

Application ref: 2019/5786/P  
Contact: Nathaniel Young  
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**Development Management**  
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14 Regent's Wharf  
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Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**60-70 Shorts Garden and 14-16 Betterton Street**  
**London**  
**WC2H 9AU**

Proposal: Details of land contamination report as required by condition 9 of planning permission 2017/2204/P dated 07/11/2018 (as amended by permission 2019/3501/P dated 13.01.20) for the 'refurbishment, extension and alteration of 60-70 Short Gardens and 14-16 Betterton Street to provide a two storey roof extensions to both properties, introduce new mezzanine areas and bring the vacant basement back into use, in order to provide a mix of B1/A1/A3/A4/D1/D2/C3 uses'.

Drawing Nos: Ground investigation report ref: STP3953A-G01

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

Informatives:

#### **1 Reasons for approving details:**

Condition 9 (part a) requires the submission of a written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas. This is to be followed by part b which requires a written scheme of remediation measures based on the results of the investigation (if necessary).

The Council's Environmental Health team have assessed the submitted documents. The desk study identified the site was previously utilised as an electricity substation; the initial site conceptual model identified a number of plausible pollution linkages associated with soil contaminants (i.e. construction

workers & buried structures) and ground water pollution. All contaminant levels were below their associated Generic Assessment Criteria indicating a low risk of land contamination and water pollution. On that basis remedial measures are not necessary and Condition 9 is considered to be fully met. As such, both parts of condition 9 (parts a and b) have been satisfied and can be discharged.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed details are in general accordance with policy A1 of the Camden Local Plan 2017.

- 2 You are advised that the following conditions require details to be submitted and approved in writing by the local planning authority: 4 (design details), 5 (sample materials), 6 (basement engineer), 7 and 8 (Crossrail method statements), 10 (AQ monitoring), 11 (mechanical ventilation), 12 (living roof), 13 (occupancy and use plan), 14 (A3 ventilation), 15 (cycle storage), 16 (waste storage) & 22 (post installation noise assessment).

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope  
Chief Planning Officer