

Application ref: 2020/2215/P  
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Date: 2 July 2021

**Development Management**  
Regeneration and Planning  
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Lichfields  
The Minster Building  
21 Mincing Lane  
London  
EC3R 7AG

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  
Holborn  
London Borough of Camden  
London  
WC2H 9AU**

Proposal:

Details pursuant to Condition 6 (basement engineer), Condition 10 (air quality monitoring) and Condition 12 (living roof) 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: (Prefix 1087\_) EE-01, EE-03, ES-04, EX-RF, SK\_P-01, Fairhurst letter ref: JL/EB/134268.200506.L1, Casella Guardian2 multi-agent monitoring station specifications, Living roof report prepared by BuckleyGrayYeonman dated May 2020

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

Informative(s):

- 1 Reasons for approving details:

The applicant has submitted a letter prepared by Fairhurst which confirms that the necessary appointments to inspect, approve and monitor the basement construction works shall be carried out by a suitably qualified chartered engineer with membership of the appropriate professional body.

The Council's sustainability officer has reviewed the submitted green roof report and air quality monitoring information and considers them acceptable, as such, conditions 6 and 12 can be discharged and condition 10 can be partially discharged. For full discharge of condition 10, 3 months of baseline monitoring with the newly proposed positions is required.

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, CC1, CC2, CC3, D1, D2, A1, A3 and A5 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 (air quality 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



Daniel Pope  
Chief Planning Officer