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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/BNEA/U0013161**

**Your ref: PP-12739696**

18 January 2024

**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 Stage 1 of Condition 28 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 Stage 1 only of Condition 28 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 28 Stage 1 of permission ref. 2022/4259/P states the following:

**“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.”**

As required by Condition 28 Stage 1, a written scheme of investigation (WSI) has been prepared by MOLA (Museum of London Archaeology) and is submitted in support of this application. Any further archaeological work required for Stage 2 a-c would be covered in a submission at a later date.

In accordance with the Written Scheme of Investigation (MOLA, 2023), an archaeological evaluation was carried out on the site from 14th to 22nd September 2023 comprising three trenches in the basement of 100 Gray’s Inn Road (Trenches 1–3) and two trenches at ground level at 127 Clerkenwell Road (Trenches 4–5).

### **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 28 Stage 1:

- Completed Application Form prepared by Gerald Eve LLP; and
- Written scheme of investigation (WSI) Prepared by Museum of London Archaeology

### **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