

Application ref: 2022/0301/P
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Date: 8 September 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 conditions 7 (Design and Method Statement) and 8 (Basement Method Statement) 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: Basement works statement ref: 10669/004 Rev 00, Shorts Garden Target Programme prepared by Legendre, Ground Movement Impact Assessment - Crossrail Tunnel dated July 2020 prepared by Fairhurst, Cover letter dated January 2022 prepared by Lichfields

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 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).

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.

Transport for London have reviewed the submitted information and has recommended to the Local Planning Authority, the discharge of the conditions.

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 A1 and T1 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), 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