

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

Date: 06 September 2022
Our ref: 15019/01/BK/TJ/25656043v2
Your ref: PP-11444357

Dear Nathaniel

London Borough of Camden: 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 4 (Detailed Drawings and Materials) 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 Completed Application form;
- 3 Detailed Drawings and Material Drawings listed in Table 1;
- 4 Material Palette.

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 4 of application ref. 2019/3501/P.

Condition 4 (Details drawings and materials)

Condition 4 requires:

“Before the relevant part of the work is begun, detailed drawings or samples of materials as appropriate, in respect of the following shall be submitted to and approved in writing by the local planning authority. Submitted details shall include elevations and sections (and where appropriate materials) at 1:10 of the following:

- a) Full details of proposed roof extensions (@1:20) including solid and perforated vertical louvres and window detail to Shorts Gardens roof extension and 'hit-and-miss' brick work and metal screen detailing to Betterton Street;*
- b) Typical windows to infill existing arched brick openings (@1:10);*
- c) Entrance doors, windows and louvres to ground floor openings on Betterton Street and entrance portico to Shorts Gardens (@1:10);*
- d) Louvered doors to replacement vent shaft building (@1:20);*
- e) Typical details of new railings and balustrade to both roof terraces (@1:10);*
- f) Typical replacement windows to upper floors of retained buildings (where original windows are not retained and refurbished) (@1:10);*
- g) Manufacturer's specification details of all proposed facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).*

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

To address the requirements of Condition 4 detailed drawings have been prepared and submitted. A list of the drawings submitted and the relevant part of the condition which the drawing relates to is included in Table 1 below.

Table 1 List of drawings submitted

Relevant part of the condition	Drawing title	Drawing reference
Part A	EN-022 Building Envelope - SG North Elevation - Level 03 & 04	60010 Rev P06
	EN-023 Building Envelope - SG North Elevation - Level 03 & 04	60011 Rev P04
	EN-052 Building Envelope - SG South Elevation - Level 03 & 04	60040 Rev P04
	EN-122 Building Envelope - SG North Elevation - Level 03 & 04	60110 Rev P06
	EN-125 Building Envelope - SG East Elevation - Roof Level Party Wall	60113 Rev P03

	EN-126 Building Envelope - SG East Elevation - Roof Level Party Wall	60114 Rev P02
	EN-152 Building Envelope - SG South Elevation - Level 03 & 04	60140 Rev P04
	EN-030 Building Envelope - SG North Elevation - Level 04 & 05	60018 Rev P06
	EN-062 Building Envelope - SG South Elevation - Level 04 & 05	60050 Rev P05
	EN-130 Building Envelope - BS East Elevation Level 05	60118 Rev P06
	EN-162 Building Envelope - BS South Elevation - Levels 04 & 05	60150 Rev P03
Part B	EN-013 Building Envelope - North Elevation - Ground Floor	60001 Rev P04
	EN-014 Building Envelope - North Elevation - Ground Floor	60002 Rev P04
	EN-015 Building Envelope - North Elevation - Ground Floor	60003 Rev P04
	EN 018 Building Envelope - North Elevation Ground Floor -	60006 Rev P05
	EN-110 Building Envelope SG North Elevation - Ground Level	60098 Rev P03
	EN-111 Building Envelope - North Elevation - Ground Floor	60099 Rev P03
	EN-112 Building Envelope - SG North Elevation - Ground Level	60100 Rev P02
Part C	EN-014 Building Envelope - North Elevation - Ground Floor	60002 Rev P04
	EN-015 Building Envelope - North Elevation - Ground Floor	60003 Rev P03
	EN-016 Building Envelope - SG North Elevation - Ground Level	60004 Rev P03
	EN-017 Building Envelope - SG North Elevation - Ground level	60005 Rev P03
	EN-021 Building Envelope - SG North Elevation - Level 01 & 02	60009 Rev P04
	EN-060 Building Envelope - BS South Elevation - Ground level	60048 Rev P04
	EN-112 Building Envelope - SG North Elevation - Ground Level	60100 Rev P02
	EN-113 Building Envelope - South Elevation - Ground Floor	60101 Rev P02
	EN-115 Building Envelope - SG North Elevation - Ground Level	60103 Rev P02
Part D	EN-115 Building Envelope - SG North Elevation - Ground Level	60103 Rev P02
	EN-017 Building Envelope - SG North Elevation - Ground level	60005 Rev P03
Part E	EN-022 Building Envelope - SG North Elevation - Level 03 & 04	60010 Rev P06
	EN-120 Building Envelope - SG North Elevation - Level 01 & 02	60108 Rev P04
Part F	EN-051 Building Envelope - SG South Elevation - Level 01 & 02	60039 Rev P03
	EN-061 Building Envelope - BS South Elevation - Level 01 & 02	60049 Rev P04
	EN-121 Building Envelope - SG North Elevation - Level 01 02	60109 Rev P03

Accordingly, it is considered that the requirements of Condition 4 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 4 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,



A handwritten signature in black ink that reads "Tara Johnston".

Tara Johnston
Senior Planner

Copy