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

FAO: Laura Dorbeck

21 August 2023

Our ref: LJW/ANE/KHU/HJH/U0010962

Your ref: 2020/3880/P // PP-12403762

Dear Madam,

Acorn House, 314-320 Gray's Inn Road, London, WC1X 8DP
Town and Country Planning Act 1990 (as amended)
Approval of Details Application to Discharge Condition 32 (Fire Statement) of Planning Permission
Reference: 2020/3880/P (as amended by 2022/1776/P)

On behalf of our client, Trinco Properties Limited, we write to enclose an application for the approval of details required by condition, in order to discharge Condition 32 (Fire Statement) attached to planning permission: 2020/3881/P in relation to development proposals at Acorn House, 314-320 Gray's Inn Road, London, WC1X 8DP.

Background

Planning permission (ref. 2020/3880/P) was granted on 01 November 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."

On 06 July 2022, a non-material amendment application (ref. 2022/1776/P) was approved for the following:

"Amendments to planning permission ref. 2020/3880/P at Acorn House, NAMELY to allow the omission of approved lower basement level; various changes to internal layouts; addition of central air vent and associated louvre at level 9; changes to rooflights; changes to play space enclosure; new plant access hatch at level 10; changes to layout of 2 bed 4 person apartments and increase in size of level 1 balconies."

This application seeks to discharge Condition 19 attached to the aforementioned planning permission (ref. 2020/3880/P). The original wording of the conditions states the following:

Condition 32 – Fire Statement

“No work shall commence to the building envelope/facades until a Fire Statement has been submitted to and approved in writing by the Local Planning Authority.

The Fire Statement shall be produced by an independent third party suitably qualified assessor which shall detail the building's construction, methods, products and materials used; the means of escape for all building users including those who are disabled or require level access together with the associated management plan; access for fire service personnel and equipment; ongoing maintenance and monitoring and how provision will be made within the site to enable fire appliances to gain access to the building.

The development shall be implemented in accordance with the approved details.”

The submitted detailed fire safety statement, prepared by Ashton Fire, sets out the fire safety strategy design as developed for the scheme and project through to construction. The report provides details of the minimum fire safety provisions required for the proposed development to meet the functional requirements of the Building Regulations 2010 (as amended).

Application Documentation

In accordance with the validation requirements of the London Borough of Camden, we hereby enclose the following documentation to discharge this condition:

- Completed Application Form, prepared by Gerald Eve LLP;
- Covering Letter (this document), prepared by Gerald Eve LLP; and
- Acorn House Detailed Fire Safety Statement, prepared by Ashton Fire.

Summary

This approval of details application has been submitted via the Planning Portal. The requisite approval of details application fee of £180.00 (including the £64.00 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 Katie Hughes (020 3486 3494) or Harry Howat (020 3486 3724) of this office.

Yours faithfully,



Gerald Eve LLP

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