

Application ref: 2024/1960/P
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Date: 31 July 2024

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Gerald Eve LLP
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

Acorn House
314-320 Gray's Inn Road
London
Camden
WC1X 8DP

Proposal: Non-material amendment to 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' approved; NAMELY: alterations to the substation door arrangement and access to the bin and cycle stores; amendments to the rear balconies; alterations to terrace balustrade; additional roof plant and reduction of PV panels.

Drawing Nos:

Covering Letter prepared by Gerald Eve LLP dated 26 July 2024;
Design NMA Comparison prepared by Brookes Architects dated March 2024;

Approved drawings: 18102 A (00)_: 109 P2; 100 P2; 203 P2; 202 P2; 201 P2; 302 P2;
301 P2; 204 P2

Proposed drawings: 5361-BAL-XX-XX-DR-A-07-: 0102 P2; 0112 P1; 0121 P1; 0122 P1;
0123 P1; 0124 P1; 0125 P1; 0126 P1

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, condition no.2 of planning permission 2020/3880/P shall be replaced with the following condition:

REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved documents and drawings:

P000 Existing Site Location Plan revP01; 17002_(01)_P001 Existing Redline Plan revP01.

Existing drawings: Prefix 17002_(01)_ : P099 Basement Floor revP01, 100 Ground Floor revP01, 101 First Floor revP01, 102 Second Floor revP01, 103 Roof Plan revP01, 200 North Elevation revP01, 201 East Elevation revP01, 202 South Elevation revP01, 203 West Elevation revP01, 300 East Section revP01, 301 South Section revP01.

Proposed drawings: PL099 P3, PL101 P3, PL102 P1, PL103 P4, PL104 P1, PL105 P3, PL106 P3, PL107 P3, PL108 P1, PL110 P3, 5361-BAL-XX-XX-DR-A-07-: 0102 P2; 0112 P1; 0121 P1; 0122 P1; 0123 P1; 0124 P1; 0125 P1; 0126 P1

Demolition drawings: Prefix 17002_(12)_: P099 (Basement Floor) revP01, P100 (Ground Floor) revP01, P101 (First Floor) revP01, P102 (Second Floor) revP01, P103 (Roof Floor) revP01.

Acoustic and Vibration Assessment, ref 19373-R03-C 19/08/20 by Sandy Brown; Affordable Housing Statement U0013560 August 2020 by Gerald Eve LLP; Air Quality Assessment, J3903/1/F4 17/08/20 by Air Quality Consultants (AQC); Arboricultural Impact Assessment, and Arboricultural Method Statement, PJC ref 5493/20/02 Rev 02 by PJC Consulting; Archaeological Desk Based Assessment Mola code P20-117 Issue 5, 18/08/20 by MOLA; Basement Impact Assessment Report Rev 03 (18/12/2020 (Reference 4259A) with appendices, by AKT II; Circular Economy Statement rev2A 13/08/20 by Atelier 10; Contaminated Land Assessment : STS5067-G01 rev O by Soiltechnics; Daylight, Sunlight and Overshadowing Assessment, 14/08/20 by EB7; Delivery and Servicing Plan August 2020 by TTP; Design and Access Statement, prepared by AHMM; Drainage Strategy Report 4259 revO1 30/10/20 by AKTII; Employment and Skills Strategy and Regeneration Statement, August 2020 by Volterra; Energy and Sustainability Statement Rev2B 20/08/20 including Whole Life Carbon Assessment and BREEAM pre-assessment)by Atelier 10; Fire Safety Strategy S19040630 / Issue No: 02 / 06.08.2020 by Bureau Veritas; Flood Risk Assessment ref 4259 rev 01 30/10/20 by AKTII; Operational Waste Management Strategy WIE17232-101-R-1-2-1-OWMAugust 2020 by Waterman; Preliminary Ecological Appraisal PJC ref: 4195E/19 19/08/20 by PJC; Transport Assessment August 2020 by TTP; Tree survey ref:5493/20/01 Rev 01 by PJC; Covering Letter prepared by Gerald Eve LLP dated 26 July 2024; Design NMA Comparison prepared by Brookes Architects dated March 2024;

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

1 Reasons for granting approval:

The proposed NMA layout provides a separate external access to the cycle store from Swinton Street in order to provide fire compartmentalisation to the store. The cycle store accommodates 66 cycles, comprising 24 spaces in 12 Sheffield stands, 24 spaces in two tier racks, 16 spaces in semi-vertical racks and 2 spaces for non-standard cycles. The cycle store appears large enough to accommodate these cycles and there would be sufficient space to manoeuvre cycles into each of the spaces. As the proposed changes provide the required amount of cycle parking, transport have no objections to them. The revised arrangements are a necessary requirement for fire safety purposes and continue to provide an accessible and adequately sized cycle store.

In relation to the balconies, the original permission 2020/3880/P included solid balconies to the courtyard elevation and this application seeks approval to revert to the previously approved design. There would be no change to the original permission under 2020/3880/P in this respect.

The increase in height of the 9th floor terrace balustrade (from 1100mm to 1500m) is required due to safety concerns. The small increase in height is considered non-material and would have minimal impact on the appearance of the host property.

The requirement for air handling units and 3 automatic opening vents has been established through the detailed design process. CGI views have been provided for Gray's Inn Road and Swinton Street. The views show that the plant would be minimally visible. Given this, the addition of roof top plant can be considered non-material in this instance.

The addition of plant to the 9th floor roof would result in a reduction in the number of PV panels. While this would result in a reduction in energy generation, the approved Energy & Sustainability Statement submitted to discharge the associated planning obligation showed that the policy requirements for energy would nevertheless be met. The applicant has also sought to maximise the number of remaining PV panels.

Condition 5 (2020/3880/P) of the parent permission requires details of plant equipment with appropriate noise mitigation prior to installation, along with vibration mitigation mechanisms. This condition still needs to be discharged and would ensure that neighbouring amenity, in terms of noise and vibration, would be safeguarded. The location of the air intakes of the AHUs are in line with the details submitted to discharge the Ventilation and Cooling Plan which was secured by the legal agreement associated with the parent application (2020/3880/P).

Individually and cumulatively, the changes are relatively minor compared to 'the larger development' consisting of a part 6, part 10 storey mixed-use building with

33 affordable homes including office space and a retail unit.

The full impact of the scheme has already been assessed by virtue of the previous planning permission. In the context of the permitted scheme, it is considered that the amendments would not have any material effects on the approved development in terms of its appearance, impact on streetscene or impact on neighbour amenities. It is considered that the changes are relatively minor in the context of the approved scheme and can therefore be regarded as a non-material variation of the approved scheme.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and set out in the description and shall only be read in the context of the substantive permission granted on 01/11/2021 under reference number 2020/3880/P and is bound by all the conditions and obligations attached to that permission.

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.

Yours faithfully



Daniel Pope
Chief Planning Officer

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