

The Development Control Manager
London Borough of Camden
Development Control Planning Services
Town Hall
Argyle Street
London
WC1H 8ND

FAO Mr Gavin Sexton

24 October 2014

Our Reference: 13/800

BY PLANNING PORTAL PP-03729005

Dear Gavin,

THE TOWN AND COUNTRY PLANNING ACT 1990, AS AMENDED

277A GRAY'S INN ROAD, LONDON WC1X 8QF

APPROVAL OF DETAILS APPLICATION – CONDITION 27 TREES

On behalf of our client, Regal GI Limited ("the applicant"), we write to request the discharge of Condition 27 attached to planning permission 2014/4267/P.

The application has been submitted via the planning portal and comprises the following information:

- Completed application form for the approval of details reserved by condition; and
- Tree Protection Plan, prepared by Keen Consultants (dwg ref. TPP 8598-01 Rev A).

We paid the requisite fee of £97.00 via the Planning Portal. We would be grateful if you can issue a receipt.

a. Background

On 10 October 2014, the London Borough of Camden granted planning permission for the comprehensive redevelopment of the site, 277a Gray's Inn Road, London WC1X 8QF.

The development comprises:

"Demolition of existing building and comprehensive mixed-use redevelopment of the site to provide 60 residential units (including 14 affordable flats) comprising: 56 units arranged around the new open space (seven x 2 storey houses plus lower-ground floor, 49 x flats in 3, 7 and 8 storey blocks plus lower-ground floor) and 4 flats in a 4 storey plus lower-ground building on St Chads street, with ancillary basement gym; with offices at ground and lower-ground floor, café/gallery (Class A1/Class A3) at ground floor, together with cycle parking, access, landscaping, boundary treatments and associated works."

b. Condition 27 – Tree Protection

Condition 27 requires that prior to the commencement of works on site, that details demonstrating how trees in the neighbouring estate shall be protected during construction work shall be submitted to and approved by the council in writing.

The Tree Protection Plan which accompanies this application has been prepared by Mr Jago Keen MSc, Dip.Arb., MArborA, MICFor at Keen Consultants. It has been prepared in accordance with British Standard BS5837:2012 "Trees in Relation to Construction".

In summary, the Tree Protection Plan proposes that:

- scaffold with monoflex is run along the boundary between 277a Gray's Inn Road and the Birkenhead Estate and specifies root protection areas for a number of the trees;
- five of the thirteen trees along the boundary are removed;
- ten new trees with a girth of 10-12cm are planted, species including common maple, birch, holly and sweet gum.

The proposal would help facilitate the redevelopment of 277a Gray's Inn Road, whilst protecting as many trees as possible. The replanting scheme would help to mitigate the loss of trees and would enhance the tree coverage within the Birkenhead Estate in the longer term.

We trust that the information provided is sufficient to enable the council to validate and discharge Condition 27 and look forward to receiving confirmation of this at the earliest opportunity. In the meantime, please contact Rebecca Dewey on 020 3725 3849 (rdewey@iceniprojects.com) or Kieron Hodgson on 020 3435 4218 (khodgson@iceniprojects.com), of this office in the first instance should you have any questions

Yours sincerely,



Rebecca Dewey
ICENI PROJECTS

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Mr G Whyte

Regal GI Limited