

Delegated Report		Analysis sheet	Expiry Date:	27/03/2024
		N/A	Consultation Expiry Date:	31/01/2024
Officer			Application Number(s)	
Christopher Smith			2023/5466/P	
Application Address			Drawing Numbers	
88 & 100 Gray's Inn Road 127 Clerkenwell Road London WC1X 8AL			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Details of a waste management plan required by condition 14 of planning permission 2022/4259/P dated 20/12/2023 for mixed-use office led development.				
Recommendation(s):	Refuse Approval of Details			
Application Type:	Approval of Details			
Informatives:	See decision notice			
Consultations				
Adjoining Occupiers:	N/A			
Summary of consultation responses:	<p>Transport Officer comments:</p> <p><i>A new WMP has been submitted under 2023/5466/P to discharge Condition 14 of the planning permission (2022/4259/P). This has been produced by Erith, the construction contractor.</i></p> <p><i>The WMP submitted under 2023/5466/P relates to construction waste activity, not the waste management of the completed site.</i></p> <p><i>As such I believe that what has been submitted does not meet what was intended by Condition 14 and so the current application (2023/5466/P) cannot be discharged.</i></p> <p><i>(officer comment: see transport section below)</i></p>			

Site Description

The location is predominantly mixed in nature. There are a variety of offices in the locality, in addition to ground floor retail and leisure. The Bourne Estate, constructed as a large Local Authority housing estate, is situated to the east of the site. The site is located in the Hatton Garden Conservation Area, the buildings on the site are not listed. This site is also located within Camden's Knowledge Quarter and London's Central Activities Zone (CAZ).

Relevant History

2022/4259/P. 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. Granted permission on 20/12/2023.

Relevant policies

National Planning Policy Framework 2023

The London Plan 2021

Camden Local Plan 2017

A1 – Managing the impact of development
CC5 – Waste

Assessment

1. Proposal

- 1.1 Condition 14 of planning permission 2022/4259/P requires the submission of a waste management plan which describes how on-site waste shall be managed.
- 1.2 The material considerations for this application are therefore as follows:
 - Transport

2. Transport

- 2.1. Policy A1 of the Local Plan seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered and would not harm the amenity of neighbouring residents.
- 2.2. Policy CC5 of the Local Plan states that the Council will seek to make Camden a low waste borough by making sure that developments include facilities for the storage and collection of waste and recycling.
- 2.3. The applicant has submitted a Site Waste Management Plan prepared by Erith. However, this document addresses on site management of construction waste only. The committee report makes clear that a condition relating to waste management has been requested only in order to address the arrangements for the end users of the development, with particular reference to collection management arrangements from the approved waste stores. As such, the

information submitted to meet the requirements of this condition is not relevant to its requirements and thus cannot be approved as part of this application.

- 2.4. The Council's Transport Officer has reviewed the submitted information and agrees with this assessment.
- 2.5. Therefore, the submitted details are considered unacceptable for the reasons described above, and are hereby not approved as part of this application as they are not in accordance with the requirements of policies A1 and CC5 of the Camden Local Plan 2017.

3. Recommendation

- 3.1. The Council shall therefore refuse this application for approval of details for the following reasons:
 - The submitted details are unacceptable as the information submitted fails to meet the requirements of Condition 14 of planning permission 2022/4259/P by not addressing the management arrangements for the storage and collection of waste from the site, and therefore the application is not in accordance with policies A1 (Managing the impact of development) and CC5 (Waste) of the London Borough of Camden Local Plan 2017.