

Application ref: 2023/3546/P
Contact: David Peres Da Costa
Tel: 020 7974 5262
Email: David.PeresDaCosta@camden.gov.uk
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Gerald Eve LLP
One Filtzroy
6 Mortimer Street
London
W1T 3JJ
United Kingdom

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:

Fire statement required by condition 32 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: Detailed Fire Safety Statement prepared by Ashton Fire dated 23.01.2024

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

Informative(s):

1 Reasons for granting approval

A fire statement has been submitted. This has been prepared by a specialist fire engineering safety consultancy. The statement has been checked and approved by a Chartered Engineer who is a Member of the Institution of Fire Engineers. It is considered that the professional involved has suitable

qualifications and demonstrable experience, commensurate with that required by the draft LPG 'Fire Safety' February 2022.

The report provides a description of the building including its construction materials and details a means of escape for all building users. The residential accommodation would operate a defend-in-place evacuation strategy whereby only the occupant in the affected flat would evacuate. It is assumed that occupants requiring assistance will be able to reach the stair which would provide a refuge and would have mechanical smoke venting. The applicant has confirmed that the Registered Provider, Newlon Housing, have approved the evacuation strategy. A simultaneous evacuation would occur from the ancillary and non-residential areas.

The flats, ancillary areas and non-residential areas would be provided with an automatic fire detection and alarm system, while the common areas would feature central fire detection in support of the smoke control system. A natural smoke ventilation system would be provided to the residential corridors to protect the escape stairs and an automatic suppression system would be provided throughout all areas of the building. All elements of structure would be designed to achieve a 120-minute fire resistance and all floors would be designed as 120-minute compartment floors.

Vehicular access for the fire and rescue service shall be provided via Gray's Inn Road and Swinton Street to within 18m and within sight of each dry riser inlet located on the face of the building. Access would be provided internally via the general circulation routes, firefighting shaft provided with a firefighters lift, dry fire main and a firefighting stair to the upper floors. Sufficient hose coverage would be provided internally to within 60m of all areas on the floorplate. Suitable water supplies to support firefighting operations would be provided via fire hydrants sited so that they are within 90m of a building entry point and within 90m of a dry riser inlet.

Fire safety management would be the responsibility of the responsible person, and the landlord/building management would be required to ensure that all fire safety systems are tested and maintained to ensure their continuous effectiveness.

Building control have been consulted and no response has been received. The submitted details have been reviewed by planning officer as envisaged by paragraph 1.1.2 of the draft LPG 'Fire Safety' February 2022. The role of the planning officer is to ensure information has been provided and considered as part of the application against the relevant London Plan fire safety policy and not to review it for compliance against building regulations and standards. The submitted details are considered to comply with Policy D12 and D5(B5) of the London Plan and demonstrate that a safe and secure development would be provided in accordance with these policies.

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 D12 and D5 of the London Plan 2021.

- 2 You are reminded that conditions 3 (details of balcony screens), 4 (building design details), 5 (fixed plant mechanical noise), 10 (detailed landscape plan), 21 (piling method statement), 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.

Details have been submitted for conditions 20 (bird boxes) and 24 (lighting strategy) are undergoing assessment.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer