

Ms  
Rebecca Fieldhouse  
Iceni Projects  
Flitcroft House  
114-116 Charing Cross Road  
London  
WC2H 0JR

Application Ref: **2015/4118/P**  
Please ask for: **Michael Cassidy**  
Telephone: 020 7974 **5666**

9 October 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**277A Gray's Inn Road**  
**London**  
**WC1X 8QF**

#### Proposal:

Details pursuant to Condition 17 (piling) of planning permission 2014/4267/P, dated 10/10/14, for 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.

Drawing Nos: Iceni Projects Cover letter, dated 17 July 2015; Drawing 126-0100 - Site Location Plan, prepared by Material Architects; Risk and Method Statement, prepared by Burras Ltd; Drawing L7106-S-17-005 Rev 2 - General Arrangement of Piling, prepared by Pringuer James Consulting Ltd; Thames Water Sewer History; Thames Water Asset Location Search; and Email from Thames Water dated 9 July 2015.

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



Informative(s):

1 Reasons for granting permission:

The application seeks to discharge Condition 17 (piling) of planning permission 2014/4267/P, dated 10/10/14, for 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.

Condition 17 states that prior to commencement of any piling on site, a piling method statement, which has been prepared in consultation with Thames Water, shall be submitted to and approved in writing by the local planning authority. Such method statement to detail the 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 or sewerage infrastructure, and the programme for the works. All piling works shall be undertaken only in strict accordance with the approved method statement.

Pringuer-James Consulting Ltd (the appointed project engineers) have prepared a general arrangement plan for the piling. This is accompanied by a piling method statement which explains the type of piling proposed, the methodology/risks and what measures will be incorporated to minimise any potential damage. The mitigation measures are based on the asset and sewer history information provided by Thames Water, and an understanding of the ground conditions and structural condition of neighbouring properties.

The details submitted demonstrate how the existing public sewer infrastructure, subsurface water and structural stability of the neighbouring buildings and structures, have been taken into consideration when devising the piling method statement, in accordance with the relevant planning policies. The details have been reviewed by Thames Water who consider them sufficient to meet the requirements of the condition.

No objections have been received prior to making this decision. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

The details submitted have been assessed in relation to the approved scheme, the site and its surroundings. They are considered sufficient to satisfy the requirements of Condition 17 and the details are in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24, DP26 and DP27 of the London Borough of Camden Local Development Framework Development Policies.

- 2 You are advised that Conditions 3 (sample materials), 5 (sample panels), 9(b) (ground investigation), 10 (cycle parking), 13 (extract ventilation), 14 and 15 (privacy screens), 16 (refuse and recycling storage), 23 (sustainable urban drainage) and 25 (plant noise assessment) of planning permission 2014/4267/P remain outstanding.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

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

Yours faithfully



Ed Watson  
Director of Culture & Environment