

Application ref: 2023/3896/P
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Date: 9 November 2023

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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 Piling Method Statement required by condition 21 of planning permission ref: 2020/3880/P granted 01/11/2021 (for 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:

Groundworks Package Method Statement prepared by Konform UK Limited; Basement Slab & Lining walls, Columns & Internal walls Method Statement prepared by MYCO; Email Confirmation from Thames Water, dated 18 September 2023; M013U - CSC - 01

- B1 - DR - S: - 1990 - C3; - 1995 - C1

M013U -CSC -01 -GR -DR -S -2000 -C3

M013U - CSC - 01 - ZZ - DR - S - 2490 - C1

M013U -CSC -ALL -ZZ -DR -S -3000 -C1

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

Informative(s):

1 Reasons for granting approval

Piling is not required and details of below ground foundation works have been provided. The relevant method statements for these proposed works have been submitted as part of this application. Thames Water have reviewed the information provided and have agreed to discharge Condition 21. The details demonstrate that the existing public sewer infrastructure, controlled waters and the structural stability of the neighbouring structures would be safeguarded in accordance with Local Plan policy.

The planning and appeal history of the site has been taken into account when coming to this decision.

The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

As such, the proposed development is in general accordance with policies A5 and CC3 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), 20 (bird boxes), 24 (lighting strategy), 25 (contaminated land verification report), 27 (PV panel details), 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.

You are advised that details have been submitted for conditions 19 (living roof details) and 32 (fire statement) and these details are currently being assessed.

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



Daniel Pope
Chief Planning Officer