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London Borough of Camden
Planning and Building Development
5 Pancras Square
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For the Attention of: Chris Smith

Our ref: GAO/GBR/KVA/U0013161

Your ref: PP-12543294

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 36 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 36 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 36 (in full) of permission ref. 2022/4259/P states the following:

“Prior to the commencement of works on site a technical analysis of the fire safety and general suitability of the cross-laminated timber (CLT) build methodology by a specialist consultant shall be submitted to the local planning authority for its written approval”.

As required by condition 36, a technical analysis of the fire safety and general suitability of the cross-laminated timber (CLT) build methodology by a specialist consultant has been carried out.

As part of the performance based design a Qualitative Design Review (QDR) was undertaken with relevant parties including Building Control, Sweco, and a specialist fire engineering consultant, IGNIS. Detailed fire engineering calculations were then performed by IGNIS.

The submitted documentation confirms that the use of cross laminated timber is entirely suitable for the proposed building.

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 36:

- Completed Application Form;
- Technical CLT Cover Letter, prepared by Maze Fire Consulting;
- RIBA Stage 3 Fire Strategy Report, prepared by Maze Fire Consulting; and
- CLT Analysis Report, prepared by IGNIS.

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