

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

FAO Mr Michael Cassidy

17 July 2015

Our Reference: 13/800
BY PLANNING PORTAL PP 04347523

Dear Sirs,

**THE TOWN AND COUNTRY PLANNING ACT 1990, AS AMENDED
277A GRAY'S INN ROAD, LONDON WC1X 8QF
APPROVAL OF CONDITION DETAIL APPLICATION – CONDITION 17**

We write on behalf of our client, Regal GI Limited, to request that the London Borough of Camden discharge Condition 17 (Piling Method Statement). This condition is attached to planning permission 2014/4267/P, which grants the comprehensive redevelopment of 277a Gray's Inn Road, London WC1X 8QF.

This development was granted by the Council, on 10 October 2014, and 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.”

Subsequently, the Council granted a minor material amendment to the original consent (ref. 2015/2285/P).

This approval of details application for Condition 17 is submitted following informal discussions with Thames Water, details of which are provided below.

a. Condition 17

Condition 17 states:

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.

Reason: To safeguard the existing public sewer infrastructure and to protect the structural stability of the neighbouring buildings and structures, in 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 shall be confirmed forthwith for the duration of the construction works.

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, submitted under Condition 9a and 26, respectively.

Regal GI Limited have also consulted Thames Water, as required by the condition. They provided an initial view (see enclosed email) and advised that:

Thames Water do not anticipate any issues with this development in relation to piling near our assets. Please submit the site layout plan, piling method statement and piling layout drawing to the Local Authority, and we will then be able to give a formal response to the condition.

In summary, the details submitted demonstrate how the existing public sewer infrastructure, sub-surface 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.

b. The Application Package

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

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

The applicant has entered into a Post Approval Agreement (PAA) with the Council, which should allow the decision making process to be streamlined. 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@icenprojects.com) or Kieron Hodgson on 020 3435 4218 (khodgson@icenprojects.com), of this office in the first instance should you have any questions.

Yours faithfully,



Rebecca Dewey
ASSOCIATE

Copy

Mr G Whyte
Ms H Purshouse

Regal GI Limited
Thames Water