

Application ref: 2021/5205/P
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Date: 27 May 2022

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Lichfields
The Minster Building
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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 of condition 10 (Air Quality Monitoring) of permission ref: 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: Air quality monitoring report 30.08.21-22.10.21 prepared by Sunbelt Rentals, 1087_EE-01 Rev T1 (AQ locations plan), AQ monitoring photos (photos of AQ units in situ), Guardian2 PArticulate data equivalency, Topas MCERTS certificate, Osiris MCERTS certificate, Short Garden North data, Shorts Gardens South data, Shorts Gardens Roof data, Betterton Street data (Sep-Dec 2021)

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

Informative(s):

- 1 Reasons for approving details:

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 dated 02/07/2021.

Information has been submitted showing acceptable air quality monitoring unit positions, including photos of them in situ and a monitoring report from August 2021-October 2021 (the 3-month period required).

Further to the partial discharge of Condition 10 (air quality monitoring) under application ref: 2020/2215/P dated 02/07/2021, 3 months of baseline monitoring with the newly proposed positions has now been carried out and show acceptable results. MCERTS equipment will be used throughout the demolition and construction phases.

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, CC4 and A1 of the Camden Local Plan 2017. Condition 10 of permission ref: 2020/2215/P is fully discharged.

- 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), 7 and 8 (Crossrail method statements), 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 2021.

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