

Application ref: 2024/2184/P  
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Date: 21 August 2024

**Development Management**  
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Gerald Eve LLP  
One Fitzroy  
6 Mortimer Street  
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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 Contaminated Land Verification Report required by condition 25 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 play space 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:

Validation and Completion Report prepared by AP Geotechnics dated 29th May 2024;  
Cover letter prepared by Gerald Eve dated 30 May 2023

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

Informative(s):

#### 1 Reason for granting permission

A Validation and Completion Report has been submitted to complete the discharge of condition 25 which was partially discharged 26 April 2023 (ref: 2023/1343/P).

The validation report confirms no soft landscaped areas were developed on site, with all landscaping in raised planters. A concrete hardstanding basement slab has been provided across the whole site.

Given the above, there is not considered to be an unacceptable risk to end users from the development, with the site considered suitable for use. The hardstanding cover across the site removes any potential pathways to end users.

The submitted report has been reviewed by the Contaminated Land Officer and confirmed to satisfy the requirements of Condition 25, thus protecting future occupiers of the development from any ground contamination.

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 policy A1 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 3 (details of balcony screens), 4 (design details parts c, d and h), 5 (fixed plant mechanical noise), 10 (detailed landscape plan) and 33 (whole life carbon assessment) of planning permission 2020/3880/P dated 01/11/2021 are outstanding and require details to be submitted for approval.

You are advised that details have been submitted for conditions 4 (design details parts A, B, E, G and I), 27 (PV panel details) and 35 (ASHP details) and 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 2023.

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