

Application ref: 2024/2793/P  
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**Development Management**  
Regeneration and Planning  
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Gerald Eve  
One Fitzroy,  
6 Mortimer Street,  
London  
W1T 3JJ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

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

Proposal:

Details of a design stage fire safety statement as required by Condition 37 of planning permission ref. 2022/4259/P dated 20/12/2023 (mixed use redevelopment of site).

Drawing Nos: London Plan Fire Statement (issue 02).

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 Condition 37 of planning permission 2022/4259/P requires details of a design stage fire safety statement to be submitted to the Council. The statement is required to include an appropriate fire engineering analysis of the development in accordance with Policy D12 of the London Plan.

The approved office building is to be constructed of laminate timber elements, which was supported in principle at application stage and later confirmed by details approved as part of Condition 36 of the same permission referenced above.

The applicant has submitted a fire safety statement (version 02) with the application, which is an updated version of that approved as part of the planning permission (version 01).

The aim of the statement is to clearly communicate that the design of the development complies with Policy D12 by documenting the strategic fire safety provisions of the approved development through the means of outlining the minimum fire safety provisions required for the proposed development and its compliance with them. The document has been prepared and reviewed by qualified fire safety engineers, both with a minimum of 14 years of experience.

It is considered that the document has been prepared and reviewed by suitably qualified individuals. The statement has been reviewed by the planning officer. The role of the planning officer is to ensure information has been provided in respect of the relevant London Plan fire safety policy (D12) and not to review it for compliance against building regulations and standards. The submitted details are considered to comply with Policy D12 of the London Plan and demonstrate that a fire-safe development would be provided in accordance with this policy.

To summarise, the submitted documentation is therefore considered acceptable in respect of incorporating the necessary fire safety measures into the approved development.

The full impact of the proposals has already been considered during the determination of the original application. As such, the submitted details are in general accordance with the requirements of Policy D12 of the London Plan.

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.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer