

Nathaniel Young
Planning Officer
Development Management
2nd Floor
5 Pancras Square
London
N1C 4AG

Date: 22 October 2021

Our ref: 15019/01/BK/TJ/20303958v1

Your ref:

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 for the full discharge of Condition 10 (Air Quality Monitoring) 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 Air quality monitoring report August-October 2021.

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 fully discharge Condition 10 (Air Quality Monitoring) of the permission. The first part of the condition was approved under application reference 2020/2215/P on 2nd July 2021.

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.’

The first part of the condition was approved under application reference 2020/2215/P on 2nd July 2021.

To satisfy the full requirements of the condition, air quality monitoring from August 2021–October 2021 is submitted.

This application is submitted to fully discharge Condition 10.

Concluding Remark

We trust that the information provided is sufficient to enable the Council to fully discharge Condition 10 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