

Application ref: 2023/5469/P
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Gerald Eve
One Fitzroy,
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Reserved Matters Granted

Address:

88 & 100 Gray's Inn Road
127 Clerkenwell Road
London

Proposal:

Details of cross-laminated timber suitability required by condition 36 of planning permission 2022/4259/P dated 20/12/2023 for mixed-use office led development.

Drawing Nos:

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

Condition(s) and Reason(s):

Informative(s):

1 Reasons for approval:

Condition 36 of planning permission 2022/4259/P requires a technical analysis of the fire safety and general suitability of the cross-laminated timber (CLT) build methodology by a specialist consultant to be carried out and submitted to the Council. The approved office building element of the proposed

development is to be constructed of exposed CLT and glued laminate timber elements, which was supported in principle at application stage, and information is required to further justify this construction methodology in accordance with Policies D5 and D12 of the London Plan.

The applicant has submitted several documents with this application, which analyse the fire characteristics of the structural timber elements of the building. The documentation includes an auto-extinguishment/burnout analysis for the office parts of the building (and including an assessment of the impact of potential heat radiation to nearby buildings) by IGNIS Fire Design Consulting, a Fire Strategy Report for RIBA Stage 3 (the spatial design stage of the development) by Maze Fire Consulting and a summary CLT Structure analysis also by Maze Fire Consulting. These documents represent a qualitative design review of the structural timber used in this building.

The documents indicate that a fire within the building would be auto-extinguished in 92 minutes and that this is in accordance with the relevant building regulations. Although some additional fire protection has been recommended as part of the IGNIS report (and incorporated within its findings) no further fire protection measures are required. Maze Fire Consulting have provided a statement which confirms that they are satisfied a CLT structure, as demonstrated by the IGNIS report, is a suitable form of construction for the proposed building. It is noted that to ensure the risk of fire to occupants of the building is minimised the following measures are recommended and are expected to be provided within this development: sprinkler protection throughout the building, L1 fire detection and alarm system; simultaneous evacuation in the event of a fire. Clarification of these measures will be expected as part of the Fire Safety Statement which is expected to be submitted as part of the requirements for Condition 37 of 2022/4259/P.

To summarise, the submitted documentation is therefore considered acceptable in respect of demonstrating the fire safety and suitability of the timber build methodology of the proposed building.

The full impact of the proposals has already been considered during the determination of the original application. As such, the submitted details are in general accordance with the requirements of Policies D5 and D12 of the London Plan.

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 read 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer