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For the Attention of: Chris Smith

Our ref: GAO/GBR/KVA/BNEA/U0013161

Your ref: PP-13167812

21 June 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 of Condition 28 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 of Condition 28 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 28 of permission ref. 2022/4259/P states the following:

“No below ground level demolition or any construction shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no development other than demolition above ground level only shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no development excluding demolition above ground level only shall take place other than in accordance with the agreed stage 2 WSI which shall include:

- A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;***
- B. Where appropriate, details of a programme for delivering related positive public benefits;***
- C. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material.***

This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.”

In accordance with the Written Scheme of Investigation (MOLA, 2023) for stage one which was submitted on the 22 January 2024 (ref: 2024/0243/P), an archaeological evaluation was carried out on site by MOLA from the 14th to 22nd September 2023. In accordance with the associated WSI (MOLA 2023) three trenches were located in the basement of 100 Gray’s Inn Road (Trenches 1–3) and two trenches at ground level at 127 Clerkenwell Road (Trenches 4–5). This has also been submitted within this application

This application and submitted documentation have been produced to address the Stage 2 WSI part of the condition. Following the results of the evaluation, MOLA consulted Greer Dewdney at the Greater London Archaeological Advisory Service (GLAAS) regarding the scope of Stage 2 archaeological works, and received a recommendation that a Strip, Map and Sample excavation be undertaken in areas of greatest depths/disturbance and a watching brief on temporary works (email correspondence-dated 4th June 2024).

It is proposed that there should be a Strip, Map and Sample archaeological mitigation in the central part of the 100 Gray’s Inn Road basement, located in the footprint of the proposed basement, and which spans the courtyard area of 19th-century Holborn Town Hall where it is anticipated there will be greatest archaeological deposit survival. A watching brief is proposed across the remainder of the area during ground reduction works. Further details and methodology are stated in Written scheme of investigation for an archaeological strip map sample (Stage 2 WSI), prepared by MOLA and is submitted in support of this application.

This application seeks to discharge Condition 28. Once this application is approved, Condition 28 will be fully discharged as both stage one and stage two are submitted within this application.

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 28:

- Completed Application Form prepared by Gerald Eve LLP; and
- Written scheme of investigation for an archaeological strip map sample (Stage two WSI), prepared by MOLA
- Archaeological Evaluation Report (Stage One), prepared by MOLA

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,

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Enc. As above via the Planning Portal