



GERALDEVE
A NEWMARK COMPANY

One Fitzroy 6 Mortimer Street
London W1T 3JJ
Tel. +44 (0)20 7493 3338
geraldeve.com

London Borough of Camden
Planning and Building Development
5 Pancras Square
King's Cross
London
N1C 4AG

For the Attention of: Chris Smith

Our ref: GAO/GBR/ BNEA/U0013161

Your ref: PP- 13212101

03 July 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 37 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 37 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 the 20th December 2023, 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 37 (in full) of permission ref. 2022/4259/P states the following:

“Prior to works on the superstructure being commenced a detailed design stage fire safety statement including an appropriate fire engineering analysis shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied other than in complete accordance with such statement as has been approved.”

Accordingly, we write to submit details of the fire statement, which includes appropriate fire engineering analysis. We trust the submitted documentation addresses the requirements to discharge 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 discharge Condition 37:

- Completed Application Form; and
- Fire Statement, prepared by Maze Fire Consulting

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

bneilson@geraldeve.com

Direct tel. +44 742 547 7705

Enc. As above via the Planning Portal