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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/ BNEA/U0013161**

**Your ref: PP- 13069926**

16 May 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 Condition 33 of Planning Permission Reference**  
**2022/4259/P**

We write on behalf of our client, Lawnmist Limited ('the Applicant'), to enclose an application for the approval of details required by condition, in order to discharge Condition 33 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 33 (in full) of permission ref. 2022/4259/P states the following:

**“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.”**

Accordingly, we write to submit details of the Pilling Method Statement, which details the depth and type of piling to be undertaken and the methodology by which such piling will be carried out.

It should be noted that prior to piling commencing, all existing drainage within the site area will be removed (redundant – not reused in the proposed scheme), and that all outfalls have already been sealed with double drainage bungs (in accordance with the attached Section 81 counter demolition notice). The outfalls are being reused for the proposed drainage and HTS, the project structural engineer, already have an ongoing application for 2no. indirect connections (currently with Thames Water). A separate application for a trade effluent discharge license for dewatering of the site during the piling and substructure works, which will involve the use of a settlement tank, will be submitted in due course. We trust this addresses the requirements of the condition.

#### **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 33:

- Completed Application Form; and
- Pilling Method Statement, prepared by Martello Piling

#### **Summary**

This approval of details application has been submitted via the Planning Portal. The requisite approval of details application fee of £215 (including the £70 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*

#### **Gerald Eve LLP**

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Enc. As above via the Planning Portal