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London Borough of Camden
Planning and Building Development
5 Pancras Square
King's Cross
London
N1C 4AG

FAO: Nathaniel Young

Our ref: GAO/GBR/KVA/U0013161

Your ref: PP-11502269

30 September 2022

Dear Sir

88 & 100 Gray's Inn Road and 127 Clerkenwell Road, WC1X 8AL
Town and Country Planning Act 1990 (As Amended)
Application for Full Planning Permission

We write on behalf of our client, Lawnmist Limited ('the Applicant'), to apply for full planning permission in respect of the proposed development at 88 & 100 Gray's Inn Road and 127 Clerkenwell Road, WC1X 8AL.

Full planning permission is sought for the following:

"Demolition of 100 Gray's Inn Road and 127 Clerkenwell Road and the erection of a mixed-use office led (Class E) development comprising a basement, ground plus eight storey building for flexible retail / restaurant / office uses at ground floor and basement (Class E), basement excavation, provision of roof terraces, external plant equipment and enclosures, servicing bay, waste storage, cycle parking, public realm works; partial demolition and extension of 88 Gray's Inn Road for use of the upper floors for housing (Class C3) and ground floor as offices (Class E) with associated external alterations and associated works."

The proposed development has been subject to extensive pre-application engagement with Officers at the London Borough of Camden, the Greater London Authority (GLA), the local community and other key stakeholders. The proposal represents the opportunity to provide high-quality office floorspace, including the delivery of affordable workspace. The proposals would also deliver six high quality affordable housing units within the Central Activities Zone.

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the statutory development plan unless material considerations indicate otherwise. It is considered that the Proposed Development complies with the development plan.

Application Documentation

The scope of documentation prepared and submitted to support the planning application was agreed with officers at the pre-application stage as part of a Planning Performance Agreement, and the following documentation is submitted in support of the application:

- Planning Application Form, prepared by Gerald Eve LLP;
- CIL Form, prepared by Gerald Eve LLP;
- Site Location Plan, prepared by Piercy & Company;
- Existing, Demolition and Proposed Plans, Sections and Elevations, prepared by Piercy & Company;
- Design and Access Statement, prepared by Piercy & Company;
- Townscape, Heritage and Visual Impact Assessment, prepared by The Townscape Consultancy;
- Financial Viability Assessment (including Addendum), prepared by Gerald Eve;
- Whole Life Carbon Assessment and Circular Economy Statement, prepared by Max Fordham;
- Energy Statement, prepared by Max Fordham;
- Sustainability Statement, prepared by Max Fordham;
- Affordable Housing Statement, produced by Gerald Eve LLP;
- Air Quality Assessment, GEM Air Quality;
- Archaeological Statement, prepared by MOLA;
- Ground Investigation Study, prepared by GEA;
- Preliminary Ecological Appraisal, prepared by MKA Ecology;
- Biodiversity Net Gain Plan, prepared by MKA Ecology;
- Construction Management Plan, prepared by Blue Sky Building;
- Contamination Statement, prepared by HTS;
- Daylight & Sunlight assessment, prepared by Lumina;
- Employment and Training Statement, prepared by Lawnmist Limited;
- Fire Statement, prepared by Warringtonfire;
- Noise Assessment, prepared by Max Fordham;
- Statement of Community Involvement, prepared by Kanda;
- Structural Methodology Statement, prepared by HTS;
- Flood Risk Assessment, prepared by HTS;
- Drainage Statement and SUDs strategy, prepared by HTS;
- Transport Assessment, prepared by NRP;
- Delivery & Servicing Plan, prepared by NRP;

- Travel Plan, prepared by NRP;
- Tree Report, produced by Arborclimb;
- Ventilation and Extraction Statement, produced by Max Fordham; and
- Waste Management Plan, prepared by Paul Mews Associates.

The application fee of £44,261.00 (plus £32.20 service charge) has been paid to the London Borough of Camden via the Planning Portal.

We trust that the information submitted as part of this application is sufficient, but should you have any queries, please do not hesitate to contact Gary Brook (0755 774 2363) or Kris Vasili (0738 540 9542) of this office. We look forward to receiving notice of your receipt and validation of this application.

Yours faithfully



Gerald Eve LLP
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Enc. As above via Planning Portal