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Date: 20 January 2020
Our ref: 15019/01/IR/RSI/16847779v1
Your ref: 2017/2204/P and PP-08434364

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 11 (Mechanical Ventilation Systems) 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 Note setting out the location of the Mechanical Ventilation Systems, prepared by Cundall.

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 and was approved on 13 January 2020. This application therefore seeks to approve details under Condition 11 of application ref. 2019/3501/P.

Discharge of Condition Application

This application seeks to discharge Condition 11 of the permission. Condition 11 requires:

Prior to commencement of development (excluding demolition and site preparation works), full details of the mechanical ventilation system, including air inlet locations and details of NOx filters, shall be submitted to and approved by the local planning authority in writing. Air inlet locations should be located away from busy roads and the boiler stack and as close to roof level as possible, to protect internal air quality. The development shall thereafter be constructed and maintained in accordance with the approved details.

A note setting out the location and details of the mechanical ventilation system has been prepared by Cundall to satisfy the requirements of this Condition. This note includes product specifications, details of location and full details of filters.

Concluding Remark

We trust that the information provided is sufficient to enable the Council to discharge Condition 11 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