details required under application ref. 2019/3501/P.

### **Discharge of Condition Application**

This application seeks to discharge Condition 9 of the permission. Condition 9 part a requires that, at least 28 days before development commences a written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas shall be submitted to and approved by the local planning authority. Part b requires the results of the ground investigation and a written scheme of remediation measures (where required) to be submitted to and approved by the LPA.

A Ground Investigation Report prepared by Soil Technics has been prepared to satisfy this requirement. The Report sets out a programme of ground investigation for the site, as well as the results of the ground investigation undertaken. The report concludes that no remediation is necessary to render the site fit for purpose.

### **Concluding Remark**

We trust that the information provided is sufficient to enable the Council to discharge Condition 9 and we look forward to receiving confirmation of this at the earliest opportunity. In the meantime, if you require clarification on any aspect of the details enclosed please do not hesitate to contact Ben Kelway or me.

Yours faithfully



**Rebecca Sladen**  
Planner