

Application ref: 2020/0481/P
Contact: Nathaniel Young
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Date: 4 June 2020

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Lichfields
14 Regent's Wharf
All Saints Street
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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 secured cycle facilities and waste storage as required by conditions 15 and 16 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: Lichfields cover letter ref: 15019/01/IR/RSI/16847779v1, 1087_GA-00 Rev 2, 1087_CY_01 and Condition 16 discharge report prepared by Buckley Gray Yeomen Jan 2020.

Informative(s):

- 1 Reasons for approving details:

Condition 15 (Secured Cycle Facilities)

"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."

Drawings setting out the location and details of the secured, long stay cycle parking have been submitted to satisfy the requirements of this condition. The drawings highlight 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. Officers have reviewed the submitted details and consider them to be satisfactory.

Condition 16 (Waste Storage)

"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."

Drawings setting out details of refuse collection and storage have been submitted to satisfy the requirements of this condition. The drawings confirm 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. Officers have reviewed the submitted details and consider them to be satisfactory.

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, A4, T1 and CC5 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) & 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer