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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/U0013161

Your ref: PP-12543192

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 25 of Planning Permission Reference
2022/4259/P

We write on behalf of our client, Lawnmist Limited ('the Applicant'), we write to enclose an application for the approval of details required by condition, in order to discharge Condition 25 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 25 (in full) of permission ref. 2022/4259/P states the following:

"Construction Related Impacts – Monitoring

Air quality monitoring should be implemented on site. No development shall take place until prior to installing monitors, full details of the air quality monitors have been submitted to and approved by the local planning authority in writing. Such details shall include the location, number and specification of the monitors, including evidence of the fact that they will be installed in line with 11 guidance outlined in the GLA's Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance;

Prior to commencement of works on site, evidence shall be submitted demonstrating that the monitors have been in place for at least 3 months prior to the proposed implementation date.

The monitors shall be retained and maintained on site for the duration of the development works in accordance with the details thus approved."

As required by condition 25, an assessment of the existing air quality at the Site has been undertaken for three months. The Particulate Matter Monthly Summary Reports, prepared by DustScan AQ, cover a three month period of June 2023, July 2023 and August 2023.

The location of the air quality monitors on site was agreed with London Borough of Camden via email, prior to their installation.

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 25:

- Completed Application Form; and
- Particulate Matter Monthly Summary Reports (3 month period), prepared by DustScan AQ.

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

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Enc. As above via the Planning Portal