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London Borough of Camden
Planning and Building Development
5 Pancras Square
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FAO: David Peres Da Costa

30 May 2023

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

Your ref: 2020/3880/P // PP-13112371

Dear Sir / 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 Partially Discharge Condition 25 (Contaminated Land Verification Report)
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 partially discharge Condition 25 (Contaminated Land Verification Report) attached to planning permission: 2020/3880/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.”

An application for approval of details (ref: 2023/1343/P) was approved on 26 April 2023 to partially discharge condition 25, in relation to the Remediation Strategy.

This application seeks to partially discharge Condition 25 attached to the aforementioned planning permission (ref. 2020/3880/P). The original wording of the conditions states the following:

Condition 25 – Contaminated Land Verification Report

“Prior to commencement of works to the basement, a proposed remediation scheme to address:

- a. soil lead levels in the lower ground terrace and**
- b. planning portsoil chemistry within the Made Ground formation which have been identified as potentially unsuitable for buried potable water supplies without confirmation from Thames Water**

shall be submitted to and approved in writing by the local planning authority.

If at any time during the works significant contamination is discovered which was not identified in the site investigation, a revised remediation scheme which fully assesses the contaminants and mitigation measures, shall be submitted, and approved by the local planning authority.”

The submitted documentation, prepared by AP Geotechnics, provides a Contaminated Land Verification Report, prepared by Geotechnics that has been commissioned is to provide the information to confirm works on site have been carried out in accordance with the Remediation Strategy. The results indicate that the site is suitable for use.

Application Documentation

In accordance with the validation requirements of the London Borough of Camden, alongside this covering letter, 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: Validation and Completion Report, prepared by AP Geotechnics.

Summary

This approval of details application has been submitted via the Planning Portal. The requisite approval of details application fee of £215.00 (including the 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 Andrew Jackson (020 3486 3736) of this office.

Yours faithfully,



Gerald Eve LLP

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