

Application ref: 2024/0296/P  
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**Development Management**  
Regeneration and Planning  
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Gerald Eve  
One Fitzroy,  
6 Mortimer Street,  
London  
W1T 3JJ  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Grant of Non-Material Amendments to planning permission**

Address:

**100 & 88 Gray's Inn Road and 127 Clerkenwell Road  
London  
WC1X 8AL**

Proposal: Proposed non-material amendments including: relocation of Clerkenwell Road entrance; amendment to 88 Gray's Inn Road entrance, cycle and refuse stores; replacement of ventilation grilles; inclusion of pergolas; and, amendment to wording of Condition 14 regarding waste management and amendment to wording of Condition 15 regarding biosolar/biodiverse roof to mixed-use office-led redevelopment approved under planning permission 2022/4259/P dated 20/12/2023.

Drawing Nos: 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-Rev D, 13636-A-88-B01-00-099 Rev. B, 13636-A-88-L00-00-100 Rev. B, 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-Rev.B, 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 4 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 Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, condition nos. 2, 14 and 15 of planning permission 2022/4259/P shall be replaced with the following condition:

#### REPLACEMENT CONDITION 2

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-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-Rev D, 13636-A-88-B01-00-099 Rev. B, 13636-A-88-L00-00-100 Rev. B, 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-Rev.B, 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 4 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.

Reason: For the avoidance of doubt and in the interest of proper planning.

#### REPLACEMENT CONDITION 14

Site waste shall be stored and managed strictly in accordance with the details set out in a Site Waste Management Plan to be submitted to the local planning

authority for its written approval prior to the first occupation of the development.

Reason: To safeguard the amenities of the future occupiers and adjoining neighbours in accordance with the requirements of Camden Local Plan policy CC5, and to ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policies A1 and CC5 of the Camden Local Plan 2017.

#### REPLACEMENT CONDITION 15

Prior to commencement of above-ground development, with the exception of the buildings cores and substations, full details in respect of the of the 219m<sup>2</sup> inaccessible biodiverse roof on 100 Grays inn road and 25m<sup>2</sup> 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.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of the London Plan 2021 and Policies A3 and CC2 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reason for granting approval:

This non-material amendment application seeks adjustments to the approved mixed-use office-led redevelopment at 88 & 100 Gray's Inn Road and 127 Clerkenwell Road including: relocation of the Clerkenwell Road entrance; amendment to the 88 Gray's Inn Road entrance plus relocation of that building's cycle and refuse stores; replacement of ventilation grilles and inclusion of pergolas to the 100 Gray's Inn Road building. It also seeks changes to the wording of Condition 14 regarding waste management and the wording of Condition 15 regarding a green roof.

The relocation of the main entrance onto Clerkenwell Road is a relatively slight movement along the façade by 3 metres. The appearance of the proposed building's façade onto that road would not change significantly. The proposed large ventilation louvres would be removed from the building and replaced with a single structure at roof level that would be discreetly sited and which would not be clearly visible from public views. Pergolas at roof level, which would be subordinate features within the design of the proposed building's roof and which would contribute to the greening of the development, are shown in full on the amended plans provided and are considered to be acceptable design features. The proposed design changes are not objected to by the Council's Design Officer.

The bin and cycle stores would be re-located within the 88 Gray's Inn Road

building. These storage buildings would have improved ventilation and would remain suitably located for users of the residential and commercial buildings they would serve. The siting of the main residential entrance door to the 88 Gray's Inn Road building would also change slightly, and this would have no discernible impact on the appearance or accessibility of the development. Condition 14 does not need to be amended to reflect these changes, but the applicant has requested an amendment to the trigger date to allow more time to consider how waste collections will work in practice, prior to the submission of a full waste management plan. Pre-occupation is an appropriate time for waste management details to be submitted for the Council's approval and thus the change to the wording of Condition 14 is accepted.

Condition 15 would also be revised to acknowledge errors in the approved condition wording that stem from unworkable elements of the proposals that were erroneously shown in the approved design and access statement. Further discussions with the applicant have clarified that the mix of green and blue roofs shown on the amended plans are the most suitable for the site and its loading capabilities and would maintain the required 0.3 urban greening factor. As such these changes are also supported. The Council's Sustainability Officer agrees with the revised wording and the reasoning behind it.

The full impact of the scheme has already been assessed by virtue of the previous permission granted on 2022/4259/P dated 20/12/2023. In the context of the permitted scheme, it is considered that the changes are relatively minor and can therefore be regarded as a non-material variation of the approved scheme.

As such, the proposed development is in general accordance with policies A1, A2, A3, A4, A5, C5, CC1, CC2, CC3, CC4, CC5, H1, H6, D1, D2, G1, T1 and DM1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and/or set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 20/12/2023 under reference number 2022/4259/P and is bound by all the conditions attached to that permission.

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 2023.

Yours faithfully



Daniel Pope  
Chief Planning Officer