



**GERALDEVE**

Director of Economy, Regeneration and Investment  
Regeneration and Planning  
London Borough of Camden  
5 Pancras Square  
London  
N1C 4AG

72 Welbeck Street London W1G 0AY  
Tel. 020 7493 3338  
[www.geraldeve.com](http://www.geraldeve.com)

**FAO: Gavin Sexton**

21 August 2020

**Our ref:** LJW/ANE/KHU/SNE/U0010962

**Your ref:** PP-08978376

Dear Sir,

**Town and Country Planning Act 1990 (As Amended)**  
**Acorn House**  
**Application for Full Planning Permission**

We write on behalf of our client, Precis Advisory & Access Self Storage Limited ('the Applicant'), to apply for full planning permission in respect of development at Acorn House.

Full planning permission is sought for the following:-

**'Redevelopment of Acorn House as a part 6, part 10 storey building plus basement to provide 33no. affordable housing units with affordable office space and a retail unit at ground and basement level together with cycle parking facilities. An external playspace is proposed at level 6 and a community room with kitchenette and landscaped terrace for residents at level 9.'**

Regulation 4 of the Regulations provides that if before 01 September 2020 an application for planning permission is submitted which refers to uses or use classes specified in the Town and Country Planning (Use Class Order) 1987 (as amended) (the "Use Classes Order") as it applies on 31 August 2020, that application must be determined by reference to the Use Classes Order as at 31 August 2020. For the avoidance of any doubt, this application for the Proposed Development is submitted with reference to the Use Classes Order as it applies on 31 August 2020 and must therefore be determined by reference to the Use Classes Order as it applies on 31 August 2020.

The Proposed Development has been subject to extensive pre-application discussions for approximately 2 years. The design team have discussed the Proposed Development at a series of pre-application meetings and workshops with Officers in respect of design, land use, highways and transport, townscape and heritage, servicing and deliveries and sustainability. The GLA, TfL and Historic England have also been consulted throughout in addition to LB Camden's Design Review Panel and LB Camden's committee members at a Developer's Briefing.

In conjunction with this application, a planning application is submitted for the demolition and redevelopment of a mixed-use scheme comprising office and research and laboratory floorspace, incorporating café and flexible retail and office floorspace, an auditorium and a new step free entrance to Kings Cross LUL station at Belgrove House, a 4-minute walk away from the site along Euston Road. The two permissions would be linked by a S106 Agreement.

The design team has engaged with Camden's Officers over the course of the last year alongside other key consultees to inform the final design of the Proposed Development. The covid-19 pandemic has meant that community consultation did not begin as early as planned, however the Applicant is committed to continuing this engagement with local residents and businesses during the determination period and in the future.

It is considered that the Proposed Development fully complies with the development plan and meets the objectives and aspirations for Camden and the Applicant. On this basis, we consider that planning permission should be granted.

### **Application Enclosures**

In support of this application, a full package of documents has been prepared. As agreed with Officers; we enclose the following documents:-

- Covering Letter, prepared by Gerald Eve LLP;
- Community Infrastructure Levy 'Additional Information' Form, prepared by Gerald Eve;
- Site Location Plan; prepared by AHMM
- Site Plan; prepared by AHMM
- Existing and Proposed General Arrangement Plans, Sections and Elevations, prepared by AHMM;
- Demolition plans, prepared by AHMM;
- Health Impact Assessment; prepared by Trium;
- Statement of Community Involvement, prepared by London Communications Agency (LCA)
- Employment and Skills Strategy and Regeneration Statement, prepared by Volterra;
- Design and Access Statement, prepared by AHMM
- Acoustic and Vibration Assessment, prepared by Sandy Brown
- Energy and Sustainability Statement, and Whole Life Carbon Assessment (including BREEAM pre-assessment), prepared by Atelier 10;
- Affordable Housing Statement; prepared by Gerald Eve LLP;
- Air Quality Assessment, prepared by Air Quality Consultants (AQC);
- Basement Impact Assessment, prepared by AKTII;
- Flood Risk Assessment, prepared by AKTII;
- Drainage Strategy, prepared by AKTII;

- Townscape, Visual Impact and Heritage Assessment, prepared by Peter Stewart Consultancy;
- Daylight, Sunlight and Overshadowing Assessment, prepared by EB7;
- Biodiversity Survey and Report, prepared by PJC Consulting;
- Tree Survey, Arboricultural Impact Assessment, and Arboricultural Method Statement, prepared by PJC Consulting;
- Transport Assessment and Delivery and Servicing Plan, prepared by TTP;
- Operational Waste Management Strategy, prepared by Waterman;
- Fire Safety Strategy, prepared by Bureau Veritas;
- Construction Management Plan, prepared by RPM;
- Archaeology Assessment, prepared by MOLA;
- Circular Economy Statement, prepared by Atelier 10; and
- Contaminated Land Assessment, prepared by Soiltechnics.

The application fee of £20,328.00 has been paid to the London Borough of Camden via the Planning Portal.

We trust that the information submitted in support of this application is sufficient to ensure validation and we look forward to confirmation of this shortly.

If you have any questions in the meantime, please contact Alex Neal (0207 333 6301), or Katie Hughes (020 3486 3494) of the above office.

Yours faithfully,

*Gerald Eve LLP*

**Gerald Eve LLP**

khughes@geraldev.com  
Direct tel. +44 (0)20 7333 3494