

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

FAO Mr Michael Cassidy

28 May 2015

Our Reference: 13/800
BY PLANNING PORTAL PP-04233225

Dear Sirs,

**THE TOWN AND COUNTRY PLANNING ACT 1990, AS AMENDED
277A GRAY'S INN ROAD, LONDON WC1X 8QF
APPROVAL OF DETAILS APPLICATION – CONDITIONS 10 AND 24**

We write on behalf of our client, Regal GI Limited, to request that the London Borough of Camden (Council) discharge Condition 10 (Cycle Storage) and Condition 24 (Noise) attached to planning permission ref. 2014/4267/P.

These two conditions relate to the scheme for the comprehensive redevelopment of 277a Gray's Inn Road, London WC1X 8QF, which 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.”

This application seeks to discharge two conditions each of which is addressed in turn below, with a brief summary and explanation of the details provided, for ease. A Post Approval Agreement is in place with the Council, in respect of the discharge of these conditions.

a. Condition 10 – Cycle Storage

Condition 10 states:

“Before the development (other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition), commences, details of secure and covered cycle storage area for 192 cycles shall be submitted to and approved by the local planning authority. The approved storage areas shall be provided in their entirety prior to the first occupation of any of the new units, and permanently retained thereafter.”

Waugh Thistleton, the scheme's appointed architects, have prepared detailed drawings showing the proposed cycle storage areas in the basement and the mews houses. The plans have been prepared in accordance with the standards set out in CPG7.

b. Condition 24 - Noise

Condition 24 states:

“Prior to commencement of development, (other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition), details of sound insulation measures for incorporation into the building envelope in order to achieve BS 8233 criteria of 30dB LAeq in all bedrooms and 35dB in all living rooms, shall be submitted to and approved in writing by the local planning authority. Such details to be prepared in accordance with the recommendations of the acoustic noise assessment by Sharps Redmore hereby approved.

The residential units shall not be occupied until the building has been constructed and fitted out in accordance with the approved measures, which shall thereafter be permanently retained and maintained in accordance with the manufacturers' recommendations.”

A Primary Residential Internal Fabric Report, has been prepared by Hann Tucker Associates and includes details of the proposed sound insulation measures for incorporation into the building. In doing so, this report responds to the recommendations set out in the approved Sharps Redmore Acoustic Report dated June 2014, which is submitted for ease of reference. A manufacturer's specification of the proposed trickle vent system is also included.

Hann Tucker Associates report demonstrates that the building envelope will be able to achieve achieve BS 8233 criteria of 30dB LAeq in all bedrooms and 35dB in all living rooms, as required by the Condition.

c. The Application Package

The application has been submitted via the Planning Portal (ref. PP-04233225) and comprises:

- Completed application form for the approval of details reserved by condition;
- Cover letter, prepared by Icenip Projects Limited;
- Cycle Storage Types (dwg ref. 1-529-A-00-87-103);
- Cycle Storage Layouts (dwg ref. 1-529-A-00-87-101);
- Cycle Storage Layouts – mews housing (dwg ref. 1-529-A-00-87-102);
- Primary Residential Internal Fabric Report, prepared by Hann Tucker Associates;
- Acoustic Report, prepared by Sharps Redmore (for reference – approved document); and
- Acoustic Trickle Vent Manufacturers Specification.

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@icenipprojects.com) or Kieron Hodgson on 020 3435 4218 (khodgson@icenipprojects.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