

Nathaniel Young  
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2nd Floor  
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**Date:** 13 May 2021  
**Our ref:** /  
**Your ref:** PP-09793426

Dear Nathaniel,

## **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 5 (Brickwork) and Condition 15 (Secured Cycle Facilities) 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 Facing Brick Sample Panels Report (Condition 5); and
- 4 A note prepared by Buckley Gray Yeomen setting out the location of the long stay cycling (Condition 15).

### **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 5 (Brickwork) and Condition 15 (Secured Cycle Facilities) of the permission.

### **Condition 5 (Brickwork)**

Condition 5 requires:

*“Before the development is commenced, sample panels of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing for facing brick to the following elements shall be provided on site and approved in writing by the local planning authority:*

- a) Replacement vent shaft building*
- b) Betterton Street roof extension*

*The development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.”*

Due to the current Covid-19 restrictions, it has been agreed with the Council that the submission of photographic panels is acceptable. On this basis, the sample panels have been constructed on site and photographic evidence provided within the submitted report to satisfy the requirements of the condition.

Full details of the proposed brick out are set out in the supporting note.

### **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.”*

An application has been approved to discharge Condition 15 (ref. 2020/0481/P) in relation to permission 2017/2204/P (as amended under application ref. 2019/3501/P). However, recent site surveys and detailed basement design construction sequences have resulted in modest revisions to the approved cycle storeroom layout and specifications. As a result, this application is submitted to update the office cycle storage storeroom layout. The number of spaces remains unchanged and the Betterton Street residential cycle storage remains as per the approved Condition 15 submission.

An updated 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.

**Concluding Remark**

We trust that the information provided is sufficient to enable the Council to discharge Conditions 5 and 15 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 Sincerely,



**Tara Johnston**  
Planner