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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: GBR/BNEA/U0013161

Your ref: PP-12731590

23 January 2024

Dear Sir,

88 & 100 Gray's Inn Road and 127 Clerkenwell Road, WC1X 8AL
Town and Country Planning Act 1990 (As Amended)
Non-Material Amendment Application to Planning Permission Reference 2022/4259/P

We write on behalf of our client, Lawnmist Limited ('the Applicant'), to enclose for your attention and consideration an application to make a non-material amendment to planning permission ref. 2022/4259/P, dated 20 December 2023, at 88 & 100 Gray's Inn Road and 127 Clerkenwell Road, WC1X 8AL.

Background

On 20 December 2023, 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."

Further to the grant of the planning permission, the Applicant has been progressing with design development and has identified small amendments to the design that are required. Given the changes proposed and the scale of the overall scheme, it is considered that these constitute non-material amendments.

Proposals

Piercy & Co, as project architects, have prepared the attached design pack, which summarises the key changes against the permitted position. The changes can be summarised as follows:

1. Slight relocation of the arched office entrance on Clerkenwell Road;
2. Removal of ventilation grilles on the east elevation and introduction of new ventilation grille at level 9 roof level and ventilation grilles on the south elevation;
3. Inclusion of the level 9 pergolas that were missing from the planning elevations and roof plan but included within the approved Design and Access Statement and landscape architect design;
4. Amendment to the 88 Gray's Inn Road ground floor entrance, cycle store and refuse stores; and
5. Amendment to the wording of condition 15 to change '190sqm of biosolar roof' to '25sqm of biodiverse roof'.

Each of these changes are summarised in further detail below.

1. Relocation of the arched entrance on Clerkenwell Road

The permitted location of the double height arched entrance to 100 Gray's Inn Road is slightly misaligned with the internal double height reception lobby and it is therefore proposed that the arched entrance is repositioned westwards by one 3m facade grid segment, ensuring its alignment with the double-height reception space inside. The arch had not been positioned in a particular location externally and it is not considered that this change would result in any townscape impact.

2. Amendment to ventilation grilles

Through detailed design development, it has become evident that the ventilation strategy for the permitted scheme is not practical due to the approved arrangement expelling exhaust over the neighbour's airspace, which is not permitted due to the Party Wall Act and common-law. Separately, condition 27 of permission ref. 2022/4259/P requires air inlet locations to be located away from busy roads and any other emission sources and as close to roof level as possible, to protect internal air quality.

It is therefore now proposed that all ventilation louvres on the east elevation are removed and new exhaust louvres installed on the south elevation, as well as a new fresh air supply grille and louvre installed at roof level.

The proposed reconfiguration means the fresh air supply grill has been strategically placed as close to the core and away from the parapet, allowing full optimisation of air flow whilst mitigating the impact on views from Clerkenwell Road.

As a result of this reconfiguration, new incoming fresh air louvre housing has been incorporated at the Level 9 roof level. The height and physical mass of this and key views have been considered optimal as there is limited flexibility to reduce the height or louvre free area. Although this would be visible in a narrow range of views from Clerkenwell Road, this would be within the silhouette of the plant enclosure at a higher level.

3. Level 9 pergola

The level 9 pergolas that were included within the approved Design and Access Statement and Landscape Architect drawings were by mistake not included within Piercy & Co's architectural elevations and roof plan.

It is therefore proposed to regularise this discrepancy in respect of the level 9 pergolas by including them in the elevations and roof plan, where they had previously been omitted.

4. Amendment to the 88 Gray's Inn Road ground floor entrance, cycle store and refuse stores

The design team has reviewed the permitted location of the refuse and cycle stores at 88 Gray's Inn Road and have found the locations to be suboptimal for future occupiers. The affordable office cycle storage is currently situated in the basement, which poses challenges in terms of accessibility and security. Similarly, the residential bin store is currently located inside the building within the lift lobby, creating an environmental health risk due to lack of natural ventilation.

To address these issues, it is proposed to amend the cycle storage and refuse store layout. It is proposed that the office cycle storage is relocated to the ground floor level from the basement and the residential waste store is relocated from the internal lift lobby to the exterior of the building. These changes also require minor amendments to the arrangement of the office entrance at ground floor level, though the extent of affordable workspace would remain the same.

5. Amendment to the wording of condition 15 to change '190sqm of biosolar roof' to '25sqm of biodiverse roof'

Condition 15 of the planning permission ref. 2022/4259/P states:

"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."

However, reference to the 190sqm of biosolar roof on 88 Gray's Inn Road is inaccurate as it was intended to be removed from the Design and Access Statement as the biosolar roof had changed to 25sqm of biodiverse roof during the design development. The reference to '190sqm biosolar roof' and the drawing in the appendices of the Landscape Report were therefore included in error within the Design and Access Statement and do not reflect the approved architectural drawings, which do not show a biosolar roof of this extent.

It is therefore proposed that the wording of condition 15 is amended to:

"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 ~~190-25m²~~ 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".

The proposed wording accurately reflects the approved drawings which show a 25sqm biodiverse roof at level 1 and a blue roof at roof level of 88 Gray's Inn Road.

It should also be noted that the 25sqm of biodiverse roof and blue roof still achieve, overall, an Urban Greening Factor of 0.3.

Drawings for Substitution and Approval

As part of this non-material amendment application, the existing “as approved” drawings have been submitted alongside a set of proposed drawings.

A summary of the drawings we request approval for is included in the below Table.

Drawing Title	Existing 'As Approved' Drawing No.	Proposed Drawing No. (i.e. for substitution and approval)
88 Grays Inn Road: Proposed Basement Floor Plan	13636-A-88-B01-00-099-RevA	13636-A-88-B01-00-099-RevB
88 Grays Inn Road: Proposed Ground Floor Plan	13636-A-88-L00-00-100-RevA	13636-A-88-L00-00-100-RevB
100 Gray's Inn Road: Proposed North Elevation	13636-A-100-04-200-RevB	13636-A-100-04-200-RevC
100 Gray's Inn Road: Proposed East Elevation	13636-A-100-04-201-RevB	13636-A-100-04-201-RevC
100 Gray's Inn Road: Proposed South Elevation	13636-A-100-04-202-RevB	13636-A-100-04-202-RevC
100 Gray's Inn Road: Proposed West Elevation	13636-A-100-04-203-RevA	13636-A-100-04-203-RevB
100 Grays Inn Road: Proposed Ground Floor Plan	13636-A-100-L00-00-100-RevB	13636-A-100-L00-00-100-RevC
100 Grays Inn Road: Proposed Roof Terrace Floor Plan	13636-A-100-R-00-110-RevD	13636-A-100-R-00-110-RevE
100 Grays Inn Road: Proposed Roof Floor Plan	13636-A-100-R-00-210-RevC	13636-A-100-R-00-210-RevD

The substitution of the above drawings would require the wording of condition 2 to be amended to reflect the updated drawing numbers. The existing wording of condition 2 of planning permission ref. 2022/4259/P, as well as the suggested updated wording can be found at Appendix A of this letter.

Application Documentation

In accordance with the validation requirements of the London Borough of Camden, alongside this covering letter, we hereby enclose the following documentation:

- Completed Application Form; and
- Design Amendments Pack, prepared by Piercy & Co; and
- Approved and Proposed Drawings, prepared by Piercy & Co.

Summary

The requisite application fee of £357.00 (including the £64.00 Planning Portal service charge) has been paid by the Applicant via the Planning Portal.

We look forward to confirmation of the registration and subsequent validation of this application. 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

Gerald Eve LLP

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

Enc. As above via the Planning Portal

Appendix A – Condition 2 Existing and Proposed Wording

Condition 2 of planning permission ref. 2022/4259/P currently states:

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

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 proposed wording of condition 2 is as follows with proposed changes shown in red:

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-RevC, 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-RevE, 13636-A-100-R-00-210-RevD, 13636-A-88-B01-00-099-RevB, 13636-A-88-L00-00-100-RevB, 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-RevC, 13636-A-100-ZZ-04-201-RevC, 13636-A-100-ZZ-04-202-RevC, 13636-A-100-ZZ-04-203-RevB, 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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