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London Borough of Camden
Planning and Building Development
5 Pancras Square
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FAO: Laura Dorbeck

18 September 2023

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

Your ref: 2020/3880/P // PP-12466263

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 21 (Piling Method 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 21 (Piling Method 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 21 – Piling Method Statement

“No piling shall take place until a letter from Thames Water (or the relevant statutory undertaker) confirming that agreement has been reached with the developer on the piling method statement for the development, has been submitted to and approved in writing by the local planning authority.

The piling method statement shall detail the depth and type of piling to be undertaken, the equipment to be used, and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works.

All piling carried out as part of the development must be undertaken in accordance with the terms of the agreed piling method statement.”

Following the approval of the non-material amendment application (ref. 2022/1776/P) on 06 July 2022, the originally approved basement level has now been omitted from the proposals. Therefore, piling is no longer required to be undertaken on-site.

Prior to the submission of this application, there has been on-going discussions with Thames Water to seek confirmation that they are satisfied that the proposed below ground foundation works do not impact on their assets. The relevant method statements for these proposed works have been submitted as part of this application. We have also submitted the relevant correspondence from Thames Water (dated 18 September 2023) which confirms that they are satisfied with the proposed works.

Accordingly, we seek to submit details to fully discharge Condition 21 attached to planning permission ref. 2020/3880.

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;
- Email Confirmation from Thames Water, dated 18 September 2023;
- Method Statement, prepared by MYCO;
- Groundworks Package Method Statement, prepared by Konform UK Limited; and
- Basement Plans & Sections, prepared by CS Consulting Engineers.

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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