

Application ref: 2022/4259/P
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Date: 20 December 2023

Development Management
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Gereled Eve LLP
One Fitzroy
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**100 & 88 Gray's Inn Road and 127 Clerkenwell Road
London
WC1X 8AL**

Proposal:

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.

Drawing Nos: Existing: 13636-A-ZZ-03-100, 13636-A-ZZ-B01-01-099, 13636-A-ZZ-L00-01-100, 13636-A-ZZ-L01-01-101, 13636-A-ZZ-L02-01-102, 13636-A-ZZ-L03-01-103, 13636-A-ZZ-L04-01-104, 13636-A-ZZ-L05-01-105, 13636-A-ZZ-L06-01-106, 13636-A-ZZ-L07-01-107, 13636-A-100-ZZ-01-200, 13636-A-100-ZZ-01-201, 13636-A-100-ZZ-01-202, 13636-A-100-ZZ-01-203, 13636-A-100-ZZ-01-300, 13636-A-100-ZZ-01-301, 13636-A-88-ZZ-01-200, 13636-A-88-ZZ-01-201, 13636-A-88-ZZ-01-202, 13636-A-88-ZZ-01-300, 13636-A-88-ZZ-01-301.

Demolition: 13636-D-ZZ-B01-02-099, 13636-D-ZZ-L00-02-100, 13636-D-ZZ-L01-02-101, 13636-D-ZZ-L02-02-102, 13636-D-ZZ-L03-02-103, 13636-D-ZZ-L04-02-104, 13636-D-ZZ-L05-02-105, 13636-D-ZZ-L06-02-106, 13636-D-ZZ-L07-02-107, 13636-D-ZZ-R-02-110, 13636-D-100-02-200, 13636-D-100-02-200.

Proposed: 13636-A-100-B01-00-099-RevB, 13636-A-100-L00-00-100-RevB, 13636-A-100-L01-00-101, 13636-A-100-L02-00-102, 13636-A-100-L03-00-103, 13636-A-100-L04-00-104, 13636-A-100-L05-00-105, 13636-A-100-L06-00-106, 13636-A-100-L07-00-107, 13636-A-100-L08-00-108-RevB, 13636-A-100-R-00-110-RevD, 13636-A-100-R-00-210-Rev C, 13636-A-88-B01-00-099, 13636-A-88-L00-00-100, 13636-A-88-L01-00-101-RevB, 13636-A-88-L02-00-102, 13636-A-88-L03-00-103, 13636-A-88-R-00-110, 13636-A-100-ZZ-04-200-RevB, 13636-A-100-ZZ-04-201-RevB, 13636-A-100-ZZ-04-202-RevB, 13636-A-100-ZZ-04-203, 13636-A-88-ZZ-04-200, 13636-A-88-ZZ-04-201, 13636-A-88-ZZ-04-202, 13636-A-88-ZZ-04-203, 13636-A-88-ZZ-04-204, 13636-A-100-ZZ-05-300, 13636-A-100-ZZ-05-301-RevB, 13636-A-88-ZZ-05-300, 13636-A-88-ZZ-05-301

Supporting Documents:

Affordable Housing Statement, September 2022
Air Quality Assessment, September 2022
Arboricultural Impact Assessment and Method Statement, September 2022
Archaeological Desk Based Assessment, 30 September 2022
Biodiversity Net Gain Plan, 29 September 2022
CIL Form, 30 September 2022
Circular Economy Spreadsheet 1 & 2, 28 September 2022
Circular Economy Statement, 30 September 2022
Construction Management Plan, September 2022
Contamination and Basement Impact Statement, 27 September 2022
Covering Letter, 30 September 2022
Daylight & Sunlight Report, 21 September 2022
Delivery and Servicing Plan, 28 September 2022
Design and Access Statement, 30 September 2022
Drainage Statement and SUDs strategy, 29 September 2022
Employment and Training Statement
Energy Spreadsheet, 30 September 2022
Energy Statement, 30 September 2022
Energy and Sustainability Comments Responses, 06/03/2023
Financial Viability Assessment, 9 August 2022
Flood Risk Assessment, 29 September 2022
Noise Impact Assessment, 30 September 2022
Planning Application Form, 30 September 2022
Planning Statement, 30 September 2022
Preliminary Ecological Appraisal, 30 September 2022
Site Waste Management Plan, September 2022
Statement of Community Involvement, September 2022
Structural Methodology Statement, 30 September 2022
Sustainability Statement Spreadsheet
Sustainability Statement, 30 September 2022
Transport Assessment, 23 September 2022
Travel Plan, 28 September 2022
Ventilation and Extraction Statement, 29 September 2022

Additional Documents:

SPT & Cohesion Depth Graph
Blackheath Point Renders
Financial Viability Response Note

Delivery and Servicing Bay Note, 23 March 2023
Energy and Sustainability Response Note, 6 March 2023
Fire Statement, 17 March 2023
Heritage Assets Planning Assessment Note, 12 December 2022
Metropolitan Police Response Note, 3 February 2023
SuDS Response Note, 2 March 2023
Transport Response Note, 17 November 2022
Rooftop Amendments Note, December 2022
Delivery and Servicing Note, 23 March 2023
Townscape, Heritage and Visual Impact Assessment, 20 October 2022

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 This development must be begun not later than three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing: 13636-A-ZZ-03-100, 13636-A-ZZ-B01-01-099, 13636-A-ZZ-L00-01-100, 13636-A-ZZ-L01-01-101, 13636-A-ZZ-L02-01-102, 13636-A-ZZ-L03-01-103, 13636-A-ZZ-L04-01-104, 13636-A-ZZ-L05-01-105, 13636-A-ZZ-L06-01-106, 13636-A-ZZ-L07-01-107, 13636-A-100-ZZ-01-200, 13636-A-100-ZZ-01-201, 13636-A-100-ZZ-01-202, 13636-A-100-ZZ-01-203, 13636-A-100-ZZ-01-300, 13636-A-100-ZZ-01-301, 13636-A-88-ZZ-01-200, 13636-A-88-ZZ-01-201, 13636-A-88-ZZ-01-202, 13636-A-88-ZZ-01-300, 13636-A-88-ZZ-01-301

Demolition: 13636-D-ZZ-B01-02-099, 13636-D-ZZ-L00-02-100, 13636-D-ZZ-L01-02-101, 13636-D-ZZ-L02-02-102, 13636-D-ZZ-L03-02-103, 13636-D-ZZ-L04-02-104, 13636-D-ZZ-L05-02-105, 13636-D-ZZ-L06-02-106, 13636-D-ZZ-L07-02-107, 13636-D-ZZ-R-02-110, 13636-D-100-02-200, 13636-D-100-02-200

Proposed: 13636-A-100-B01-00-099-RevB, 13636-A-100-L00-00-100-RevB, 13636-A-100-L01-00-101, 13636-A-100-L02-00-102, 13636-A-100-L03-00-103, 13636-A-100-L04-00-104, 13636-A-100-L05-00-105, 13636-A-100-L06-00-106, 13636-A-100-L07-00-107, 13636-A-100-L08-00-108-RevB, 13636-A-100-R-00-110-RevD, 13636-A-100-R-00-210-Rev C, 13636-A-88-B01-00-099, 13636-A-88-L00-00-100, 13636-A-88-L01-00-101-RevB, 13636-A-88-L02-00-102, 13636-A-88-L03-00-103, 13636-A-88-R-00-110, 13636-A-100-ZZ-04-200-RevB, 13636-A-100-ZZ-04-201-RevB, 13636-A-100-ZZ-04-202-RevB, 13636-A-100-ZZ-04-203, 13636-A-88-ZZ-04-200, 13636-A-88-ZZ-04-201, 13636-A-88-ZZ-04-202, 13636-A-88-ZZ-04-203, 13636-A-88-ZZ-04-204, 13636-A-100-ZZ-05-300, 13636-A-100-ZZ-05-301-RevB, 13636-A-88-ZZ-05-300, 13636-A-88-ZZ-05-301

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- Reason: For the avoidance of doubt and in the interest of proper planning.
- 3 All new external work to 88 Gray's Inn Road shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 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 before the relevant part of the work is begun:
 - a) Details including plans, coloured elevations and sections at 1:20 of all new windows (including jambs, head and cill), ventilation grills, external doors, screening, balustrades, parapets, gates, planters and associated elements and lighting fixtures;
 - b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site). Samples of materials to be provided at a suitable size (e.g. 1x1m) and alongside all neighbouring materials;
 - c) Plan, coloured elevation and section drawings of a typical bay at a scale of 1:20;
 - d) Plan, coloured elevation and section drawings of a typical entrance bay at a scale of 1:20.

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.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the Camden Local Plan 2017.

- 5 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, satellite dishes or rooftop 'mansafe' rails shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the local planning authority.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the Camden Local Plan 2017.

- 6 In terms of internal noise levels, a scheme shall be submitted to and approved in writing by the Local Planning Authority to provide that all habitable rooms exposed to external noise in excess of 55 dBA Leq 16 hour [free field] during the day [07.00 to 23.00 hours] or 45 dBA Leq 8 hour [free field] at night [23.00 to 07.00 hours] shall be subject to sound insulation measures to ensure that all such rooms achieve an internal noise level of 35 dBA Leq 16 hour during the day and 30 dBA Leq 8 hour at night. The submitted scheme shall ensure that habitable rooms subject to sound insulation measures shall be able to be effectively ventilated without opening windows.

No dwelling shall be occupied until the approved sound insulation and ventilation measures have been installed to that property in accordance with the approved details. The approved measures shall be retained thereafter in perpetuity.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 7 In terms of external noise, a scheme shall be submitted to and approved in writing by the Local Planning Authority to provide that the maximum day time noise level in outdoor residential amenity areas exposed to external noise shall not exceed 50-55 dBA Leq 16 hour [free field]. The scheme of noise mitigation as approved shall be constructed in its entirety prior to the first occupation of any dwelling and shall be retained thereafter in perpetuity.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 8 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the typical background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity. A post installation noise assessment shall be carried out where required to confirm compliance with the noise criteria and additional steps to mitigate noise shall be taken, as necessary, and as agreed in writing in advance by the Local Planning Authority. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To safeguard the amenities of neighbouring noise sensitive receptors in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 9 Prior to use, machinery, plant or equipment and ducting at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 10 The external terraces for the proposed Class E use as shown on the approved drawings shall not be used outside the following times:

*Rear terraces 8am to 7pm Mondays to Fridays,

*Main roof terrace 8am to 11pm Mondays to Fridays;

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies D1, A1 and A4 of the London Borough of Camden Local Plan 2017.

- 11 No music in association with the proposed Class E use shall be played on the premises in such a way as to be audible within any adjoining premises or on the adjoining highway.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies D1, A1 and A4 of the London Borough of Camden Local Plan 2017.

- 12 Prior to first occupation of the development:

228 long-stay commercial cycle parking spaces and 16 long and short stay residential cycle parking spaces shall be provided within the basement and ground floor cycle stores as shown on the approved drawings (including the provision of lockers and shower facilities).

The cycle storage areas (and associated facilities) shall be provided in their entirety prior to the first occupation of the development, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the Camden Local Plan 2017 and table 6.3 of the London Plan 2021.

- 13 Part A:

No development, excluding demolition above ground level, shall commence until a remediation method statement (RMS) is submitted to and approved in writing by the local planning authority. This statement shall detail any required remediation works and shall be designed to mitigate any remaining risks identified in the approved quantitative risk assessment. This document should include a strategy for dealing with previously undiscovered contamination. All works must be carried out in compliance with LCRM (2020) and by a competent person.

Part B:

Following the completion of any remediation, a verification report demonstrating that the remediation as outlined in the RMS have been completed should be submitted to, and approved in writing, by the local planning authority. This report shall include (but may not be limited to): details of the remediation works carried out; results of any verification sampling, testing or monitoring including the analysis of any imported soil and waste management documentation. All works must be carried out in compliance with LCRM (2020) and by a competent person.

Reason: To ensure the risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development

can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policies G1, D1, A1, and DM1 of the London Borough of Camden Local Plan 2017.

- 14 Site waste shall be stored and managed strictly in accordance with the details set out in a Site Waste Management Plan to be submitted to the local planning authority for its written approval prior to the commencement of works on site.

Reason: To safeguard the amenities of the future occupiers and adjoining neighbours in accordance with the requirements of Camden Local Plan policy CC5. Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policies A1 and CC5 of the Camden Local Plan 2017.

- 15 Prior to commencement of above-ground development, with the exception of the buildings cores and substations, full details in respect of the of the 219m² inaccessible biodiverse roof on 100 Grays inn road and 190m² biosolar roof on 88 Gray's Inn Road in the areas indicated on the approved plans and the planted pergolas to the rear of 100 Gray's Inn Road, shall be submitted to and approved in writing by the local planning authority. Details provided shall include: species, planting density, a section drawing showing a minimum growing substrate depth of 80-150mm including variation between those depths, further features for biodiversity such as logs, stone and crushed bricks as habitat and temporary water bodies, as well as details of the maintenance programme. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of the London Plan 2021 and Policies A3 and CC2 of the London Borough of Camden Local Plan 2017.

- 16 Details of the location of four bat boxes (to support common pipistrelle) and four bird boxes (to support swifts/starlings/house sparrows) in appropriate locations, incorporated into the fabric of the building, shall be submitted to and approved in writing by the local planning authority prior to works on the building superstructure commencing, with the exception of the buildings cores and substations.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of the London Plan 2021 and Policies A3 and CC2 of the London Borough of Camden Local Plan 2017.

- 17 Prior to above ground development excluding the buildings cores and substations, full details of the sustainable drainage system including 145.37m³ blue roofs and 15.5m³ attenuation tanks shall be submitted to and approved in writing by the local planning authority. Such a system should be designed to accommodate all storms up to and including a 1:100 year storm with a 40% provision for climate change such that flooding does not occur in any part of a building or in any utility plant susceptible to water, and shall demonstrate the

7.79l/s run off rates approved by the Local Planning Authority. If necessary, a revised drainage statement, SuDS pro-forma and supporting evidence should be included:

- *The proposed SuDS or drainage measures including storage capacities;
- *The proposed surface water discharge rates or volumes.

Details shall include a lifetime maintenance plan, including the owner of the SuDS maintenance, and systems shall thereafter be installed, retained and maintained in accordance with the approved details.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CC2 and CC3 of the London Borough of Camden Local Plan 2017.

- 18 The demolition hereby approved shall divert at least 95% of demolition waste from landfill and comply with the Institute for Civil Engineer's Demolition Protocol and either reuse materials on-site or salvage appropriate materials to enable their reuse off-site. Prior to occupation on a building-by-building basis evidence demonstrating that this has been achieved shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development contributes to reducing waste and supporting the circular economy in accordance with the requirements of Policy CC1 of the London Borough of Camden Local Plan 2017, Camden Planning Guidance, and Policy SI 7 of the London Plan 2021.

- 19 Notwithstanding the approved plans for internal layouts, prior to above ground works at 88 Gray's Inn Road plans showing the final location, layout, and design of all the following units for the phase shall be submitted to and approved by the Local Planning Authority: Wheelchair adaptable units to comply with Part M4(3)(2)(a) of the Building Regulations, and Adapted wheelchair accessible units to comply with Part M4(3)(2)(b) of the Building Regulations. The wheelchair accommodation shall be provided in accordance with the approved plans and relevant regulations Building Regulations Part M.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policies H1 and C5 of the Camden Local Plan 2017.

- 20 All other units not indicated as Part M4(3) on the plan numbers and Design and Access Statement hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (2) (adaptable dwellings).

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policies H1 and H6 of the Camden Local Plan 2017.

- 21 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate

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.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

- 22 The development hereby approved shall be carried out strictly in accordance with the methodologies, flood mitigation measures and recommendations of the Desk Study & Ground Investigation Report by GEA, ref: J20106 Rev 2, dated 27 September 2022; Structural Methodology Statement by Heyne Tillet Steel, ref: 2423 Rev P1, dated 30 September 2022, Construction Management Plan by Blue Sky Building, rev V2.8, dated September 2022, Campbell Reith BIA audit report rev F1 date April 2023 and all other related supporting documents hereby approved.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and to reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CC2, CC3 and A5 of the Camden Local Plan 2017.

- 23 The development hereby approved shall be carried out strictly in accordance with methodologies and recommendations of the Air Quality Assessment ref: AQ2205 dated Sept 2022.

Reason: To safeguard the amenities of the adjoining occupiers, the area generally and contribution of developments to the air quality of the borough in accordance with the requirements of policies CC1, CC2 and CC4 of the Camden Local Plan 2017.

- 24 No non-road mobile machinery (NRMM) shall be used on the site unless it is compliant with the NRMM Low Emission Zone requirements (or any superseding requirements) and until it has been registered for use on the site on the NRMM register (or any superseding register).

Reason: To safeguard the amenities of the adjoining occupiers, the area generally and contribution of developments to the air quality of the borough in accordance with the requirements of policy CC4 of the Camden Local Plan 2017 and policy GG3 and SI 1 of the London Plan 2021.

- 25 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

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.

Reason: To safeguard the amenity of adjoining premises and the area generally in accordance with the requirements of policies A1 and CC4 of the London Borough of Camden Local Plan 2017.

- 26 Prior to commencement of above ground works, with the exception of the building cores and substations, details of the proposed Emergency Diesel/Oil Generator Plant and any associated abatement technologies including make, model and emission details shall have been submitted to and approved by the Local Planning Authority in writing. Generators should be appropriately sized for life saving functions only, alternatives to diesel fully considered and testing minimised. The maintenance and cleaning of the systems shall be undertaken regularly in accordance with manufacturer specifications and details of emission certificates by an accredited MCERTS organisation shall be provided following installation and thereafter every three years to verify compliance with regulations made by the Secretary of State.

Reason: To safeguard the amenity of occupants, adjoining premises and the area generally in accordance with the requirements of policies A1 and CC4 of the London Borough of Camden Local Plan 2017.

- 27 Prior to commencement of above-ground development, with the exception of the building cores and substations, full details of the mechanical ventilation system including air inlet locations shall be submitted to and approved by the local planning authority in writing. Air inlet locations should be located away from busy roads and any other emission sources and as close to roof level as possible, to protect internal air quality. The development shall thereafter be constructed and maintained in accordance with the approved details.

Reason: To protect the amenity of residents in accordance Policy CC4 of the London Borough of Camden Local Plan 2017 and policy SI 1 of the London Plan 2021.

- 28 No below ground level demolition or any construction shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no development other than demolition above ground level only shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall

be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no development excluding demolition above ground level only shall take place other than in accordance with the agreed stage 2 WSI which shall include:

A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;

B. Where appropriate, details of a programme for delivering related positive public benefits;

C. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policies D1 and D2 of the Camden Local Plan 2017.

- 29 Prior to the occupation of the development, by building, the post-construction tab of the GLA's Whole Life-Cycle Carbon Assessment template should be completed in line with the GLA's Whole Life-Cycle Carbon Assessment Guidance. The post-construction assessment should be submitted to Planning Authority along with any supporting evidence as per the guidance. The Whole Life Carbon should not exceed 527 kg CO₂e/M² GIA overall for Modules A-C (excluding B6 & B7 including sequestered carbon) at 88 Gray's Inn Road and 809 kg CO₂e/M² GIA at 100 Gray's Inn Road should at least meet the GLA WLC benchmarks for each of the modules as defined in the GLA Whole Life Carbon Assessment guidance, and should also aim to meet the benchmark for Modules B-C for at 100 Gray's Inn Road.

Reason: In the interests of sustainable development and to maximise on-site carbon dioxide savings in accordance with CC1 and CC2 of the London Borough of Camden Local Plan 2017.

- 30 Prior to the occupation of the development, a postconstruction monitoring report should be completed in line with the GLA's Circular Economy Statement Guidance. The post-construction monitoring report shall be submitted to the GLA, currently via email at: circulareconomystatements@london.gov.uk, along with any supporting evidence as per the guidance. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the local planning authority, prior to occupation of the development.

Reason: In the interests of sustainable waste management and in order to maximise the re-use of materials in accordance with CC1 and CC2 of the London Borough of Camden Local Plan 2017.

- 31 Prior to commencement of above ground works, with the exception of the building cores and substations, drawings and data sheets showing the location, extent and predicted energy generation of photovoltaic cells and associated

equipment to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. A site-specific lifetime maintenance schedule for each system, including safe roof access arrangements, shall be provided. The cells shall be installed in full accordance with the details approved by the Local Planning Authority with solar generation maximised and at least 34 panels and 7,262 kWh/year on 88 Grays Inn Road and 37 panels and 8,891kWh/year on 100 Gray's Inn Road and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policy CC1 (Climate change mitigation) of the London Borough of Camden Local Plan 2017.

- 32 The development hereby approved at 88 Gray's Inn Road shall achieve a maximum internal water use of 105 litres/person/day, and 5 litres/person/day for external water use. The dwellings shall not be occupied until the Building Regulation optional requirement has been complied with.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policies CC1, CC2 and CC3 of the London Borough of Camden Local Plan 2017 and Policy SI 5 of the London Plan 2021.

- 33 No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground water utility infrastructure. Piling has the potential to impact on local underground water utility infrastructure and needs to be managed in accordance with policy A1 of the Camden Local Plan 2017.

- 34 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the Arboricultural Impact Assessment and Method Statement by Arborclimb Consultants ref. P30jrSept22FV02_AIA_AMS dated September 2022. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with BS5837:2012 and with the approved protection details. The development shall be monitored by the project arboriculturalist in accordance with the approved report.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the Camden Local Plan 2017.

- 35 Prior to commencement of above ground works with the exception of the building cores and substations evidence shall be submitted to the Local Planning Authority to be agreed in writing demonstrating ability of the plans to meet secured by design accreditation, or justification submitted in any respect where the accreditation requirements cannot be met. Secured by design measures shall be implemented with the relevant accreditation achieved for the development prior to first occupation and the measures maintained in accordance with the approved details.

Reason: To ensure the proposals are safe and secure in accordance with policy C5 of the Camden Local Plan 2017.

- 36 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.

Reason: To ensure the development provides for the safety of all building users and the highest standards of fire safety in accordance with Policy D5 and D12 of the London Plan.

- 37 Prior to works on the superstructure being commenced a detailed design stage fire safety statement including an appropriate fire engineering analysis shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied other than in complete accordance with such statement as has been approved.

Reason: To ensure that the development incorporates the necessary fire safety measures in accordance with the Mayor's London Plan Policy D12.

- 38 Detailed design drawings of the window adaptations and terrace screening to the rear elevation of the proposed commercial building, including the narrow window width, deep reveals, translucent glazing, extensive planting and angled louvres, shall be submitted to and approved in writing by the local planning authority prior to first occupation and henceforth installed as approved, and retained and maintained as such thereafter.

Reason: To ensure the amenity of nearby residential properties is respected in accordance with policy A1 of the Local Plan 2017.

- 39 Prior to the commencement of works at 88 Gray's Inn Road, a detailed design scheme for the accessway from Gray's Inn Road to No. 88 shall be submitted to the local planning authority for its written approval. The submission shall include details of lighting; material finishes to the frontage, gates, walls and floor (including 1:20 detail drawings and sections as appropriate); planting; access arrangements; maintenance; and any other information the LPA may request, acting reasonably. Once approved the details shall be installed, maintained and retained as such thereafter.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2

of the Camden Local Plan 2017.

Informative(s):

- 1 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 2 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 5 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 6 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations

need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

- 7 The written scheme of investigation will need to be prepared and implemented by a suitably professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.
- 8 Mitigation measures to control construction-related air quality impacts should be secured within the Construction Management Plan as per the standard CMP Pro-Forma. The applicant will be required to complete the checklist and demonstrate that all mitigation measures relevant to the level of identified risk are being included.
- 9 Non-road mobile machinery (NRMM) is any mobile machine or vehicle that is not solely intended for carrying passengers or goods on the road. The Emissions requirements are only applicable to NRMM that is powered by diesel, including diesel hybrids. For information on the NRMM Low Emission Zone requirements and to register NRMM, please visit "<http://nrmm.london/>".
- 10 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 11 Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

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:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to be 'DRP', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer