

Nathaniel Young
Planning Officer
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Date: 26 January 2022
Our ref: 15019/01/BK/TJ/
Your ref: PP-10573458

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 7 (Design and Method Statement) and Condition 8 (Basement Method Statement) 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 Ground Movement Impact Assessment;
- 3 Basement Works Statement; and
- 4 Construction Programme.

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 seeks to approve details under Condition 7 and Condition 8 of application ref. 2019/3501/P.

Condition 7 (Design and Method Statement)

Condition 7 requires:

“No basement construction shall take place until a detailed design and method statement for all foundations and other development proposed below ground level which takes account of the proposed running tunnels of the Cross Rail Project including any ground movements arising from the construction of the Cross Rail tunnels, has been submitted to and approved by the local planning authority in consultation with the relevant rail infrastructure undertaker. The development shall thereafter be carried out in accordance with the approved design and method statements.

No basement works to Shorts Gardens hereby permitted shall commenced until detailed design and construction method statements for all of the ground floor structures, foundations and basements and for any other structures below ground level, including piling (temporary and permanent), have been submitted to and approved in writing by the Local Planning Authority in consultation with the relevant rail infrastructure undertaker which:-

- (a) Accommodate the proposed location of the Crossrail structures including tunnels, shafts and temporary works,*
- (b) Mitigate the effects of noise and vibration arising from the operation of the Crossrail railway within the tunnels and other structures.*
- (c) Mitigate the effects on Crossrail, of ground movement arising from development*
- (d) Mitigate any short or long term effects on Crossrail, from such things as stray current leakage and effects from Electromagnetic Incompatibility, that might be induced by works associated with installation or decommissioning of electrical installations on the site*

The development shall be carried out in all respects in accordance with the approved design and method statements. All structures and works comprised within the development hereby permitted which are required by (a) to (d) of this condition shall be completed, in their entirety, before the basement to Shorts Gardens are first occupied”.

Condition 8 (Basement Method Statement)

Condition 8 requires:

“No basement works to Shorts Gardens hereby permitted shall be commenced until a method statement has been submitted to, and approved in writing, by the Local Planning Authority to include arrangements to secure that, during any period when concurrent construction is taking place of both the permitted development and of the Crossrail structures and tunnels in or adjacent to the site of the approved development, the construction of the Crossrail structure and tunnels is not impeded.”

To address the requirements of Condition 7 a Ground Movement Impact Assessment has been prepared and submitted. The report assesses the impact on the existing Elizabeth Line (Crossrail) Tunnel as a result of the proposed development at 60-70 Short's Gardens and 14-16 Betterton Street.

The report concludes that based on the analysis carried out for the proposed structural solution, the form of construction and structural alterations constituting the proposed development will not have an adverse impact on the underlying Crossrail Tunnel.

To address the requirements of Condition 7 and 8 a Basement Works Method Statement has been prepared. The basement works will be carried out in accordance with Fairhurst's structural engineering drawings which have been approved through the discharge of the prior to implementation planning obligation (Clause 4.6).

A construction programme has also been submitted to demonstrate when the excavation works are open.

Accordingly, it is considered that the requirements of Condition 7 and 8 are satisfied and therefore the Condition can be discharged in full.

Concluding Remark

We trust that the information provided is sufficient to enable the Council to fully discharge Condition 7 and 8 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

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