

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

**FAO Mr Michael Cassidy**

20 May 2015

Our Reference: 13/800  
**BY PLANNING PORTAL PP-04200482**

Dear Sirs,

**THE TOWN AND COUNTRY PLANNING ACT 1990, AS AMENDED  
277A GRAY'S INN ROAD, LONDON WC1X 8QF  
APPROVAL OF DETAILS APPLICATION – CONDITIONS 20 AND 26**

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We write on behalf of our client, Regal GI Limited, to request that the London Borough of Camden discharge Condition 20 (Appointment of Engineer) and Condition 26 (Scheme of Implementation) attached to planning permission 2014/4267/P.

The scheme for the comprehensive redevelopment of 277a Gray's Inn Road, London WC1X 8QF was approved by the Council on 10 October 2014.

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.”*

Each condition this application seeks to discharge is addressed in turn below, with a brief summary and explanation of the details provided, for ease.

**a. Condition 20**

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Condition 20 states:

*The development (other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition), hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body.*

*Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement*

*of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works*

Pringuer-James Consulting Limited have been appointed as the project engineer. This application is accompanied by a signed letter confirming Mr Sean Pringuer-James's qualifications, together with the appointment contract.

#### **b. Condition 26**

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Condition 26 states:

*No works of construction of the basement shall commence until such time as a report, including a scheme for implementation, detailing the final design, methodologies and construction sequences required to ensure that the impact of the basement on neighbouring properties will not exceed 'slight' (level 2 of the Burland scale), have been submitted to and approved in writing by the local planning authority. The report shall be accompanied by a written certification by an suitably qualified chartered engineer who is independent of the report authors holding membership of the appropriate professional body, that appropriately conservative modelling relating to the local ground conditions and local water environment and structural condition of neighbouring properties have been incorporated into the final design in order to substantiate the report conclusions and recommendations.*

*The works of construction of the basement shall not be carried out other than in compliance with the approved methodologies and construction sequences.*

A Structural Report, prepared by Pringuer-James Consulting Limited, accompanies this application. This report provides a scheme of implementation, detailing the final design, methodologies and construction sequences, as required by this Condition. Independent sign-off of the report is provided at p.15 of the report, by Mr Teodor Perfanov MSc(Eng), M Eng, C Eng, MICE.

#### **c. The Application Package**

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The application has been submitted via the Planning Portal and comprises:

- Completed application form for the approval of details reserved by condition;
- Cover letter, prepared by Icen Projects Limited;
- Letter from Pringuer-James Consulting Limited (dated 19 May 2015), prepared by Pringuer-James Consulting Limited;
- Appointment Documentation for Pringuer-James Consulting Limited; and
- Structural Design Statement, prepared by Pringuer-James Consulting Limited.

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

We trust that the information provided is sufficient to enable the council to validate and discharge the conditions, 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 faithfully,

A handwritten signature in black ink, appearing to read 'Rebecca Dewey'.

Rebecca Dewey  
ASSOCIATE

**Copy**

Mr G Whyte

Regal GI Limited