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Development Management  
Camden Town Hall Extension  
Argyle Street  
London WC1H 8EQ

## Application for a Non-Material Amendment Following a Grant of Planning Permission

### Town and Country Planning Act 1990 (as amended)

#### Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

### Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	<input type="text" value="88"/>
Suffix	<input type="text"/>
Property Name	<input type="text"/>
Address Line 1	<input type="text" value="100 &amp; 88 Gray's Inn Road"/>
Address Line 2	<input type="text" value="127 Clerkenwell Road"/>
Address Line 3	<input type="text"/>
Town/city	<input type="text" value="London"/>
Postcode	<input type="text" value="WC1X 8AL"/>

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
<input type="text" value="531023"/>	<input type="text" value="181949"/>

Description

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

**Applicant Details**

**Name/Company**

Title

-

First name

-

Surname

-

Company Name

Lawnmist Limited

**Address**

Address line 1

-

Address line 2

Address line 3

-

Town/City

County

Country

-

Postcode

-

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

Agent Details

Name/Company

Title

Miss

First name

Belinda

Surname

Neilson

Company Name

Newmark

Address

Address line 1

One Fitzroy,

Address line 2

6 Mortimer Street,

Address line 3

Town/City

London

County

Country

United Kingdom

Postcode

W1T 3JJ

## Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- ☒ Yes  
☐ No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

- ☒ Yes  
☐ No  
☐ Not applicable

**Name of person notified:**

\*\*\*\*\* REDACTED \*\*\*\*\*

**House name:**

**Number:**

**Suffix:**

**Address line 1:**

5 Pancras Square

**Address Line 2:**

**Town/City:**

London

**Postcode:**

N1C 4AG

**Date notice served:**

30/01/2025

**Name of person notified:**

\*\*\*\*\* REDACTED \*\*\*\*\*

**House name:**

PO Box 95

**Number:**

**Suffix:**

**Address line 1:**

2A Lord Street

**Address Line 2:**

Douglas

**Town/City:**

Isle of Man

**Postcode:**

IM99 6HD

**Date notice served:**

30/01/2025

**Name of person notified:**

\*\*\*\*\* REDACTED \*\*\*\*\*

**House name:**

PO Box 95

**Number:**

**Suffix:**

**Address line 1:**

2A Lord Street

**Address Line 2:**

Douglas

**Town/City:**

Isle of Man

**Postcode:**

IM99 6HD

**Date notice served:**

30/01/2025

**Name of person notified:**

\*\*\*\*\* REDACTED \*\*\*\*\*

**House name:**

Newington House

**Number:**

**Suffix:**

**Address line 1:**

237 Southwark Bridge Road

**Address Line 2:**

**Town/City:**

London

**Postcode:**

SE1 6NP

**Date notice served:**

30/01/2025

## Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

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."

Reference number

2022/4259/P

Date of decision

20/12/2023

What was the original application type?

Full planning permission

For the purpose of calculating fees, which of the following best describes the original development type?

- ☐ **Householder development:** Development to an existing dwelling-house or development within its curtilage
- ☒ **Other:** Anything not covered by the above category

## Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

"Proposed non-material amendments including removal of ground floor retail unit and revision of cycle store access; goods lift extension and increase in lift height; simplification of roof crown balustrade design; introduction of new doors to access terraces on level 02 and level 08; and amendment to wording of Condition 2, to mixed-use development approved under planning permission 2022/4259/P dated 20/12/2023."

Please state why you wish to make this amendment

Please refer to covering letter

Are you intending to substitute amended plans or drawings?

- ☒ Yes  
☐ No

If yes, please complete the following details

Old plan/drawing numbers

Please refer to covering letter

New plan/drawing numbers

Please refer to covering letter

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes  
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent  
☐ The applicant  
☐ Other person

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes  
☒ No

## Authority Employee/Member

**With respect to the Authority, is the applicant and/or agent one of the following:**

- (a) a member of staff**  
**(b) an elected member**  
**(c) related to a member of staff**  
**(d) related to an elected member**

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes  
☒ No

Declaration

I/We hereby apply for Non-Material Amendment as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Belinda Neilson

Date

31/01/2025