

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

**FAO Mr Nick Bell**

19 January 2015

Our Reference: 13/800  
BY EMAIL

Dear Nick,

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

**APPLICATION UNDER SECTION 211 OF THE TOWN AND COUNTRY PLANNING ACT 1990  
NOTICE OF PROPOSED TREE REMOVAL IN CONSERVATION AREA**

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On behalf of our client, Regal GI Limited ("the applicant"), we hereby give notice to the Council under s.211 of the Town and Country Planning Act 1990 that Regal propose that trees are removed in the Birkenhead Estate.

The application has been submitted via email, and comprises this letter, together with the enclosed Tree Protection Plan, prepared by Keen Consultants (dwg ref. TPP 8598-01 Rev B).

**a. Background**

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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."*

The removal of the trees identified on the Tree Protection Plan (dwg ref. TPP 8598-01 Rev B) is necessary to facilitate the redevelopment of this allocated site. As the plan shows a scheme of replacement and enhancement is proposed.

**b. Details of Tree Removal**

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This application gives Notice under s.211 that five silver birch trees are proposed to be removed. As the Council will be aware, Notice is only required for trees with diameters over 75 millimetres at 1.5

metres above ground level. However, we bring the Council's attention to the fact that two holly bushes and some fruit trees, which fall under this threshold, are also proposed to be removed.

As stated above the removal of these trees will facilitate the redevelopment of 277a Gray's Inn Road, by providing a safe access/working zone for the construction workers, allowing them to erect scaffolding and monoflex, to protect the residents of the estate.

We are in the process of agreeing a Tree Protection Plan and methodology, under Condition 27 of the 277a Gray's Inn Road planning permission, which will ensure the protection of the remaining trees along the boundary. We are also proposing to vary the original s106 agreement to ensure that a programme of removal and replacement is agreed with the Council.

We trust that the information provided is sufficient to enable the Council to consider the application 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](mailto:rdewey@iceniprojects.com)) or Kieron Hodgson on 020 3435 4218 ([khodgson@iceniprojects.com](mailto:khodgson@iceniprojects.com)), of this office in the first instance should you have any questions

Yours sincerely,



Rebecca Dewey  
ICENI PROJECTS

**Copy**

Mr M Bryan  
Mr G Sexton

Regal GI Limited  
Camden Council