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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- 13069971

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 partially discharge Condition 13 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 partially discharge Condition 13 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."

Partial Condition Discharge

Condition 13 Part A of permission ref. 2022/4259/P states the following:

"No development, excluding demolition above ground level, shall commence until a remediation method statement (RMS) is submitted to and approved in writing by the local planning authority. This statement shall detail any required remediation works and shall be designed to mitigate any remaining risks identified in the approved quantitative risk

assessment. This document should include a strategy for dealing with previously undiscovered contamination. All works must be carried out in compliance with LCRM (2020) and by a competent person.”

Accordingly, we write to submit details of the Remediation Method Statement and Sampling Statement, which details the required remediation works. We trust this addresses the requirements of the of discharge of this 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 partially discharge Condition 13:

- Completed Application Form; and
- Sampling Statement, Prepared by Erith
- Remediation Method Statement, prepared by Erith

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

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Enc. As above via the Planning Portal