

Application ref: 2020/0295/P  
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Date: 2 July 2021

**Development Management**  
Regeneration and Planning  
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Lichfields  
14 Regent's Wharf  
All Saints Street  
London  
N1 9RL

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 mechanical ventilation systems as required by condition 11 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: Mechanical ventilation system statement - Rev 00 dated 04.05.2020,  
Cundall NOx filter specifications, Zehnder NOx filter manufacturer brochure

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 Reasons for approving details:

The Council's sustainability officer has reviewed the submitted details and considers them acceptable, as such, the condition 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 G1, C1, and 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), 7 and 8 (Crossrail method statements), 10 (AQ monitoring - partial), 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 above the typed name and title.

Daniel Pope  
Chief Planning Officer