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**Date:** 19 May 2020  
**Our ref:** 15019/01/BK/TJ/18480240v1  
**Your ref:** PP-08713974

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 6 (Basement Engineer), Condition 10 (Air Quality Monitoring) and Condition 12 (Living Roof) 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 letter of Appointment;
- 4 An Air Quality Monitoring Specification;
- 5 A Plan showing the Air Quality monitors; and
- 6 A Green Roof Report.

### **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 Conditions 6, 10 and 12 of application ref. 2019/3501/P.

## **Discharge of Condition Application**

This application seeks to discharge Condition 6 (Basement Engineer), Condition 10 (Air Quality Monitoring) and Condition 12 (Living Roof) of the permission.

### **Condition 6 (Basement Engineer)**

Condition 6 requires:

*‘The basement works hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee’s responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.’*

**Reason:** *To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.’*

To satisfy the requirements of the condition, a letter of appointment has been prepared by Fairhurst. The letter confirms that Fairhurst have been appointed as the Structural and Civil Engineering Consultants for the project.

The appointment includes the inspection, approval and monitoring of the critical elements of both the permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body.

### **Condition 10 (Air Quality Monitoring)**

Condition 10 requires:

*‘Air quality monitoring should be implemented on site. No development shall take place until full details of the air quality monitors have been submitted to and approved by the local planning authority in writing. Such details shall include the location, number and specification of the monitors, including evidence of the fact that they have been installed in line with guidance outlined in the GLA’s Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance and have been in place for 3 months prior to the proposed implementation date. The monitors shall be retained and maintained on site for the duration of the development in accordance with the details thus approved.’*

**Reason:** *To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of Camden Local Plan 2017 policies G1, C1 and A1.’*

To satisfy the requirements of the condition, an Air Quality Specification has been prepared by Castella Solutions. The submitted document includes details on the air quality monitors which are called ‘Guardian2

Multi-Agent Monitoring Stations'. Guardian2 is a web-based remote monitoring system for noise, particulates and ground vibration, either as single 'agents' or in multiple combinations.

Alongside this specification, a plan is submitted which demonstrates the location of the four proposed monitoring stations on the site.

## **Condition 12 (Living Roof)**

Condition 12 requires:

*'Prior to commencement of development, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include*

*i. a detailed scheme of maintenance*

*ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used and showing a variation of substrate depth with peaks and troughs*

*iii. full details of planting species and density*

*The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.*

*Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, CC4, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.'*

To satisfy the requirements of the condition, a Living Roof Report has been prepared by Buckley Gray Yeoman. The report demonstrates that the living roof proposals will be a specially developed RADMAT SedumPlus covering. The sedum mat application is a hardy, low maintenance system which is drought resistant and is therefore ideally suited for the application at Shorts Gardens.

The RADMAT SedumPlus blanket is a ready to lay sedum vegetation system which has been specifically developed to provide a variety of different leaf types and flowers throughout the year whilst enhancing biodiversity. It is also noted that bold and vibrant colour ranges will be evident across the spring and summer periods.

## **Concluding Remark**

We trust that the information provided is sufficient to enable the Council to discharge Conditions 6, 10 and 12 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,



**Tara Johnston**  
Planner