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Date: 22 January 2020

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

Your ref: 2019/3501/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 15 (Secured Cycle Facilities) and 16 (Waste Storage) of planning permission ref. 2017/2204/P (as amended under application ref. 2019/3501/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;
- 3 A note prepared by Buckley Gray Yeomen setting out the location of the long stay cycling parking; and,
- 4 A note prepared by Buckley Gray Yeomen setting out details of the waste storage and removal procedure for the development.

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 15 (Secured Cycle Facilities) and Condition 16 (Waste Storage) of the permission.

Condition 15 (Secured Cycle Facilities)

Condition 15 requires:

“Prior to commencement of development (excluding demolition and site preparation works), full details of the secure long stay cycle storage areas at ground and basement levels within 14-16 Betterton Street shall be submitted to and approved by the local planning authority. The approved facilities shall thereafter be provided in their entirety prior to the first occupation of any part of the development and permanently retained thereafter.”

A note setting out the location and details of the secured, long stay cycle parking has been prepared to satisfy the requirements of this condition. The report highlights the location of the 30 long stay commercial cycle spaces provided at lower basement level, and the nine residential long stay spaces provided at ground floor level. Details of how the cycle spaces will be accessed are provided, as well as detailed layouts and manufacturer details.

Condition 16 (Waste Storage)

Condition 16 requires:

“Prior to the commencement of development (excluding demolition and site preparation works), details of waste storage and removal shall be submitted to and approved in writing by the local planning authority, and development shall be carried out in accordance with the approved details.”

A note setting out details of refuse collection and storage has been prepared to satisfy the requirements of this condition. The note confirms that the refuse storage and collection procedures follow the principles of the approved Waste Management Strategy prepared by Watermans. A dedicated refuse store is provided at ground floor level for all commercial/mixed use and retail occupiers. A separate refuse store is provided in the Betterton Street building at ground floor level for the residential units. Full details of the storage facilities proposed for the uses are set out in the supporting note.

Concluding Remark

We trust that the information provided is sufficient to enable the Council to discharge Conditions 15 and 16 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