



GERALDEVE
A NEWMARK COMPANY

One Fitzroy 6 Mortimer Street
London W1T 3JJ
Tel. +44 (0)20 7493 3338
[geraldeve.com](https://www.geraldeve.com)

London Borough of Camden
Planning and Building Development
5 Pancras Square
King's Cross
London
N1C 4AG

For the Attention of: Chris Smith

Our ref: GAO/GBR/KVA/BNEA U0013161

Your ref: PP-12543143

21 December 2023

88 & 100 Gray's Inn Road and 127 Clerkenwell Road, WC1X 8AL
Town and Country Planning Act 1990 (As Amended)
Approval of Details Application to Discharge Condition 21 of Planning Permission Reference
2022/4259/P

We write on behalf of our client, Lawnmist Limited ('the Applicant'), to enclose an application for the approval of details required by condition, in order to discharge Condition 21 attached to planning permission 2022/4259/P in relation to development proposals at 88 & 100 Gray's Inn Road and 127 Clerkenwell Road, WC1X 8AL.

Background

On 20/12/23 planning permission was granted (ref. 2022/4259/P) for:

"Demolition of 100 Gray's Inn Road and 127 Clerkenwell Road and the erection of a mixed-use office led (Class E) development comprising a basement, ground plus eight storey building for flexible retail / restaurant / office uses at ground floor and basement (Class E), basement excavation, provision of roof terraces, external plant equipment and enclosures, servicing bay, waste storage, cycle parking, public realm works; partial demolition and extension of 88 Gray's Inn Road for use of the upper floors for housing (Class C3) and ground floor as offices (Class E) with associated external alterations and associated works."

Condition Discharge

Condition 21 (in full) of permission ref. 2022/4259/P states the following:

"Basement Engineer Appointment

The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate 10 professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works."

As required by condition 21, a Confirmation of Appointment Letter has been prepared by Heyne Tillett Steel and is submitted in support of this application.

The letter confirms that Heyne Tillett Steel are chartered civil and structural engineers who are chartered with The Institute of Structural Engineers as well as the Institution of Civil Engineers.

The letter also confirms that Heyne Tillett Steel is appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design.

Application Documentation

In accordance with the validation requirements of the London Borough of Camden, alongside this Covering Letter, we hereby enclose the following documentation to discharge Condition 21:

- Completed Application Form; and
- Confirmation of Appointment Letter, prepared by Heyne Tillett Steel.

Summary

This approval of details application has been submitted via the Planning Portal. The requisite approval of details application fee of £209 (including the £64 Planning Portal service charge) has been made concurrent to the submission of this application by our client and will follow in due course.

We look forward to confirmation of the registration and subsequent validation of this approval of details application shortly. In the meantime, should you have any queries, please do not hesitate to contact Gary Brook (0755 774 2363) or Belinda Neilson (0203 486 3782) of this office.

Yours faithfully,



Gerald Eve LLP

bneilson@geraldeve.com
Direct tel. +44 742 547 7705

Enc. As above via the Planning Portal