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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- 13291869**

30 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 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 submit a foundation/piling layout plan, which clearly indicates the locations of all foundations and proposed piles to be installed on the development site. The submitted information details the distance between the proposed piles (shown in pink) and the water utilities infrastructure, confirming that the proposals will not cause any harm to Thames Water Assets. The piles are positioned approximately 25 metres away from the sewers and mains on Gray’s Inn Road and approximately 36 metres from the sewers and mains on Clerkenwell Road, ensuring a safe distance from Thames Water Assets. As detailed on the submitted information, the proposed piles will be strictly confined to the south and southeast side of the site as allowed by construction methodologies.

The submitted information shows that contact with Thames Water has been established to review the position and location of the proposed piling in relation to Thames Water assets. The asset location search includes a map detailing Thames Water public sewers and waterworks in relation to the proposed development, confirming that the piling does not impact Thames Water Assets. Communication with Thames Water is progressing in relation to this.

The Bearing Pile Design Calculations methodology details the depth and type of piling to be undertaken and the methodology by which such piling will be carried out. The details show the pile diameter as 450mm and that there are 31 number of piles in total.

All existing pipes within and beneath the property will be removed as part of demolition of the building, which new pipes provided as part of the new build – these will connect to the wider Thames Water infrastructure in the same locations. There is no Thames Water infrastructure (either water pipes or sewers) within the development site, including beneath the surface. No existing assets beneath the development site will be abandoned.

The accompanying information confirms that the proposed piling would not impact any Thames Water infrastructure.

### **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;
- Proposed Piles Position vs Existing Sewer and Water Supply, prepared by Erith
- Thames Water Asset Location details (showing the location of local sewers and water pipes)
- Bearing Pile Design Calculations methodology, prepared by Franki Foundations
- Proposed piles data sheet, prepared by Franki Foundations
- Proposed Piling Layout (new piles shown in white, existing ones in grey), prepared by Heyne Tillet Steel
- Proposed Piling Schedule, prepared by Heyne Tillet Steel
- Proposed Foundation Layout, prepared by Heyne Tillet Steel
- Proposed topographical and PAS, prepared by Max Fordham

- Pile cage Summary Layout, prepared by Franki Foundations
- Concreate Design Certificate, prepared by Tarmac Trading Limited
- Technical Submitted Approval Form, 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