



Ewan Campbell  
Planning Department  
Camden Council  
Camden Town Hall  
WC1H 8ND

28 November 2022

**PP-11660978**

Dear Sir/Madam,

**256 GRAY'S INN ROAD, WC1X 8LD – DISCHARGE OF CONDITION 21 OF PLANNING PERMISSION 2020/5791/P.**

On behalf of our client, University College London, we are pleased to enclose an application seeking the partial discharge of condition 21 of planning permission 2020/5791/P, dated 21 June 2021 relating to Plot 2.

In addition to this covering letter, the application comprises:

- Completed and signed planning application form, prepared by WSP; and
- An Ecological Enhancement Strategy, prepared by Thomson Environmental Consultants.

The requisite planning application fee of £116 has been paid directly to The London Borough of Camden Council via Planning Portal.

**Background**

Planning permission (LPA Ref. 2020/5791/P) was granted for:

*Variation of Condition 2 (Approved Plans) granted under Planning Application reference 2019/2879/P dated 10/03/20 (for: Partial redevelopment of the site to create medical research, outpatient facility and academic floorspace); CHANGES include rear and front extensions to the basement of Plot 1; significant extension of the Plot 3 basement at both level B1 and level B2 to provide two lecture theatres (net additional 852sqm GIA floorspace); additional plant and servicing equipment.*

**Discharge of Condition 21**

*Prior to commencement of the superstructure of the relevant building/Plot, or prior to the relevant works in the case of Plot 2, details of a package of biodiversity enhancements (an ecological enhancement strategy), shall be submitted to and approved in writing by the Council as local planning authority. Where possible enhancements are built into the fabric of the build rather than retro fitted onto buildings/trees. The Enhancements should seek to include:*

- *Insect hotels*
- *Bio solar roof*
- *Night-scented native plants*
- *Green walls*
- *Blue roof*
- *Water conservation items*
- *Living roof*

*The works shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.*

*Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, CC4, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.*

The submitted Ecological Enhancement Strategy, prepared by Thomson Environmental Consultants satisfy the requirements set out in Condition 21 and provide full details in respect to the ecological enhancement strategy.

Yours faithfully



Anil Fermahan

AF/SR