

Application ref: 2023/1343/P
Contact: Laura Dorbeck
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Date: 26 April 2023

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Gerald Eve LLP
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Acorn House
314-320 Gray's Inn Road
London
WC1X 8DP

Proposal:

Details of a Site Investigation and Remediation Scheme required by part condition 25 of planning permission ref: 2020/3880/P granted 01/11/2021 (for the redevelopment of Acorn House as a part 6, part 10 storey mixed-use building with 33 affordable homes (with external playspace at level 6, a community room and terrace at level 9), affordable office space and retail unit at ground and basement level; together with cycle parking facilities and associated ancillary uses.)

Drawing Nos: Remedial Action Plan by AP Geotechnics ref. 5657 RAP, dated 20th March 2023.

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for granting approval

Condition 25 required the submission of a proposed remediation scheme to address soil lead levels in the lower ground terrace and soil chemistry within the Made Ground Formation.

A Remedial Action Plan has been prepared by AP Geotechnics, that was commissioned following a combined Phase 1 Desk Study and intrusive investigative works. The report has been reviewed by the Council's Environmental Health (Contaminated Land) Officer who confirms the remediation proposals within the report are satisfactory.

The proposed development will be mainly hardstanding cover with a small area of soft landscaping in the south east corner. The Environmental Health Officer is in agreement with the remediation proposal for 300mm clean cover soils overlying a geotextile marker layer to protect end users from the elevated lead concentrations recorded on site. In addition, the report recommends the use of barrier water piping to protect the services from the contaminants recorded.

A verification report should be submitted on completion of the remedial works, confirming the depth and chemical suitability of the cover soils, and detailing the watching brief/discovery strategy completed during the groundworks, and whether any contamination (if found) was addressed appropriately. The remediation strategy is considered sufficient to allow the commencement of works on site; however, condition 25 shall not be fully discharged until a verification report has been submitted, detailing the discovery strategy and cover soils placed.

The full impact of the proposed development has already been assessed as part of the determination of the original application.

As such, the details are sufficient to partially discharge condition 25 and are in accordance with the requirements of policy A1 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 3 (details of balcony screens), 4 (building design details), 5 (fixed plant mechanical noise), 10 (detailed landscape plan), 19 (living roof details), 20 (bird boxes), 21 (piling method statement), 24 (lighting strategy), 25 (contaminated land verification report), 27 (PV panel details), 32 (fire statement), 33 (whole life carbon assessment) and 35 (ASHP details) of planning permission 2020/3880/P granted 01/11/2021 are outstanding and require details to be submitted for approval.

Details have been submitted for condition 14, (construction phase tree protection details) and are under determination.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer