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Planning and Built Environment
London Borough of Camden
5 Pancras Square
London
N1C 4AG

Our ref: JCW/ANE/KVA/J7609

Your ref: 2018/3105/P / PP-11402836

19 July 2022

Dear Sir/Madam

Lincoln House, 296-302 High Holborn, London, WC1V 7JH
Approval of Details Application to Discharge Condition 9 (Tree Protection) of Planning Permission
Reference: 2018/3105/P

On behalf of our client, Maizelands Limited & Arringford Limited, we write to enclose an application for the approval of details required by condition, in order to discharge Condition 9 (Tree Protection) attached to planning permission: 2018/3105/P in relation to development proposals at Lincoln House, 296-302 High Holborn.

Background

On 12 March 2020, planning permission (ref.2018/3105/P) was granted in respect of Lincoln House, 296-302 High Holborn, London, WC1V 7JH for the following:

"Partial demolition and erection of extensions at rear, flank and roof level and rooftop plant. Change of use of ground floor Use Classes from A1, A2 and B1a uses to provide 2 x A1 units and the remainder in B1a Use. Associated external alterations to the elevations. Provision of appropriate cycle parking, waste/recycling storage and other services."

This approval of details application seeks to discharge Condition 9 attached to planning permission (ref. 2018/3105/P), which, in full, states the following:

Condition 9

"Prior to the commencement of any works on site, details demonstrating how trees to be retained at Lincoln's Inn Gardens shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in B55837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details."

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Condition Discharge

This application is accompanied by a Tree Protection Note, produced by Greengage, which concludes that the trees at Lincoln's Inn Garden will not be impacted by the development.

The existing reports, which underpin the conclusion of the note, were approved as part of planning permission ref. 2018/3105/P and are appended to the note. These reports were produced in accordance with the BS5837:2012 trees in relation to design, demolition and construction recommendations.

Accordingly, we enclose the relevant details, for your formal approval.

Application Documentation

In accordance with the validation requirements of the London Borough of Camden, alongside this Covering Letter, we hereby enclose the following documentation to discharge this Condition (No. 9):

- Completed approval of details application form (ref. PP-11402836) (dated 19 July 2022) prepared by Gerald Eve LLP; and
- Tree Protection Note, produced by Greengage.

Summary

This approval of details application has been submitted via the Planning Portal (ref. PP-11397151). The requisite approval of details application fee of £144.00 (including the £32.20 Planning Portal service charge) has been made concurrent to the submission of this application by our client and will follow in due course.

We look forward to confirmation of the registration and subsequent validation of this approval of details application shortly. In the meantime, should you have any queries, please do not hesitate to contact Alex Neal (0794 789 7221) or Kris Vasili (0738 540 9542) of this office.

Yours faithfully,



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Enc. As above via the Planning Portal