



# GERALDEVE

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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-11712916**

24 November 2022

Dear Sir/Madam

**Lincoln House, 296-302 High Holborn, London, WC1V 7JH**  
**Approval of Details Application to Discharge Condition 12 (Green Wall) 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 12 (Green Wall) 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 12 attached to planning permission (ref. 2018/3105/P), which, in full, states the following:

### Condition 12

**“Prior to commencement of development, full details in respect of the living wall(s) shall be submitted to and approved by the local planning authority. The details shall include:**

- i. a detailed scheme of maintenance.**
- ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used.**
- iii. full details of planting species and density.**

**The living wall 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.”**

### **Condition Discharge**

The documents submitted in support of this application, prepared by Neil Tully Associates, provide a detailed scheme of maintenance for the proposed living wall. The documents also provide a section at 1:20 scale with manufactures details demonstrating the construction materials used. Additionally, the submitted documents provide full details of the planting species and density.

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. 12):

- Completed approval of details application form (ref. PP-11712916 (dated 24 November 2022) prepared by Gerald Eve LLP;
- Site Location Plan, prepared by EPR Architects;
- Proposed Drawings and Details, prepared by Neil Tully Associates; and
- Proposed Living Wall Maintenance Schedule, prepared by Neil Tully Associates.

### **Summary**

This approval of details application has been submitted via the Planning Portal (ref. PP-11712916).

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,



### **Gerald Eve LLP**

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Enc. As above via the Planning Portal