

Address:	314-320 Acorn House Gray's Inn Road London WC1X 8DP		2
Application Number	2020/3880/P	Officer: Gavin Sexton	
Ward:	King's Cross		
Date Received:	25/08/2020		

Proposal: 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.

Background Papers, Supporting Documents and Drawing Numbers:

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: Prefix 18102_(00)_ :
001 Site Plan With Ground Floor Plan revP02, 010 Roof Plan revP02, 098 Basement revP02, 099 Lower Ground Floor revP02, 100 Ground Floor revP02, 101 Residential Levels 01-05 revP02, 103 Residential Level 03 revP02, 105 Residential Level 05 revP02, 106 Level 06 revP02, 107 Levels 07 revP02, 108 Levels 08 revP02, 109 Building Top: Level 9 revP02, 110 Roof Plan revP02, 201 Elevation 01 Gray's Inn Road (SW Facing) revP02, 202 Elevation 02 Swinton Street (NW Facing) revP02, 203 Elevation 03 Swinton Street (NW Facing) revP02, 204 Elevation 04 Courtyard Elevation (SE Facing) revP02, 301 Section AA revP02, 302 Section BB revP02,

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-OWM August 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.

RECOMMENDATION SUMMARY:

Grant conditional Planning Permission following (i) referral to Mayor of London for his direction and (ii) completion of Section 106 Legal Agreement

ANALYSIS INFORMATION

Land Use Details:			
	Use Class	Description	Floorspace (GIA sq. m)
Existing			
	B1	Offices	2823
	C3	Existing 1 st floor flat	70
	Total		2893
Proposed			
	A1	Retail	195
	B1	Affordable workspace	476
	C3	Affordable homes	3469
	Total	-	4140 (+1247)

Parking Details:		
	Parking Spaces (General)	Parking Spaces (Disabled)
Existing	6	0
Proposed	0	0

OFFICERS' REPORT Reason for Referral to Committee

Major development involving the construction of more than 1000m² of non-residential floorspace [clause 3(i)] and the making of an obligation or agreement under Section 106 of the Town and Country Planning Act 1990 or other legislation ('the obligation') that secures more than £50,000 of non-standard financial contributions or other public benefits of estimated capital value [clause 3(iv)].

This application is referable to the Mayor Of London under the provisions of category 1C of the Schedule to The Town & Country Planning (Mayor of London) Order 2008 : "Development which comprises or includes the erection of a building of (c) more than 30 metres high and is outside the City of London."

Once Camden has resolved to determine the application, it is required to refer it back to the Mayor for his decision as to whether to direct refusal; take it over for his own determination; or, allow the Council to determine it itself.

EXECUTIVE SUMMARY

The re-development of Acorn House is part of a two site response to planning policy, where Acorn House is the donor site for providing the housing component of the overall re-development of Belgrove House (Ref: 2020/3881/P).

The application site occupies a prominent corner site on the junction of Swinton Street and Grays Inn Road, in King's Cross ward. The site is in the Bloomsbury Conservation Area and is adjacent to a number of Grade-II listed buildings on Swinton Street and Acton Street. The office building was purchased by the applicant for the purposes of providing housing as part of the re-development of Belgrove House, 400m from the site on Euston Road. Acorn House was last occupied by the Terence Higgins Trust and was vacated around the time of the site purchase.

Planning permission is sought for the redevelopment of the site, by demolishing the office building and constructing a building of 6 and 10 storeys tall (with basement and lower ground floor) to provide 33 affordable homes; 476 sqm of affordable office space; 195 sqm of retail floorspace and associated ancillary services and floorspace.

The 33 affordable homes would comprise 19 social rented homes, 6 of which would be large family sized units of 3+ bedrooms. The remaining 14 homes would be 1- and 2- bedroom intermediate rented tenure. An enclosed rooftop play area for ages 1-5 would be provided at level 6 and level 9 would provide a community room with a roof terrace and views over the city, for use by the residents. All the flats would have a private external balcony or terrace and the quality of amenity of the flats would be very good.

The existing building is of limited architectural quality and the principle of its demolition is acceptable. The proposed building draws on and interprets the positive features seen on some of the larger apartment buildings elsewhere in the Bloomsbury Conservation Area. The design team have carefully considered the way the building directly relates to its neighbours and devices have been employed to break down the massing and visual bulk of the building, particularly where visual impact and amenity is most sensitive. Objections were received from 3 members of the public and from Bloomsbury Conservation Area Advisory Committee, predominantly focussed on the design and 10-storey height of the building. Officers consider that the building's architecture is contemporary and understated, focusing on internal quality of accommodation and residential amenity, while at the same time successfully responding to its immediate context within the historic environment. The proposed building respects the local context and character and would enhance the character and appearance of the Bloomsbury Conservation Area and would preserve the setting of the adjacent and nearby listed buildings on Swinton and Acton Street.

The GLA Stage 1 report advises that GLA officers are satisfied that the redevelopment of the site to provide housing as part of a residential-led mixed use scheme would not compromise the strategic functions of the CAZ and the proposals are acceptable in principle.

The affordable workspace and retail unit would add a mix of uses at ground floor, helping to enliven the street and provide passive surveillance during the working day. The loss of the majority of office space on site would normally be resisted without a clear justification for why it could not be retained, but officers consider that the public benefits to be gained from the delivery of 33 new *affordable* homes would outweigh the loss of c.2300sqm of office space. This would be a departure from policy E2 but is considered to be justified in the context of the increasingly pressing need for new affordable homes.

The proposed development represents a number of public benefits:

- A high quality piece of architecture.
- A purpose built block of 33 affordable homes, with rooftop and community and play space.
- Affordable workspace.
- In addition to this, a package of contributions would be secured, comprising approximately £179,926 in CIL funding, £71,250 as Carbon Offset and £143,100 towards new or improved public open space.
- The building would incorporate net gains in biodiversity and soft landscaping.
- The proposal would do so without causing undue harm to neighbouring amenity.

Paragraph 10 of the NPPF states that there is a presumption in favour of sustainable development, which should be a golden thread running through decision making. The dimensions of sustainable development are economic, social and environmental which should be sought jointly. The proposed development would result in significant benefits through all 3 strands of sustainable development.

The proposal is considered to be a favourable sustainable development that is in accordance with relevant National and Regional Policy, the Camden Local Plan, Camden Planning Guidance and other supporting policy guidance for the reasons noted above.

Overall the proposed development is considered to benefit the area, and is therefore recommended for approval.

1. SITE

- 1.1 The application site occupies a prominent corner site on the junction of Swinton Street and Gray's Inn Road, in King's Cross ward. Gray's Inn Road and Swinton Street are busy one-way traffic routes which comprise part of the A501, leading towards Euston Road and King's Cross St Pancras.

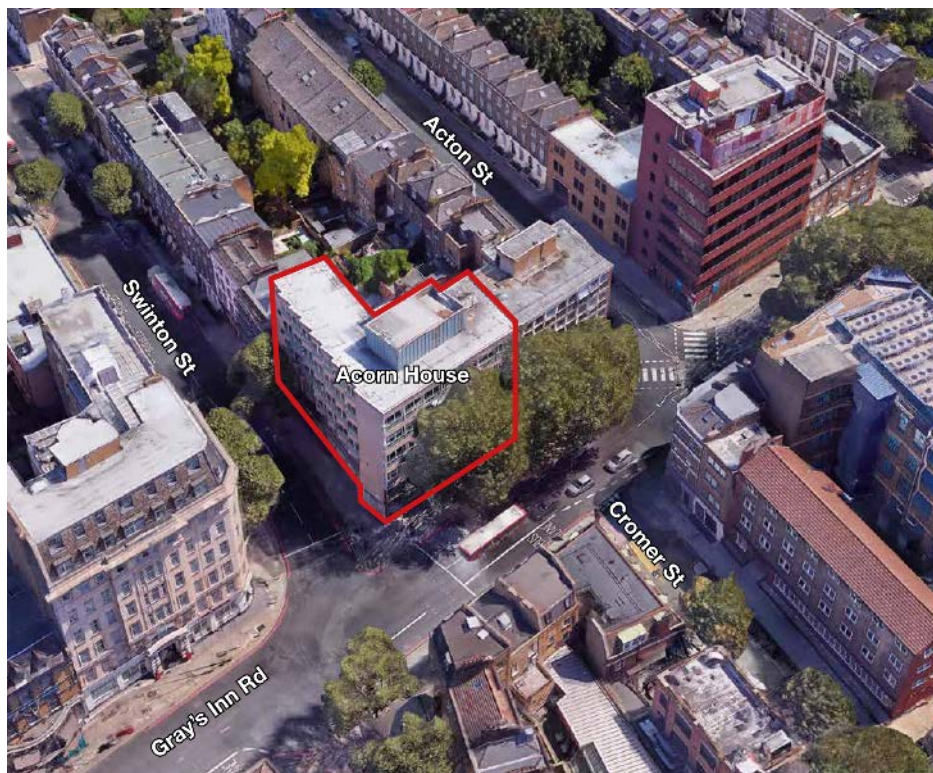


Figure 1.1: Existing building

- 1.2 The existing building is a 6-storey mixed-use building with offices and a single residential unit on the upper floors and a café/restaurant at the ground floor. Acorn House was recently occupied by the Terence Higgins Trust and was vacated around the time of the site purchase. The existing building on site is not statutorily or locally listed however it is in the Bloomsbury Conservation Area. The local area is characterised by a mix of uses including offices, hotels, homes and healthcare uses.
- 1.3 To the north of the site is Swinton House which is in hotel use. The Royal National Throat, Nose and Ear Hospital further along Swinton Street is an allocated development site in Camden's Draft Site Allocations Document and is the subject of a current planning application (see Site History).
- 1.4 Immediately to the east, 55-67 Swinton Street is Grade II listed and is in hotel and residential use. There are several other Grade II listed buildings in close proximity to the site, including 51-53 Swinton Street, 35-49 Swinton Street and 36-42 Acton Street, 64-68 Acton Street, which are all located to the east of the site. The building adjoins an existing 6 storey office block (Headland house) to the south.



Figure 1.2 existing building as seen from Gray's Inn Road (Swinton Street to the left of picture)

- 1.5 The site is located within easy walking distance from the King's Cross/St Pancras station interchange, approximately 450 metres to the north along Gray's Inn Road. There are also a number of nearby bus routes and networks that surround the site, with the nearest bus stop Swinton Street being located approximately 50 metres to the north. The site has excellent Public Transport Accessibility Level ('PTAL') with the highest rating of PTAL 6b.
- 1.6 The site is c.400m from the linked site of Belgrove House, which occupies the whole block between Belgrove Street and Crestfield Street on Euston Road.

2. PROPOSAL

- 2.1 The application proposes to redevelop the site through the demolition of the existing building and the erection of a building rising to 6 and 10 storeys in height (with basement and lower ground floor) to provide 33 affordable homes; 476 sqm of affordable workspace; 195 sqm of retail floorspace and associated ancillary services and floorspace.
- 2.2 The re-development of Acorn House is part of a two site response to planning policy, where Acorn House is the donor site for providing the housing component of the overall re-development of Belgrove House (Ref: 2020/3881/P).



Figure 2.3: Illustrative view of development, looking west along Swinton Street.

3. REVISIONS/FURTHER INFORMATION

3.1 A number of minor revisions and clarifications to supporting documents were received and the following revisions were made to the design, following officer advice:

- The footprint of the top floor community pavilion was reconfigured and changes were made to the elevations.
- The children's play space at Level 6 was enlarged and the materiality of the enclosure screen was amended to match the adjacent patterned metal panels which articulate the residential floors.
- The balconies along the south party wall with Headland House have been moved 1m to the north, away from the boundary.
- Where the building steps down on Swinton Street, windows to the circulation corridor have been revealed on the upper part of the east elevation.

- The entrance to the retail unit was reconfigured in order to aid pedestrian flow around this corner.

4. RELEVANT HISTORY

Application site

- 4.1 **2008/5882/P**: Planning permission was granted in 2008 for *“Minor material amendment to a previous application (ref. 2006/0856/P) which was granted on 03 April 2009 for the “Variation of condition 3 (to allow opening on Sundays between 10:00 and 16:00) of the planning permission dated 02/06/2006 (2006/0856/P) for change of use of ground floor from Class B1 use (office) to a mixed use comprising office (Class B1), consulting rooms (Class D1) and restaurant (Class A3), together with the erection of 2 extract ducts, the installation of new fire escape staircase, door and walkway to the rear ground floor elevation.”*
- 4.2 **2006/0856/P**: Planning permission granted on 02 June 2006 for the *“Change of use of ground floor from Class B1 use (office) to a mixed use comprising office (Class B1), consulting rooms (Class D1) and restaurant (Class A3), together with the erection of 2 extract ducts, the installation of new fire escape staircase, door and walkway to the rear ground floor elevation.”*
- 4.3 **PSX0005218**: Planning permission was granted on 29 May 2001 for *“Replacing existing decorated metal windows and panels with powder coated aluminium double-glazed window units and lower powder coated aluminium panels. Render existing pre-cast concrete cladding panels. Replace existing lower flat roof with powder coated aluminium double glazed mono pitched roof to form light well. Remove existing partition to form open plan office areas”.*

Royal National Throat, Nose & Ear Hospital Site 330 Gray's Inn Road (and fronting Swinton Street and Wicklow Street) (RNTNEH)

- 4.4 **2020/5593/P** : Planning application currently under assessment for : *Redevelopment of the former Royal National Throat, Nose and Ear Hospital site, comprising: Retention of 330 Gray's Inn Road and a two storey extension above for use as hotel (5 above ground storeys in total), demolition of all other buildings, the erection of a part 13 part 9 storey building plus upper and lower ground floors (maximum height of 15 storeys) for use as a hotel (including a cafe and restaurant); covered courtyard; external terraces; erection of a 7 storey building plus upper and lower ground floors (maximum height of 9 storeys) for use as office (for consultation purposes only: 13,275sqm office space) together with terraces; erection of a 10 storey building plus upper and lower ground floors (maximum height of 12 storeys) for use as residential (44 units and 748sqm affordable workspace, for consultation purposes only) on Wicklow Street and office space at lower ground and basement floors; erection of a 5 storey building plus upper and lower ground floors (maximum height of 7 storeys) for use as residential (32 units, for consultation purposes only) on Swinton Street and associated residential amenity space; together with a gymnasium; new basement; rooftop and basement plant; servicing; cycle storage and facilities; refuse storage; landscaping and other*

ancillary and associated works (for consultation purposes only the development includes 9,427sqm of hotel floorspace (182 rooms))

5. CONSULTATION SUMMARY

Statutory Consultees

Historic England Greater London Archaeological Advisory Service (GLAAS)

Having considered the proposals with reference to information held in the Greater London Historic Environment Record and/or made available in connection with this application, GLAAS conclude that the proposal is unlikely to have a significant effect on heritage assets of archaeological interest. The site does not lie within an archaeological priority area. Additionally the existing building and basement will have already had a significant impact to any historic below ground deposits. GLAAS therefore concur with the conclusions and recommendations set out within the submitted archaeological desk based assessment. No further assessment or conditions are therefore necessary.

Greater London Authority (GLA)

Strategic issues summary

- Principle of development: The principle of redeveloping the site for a residential-led mixed-use development in the CAZ is strongly supported in line with London Plan Policies 2.10 and 2.11 and Policies SD4 and SD5 and Objective GG2 of the Intend to Publish London Plan. The development is linked to Belgrove House, which is proposing research laboratory and office space, an auditorium and step-free entrance to King's Cross St Pancras LU station.
- Affordable housing: The scheme proposes 100% affordable housing, comprised of 60% London Affordable Rent and 40% Intermediate rent, and qualifies for the Fast Track Route.
- Heritage and urban design: The design of the development is broadly supported and GLA officers consider there would be no harm caused to the setting of nearby heritage assets or the composition of the Protected Vista 2A.1 Parliament Hill the summit to St. Paul's Cathedral.
- Transport: The Council should confirm that there is adequate capacity within proximity of the site for on-street Blue Badge parking and a final DSP and full CLP should be secured.
- Sustainable development: Further information relating to overheating, district heating connections and futureproofing, PV, heat pumps and Be Seen monitoring is required. A carbon offset payment to the borough of £71,250 should be secured via the Section 106 agreement.

Detailed feedback:

Land use:

- As the application is linked to the delivery of a substantial quantum of office floorspace as part of the Belgrove House application, there would be no overall net

loss of office provision. Moreover, the proposed office space is being offered as affordable workspace to satisfy the requirements of Policy E2 of the Intend to Publish London Plan as it relates to the linked application. Further details on the rental discount and management of the affordable workspace should be provided. The applicant should agree rental terms for these units with the Council, which should be secured in the Section 106 agreement.

- The principle of redeveloping the site for a residential-led mixed use development in the CAZ is strongly supported in line with London Plan Policies 2.10 and 2.11 and Policies SD4 and SD5 and Objective GG2 of the Intend to Publish London Plan.

Housing

- The proposal would provide 33 new residential units (wholly affordable), as set out in Table 1 below, which would contribute positively to the borough's housing targets and the Mayor's strategic target of 50% affordable housing across London. This is strongly supported.
- The application is proposing 100% affordable housing (with a tenure mix of 60% London Affordable Rent and 40% Intermediate rent by habitable room) and therefore qualifies for the Fast Track Route.
- A draft of the Section 106 agreement must be provided to the GLA for review as soon as one is available to ensure that affordability has been secured and the eligibility criteria for the proposed intermediate units comply with the London Plan, Intend to Publish London Plan and the Mayor's Affordable Homes Programme Funding Guidance.

Design & Heritage

- The scheme would replace an existing building with one of a higher quality that is consistent with the height and massing of nearby buildings and would also relate well to the conservation area and nearby listed buildings in terms of materiality.
- GLA officers consider that there would be no harm caused to the heritage assets. The significance of these heritage assets would therefore be conserved in line with London Plan Policy 7.8 and Intend to Publish London Plan Policy HC1.
- The site sits within LVMF Viewing Corridor Protected Vista 2A.1 Parliament Hill the summit to St. Paul's Cathedral. Given the proposed height and siting of the building, the development would preserve the viewer's ability to recognise and appreciate the dome of the Cathedral and, therefore complies with London Plan Policy 7.12 C and Policy HC4 of the Intend to Publish London Plan.
- Given that the density of the proposal is over 350 units per hectare, in line with Policy D4 of the Intend to Publish London Plan, a management plan detailing day-to-day servicing and delivery arrangements and long-term maintenance implications, as detailed in paragraph 3.4.9 of the Intend to Publish London Plan, will be required.
- The proposed layout is simple and legible, with the existing approach retained. The ground floor is well activated, with frontage along Gray's Inn Road that wraps around onto Swinton Street. Entrances are provided off Swinton Street and Gray's Inn Road. The height and massing is supported, as it is consistent with, and relates to, the surrounding context.
- The use of brick as the primary material is welcomed, as it is consistent with the material evident in the vicinity. Key details should be secured by condition to ensure an exemplary quality of architecture is delivered.

Fire safety

- A fire safety statement prepared by suitably qualified personnel at Bureau Veritas has been submitted with the application in accordance with Policy D12 of the Intend to Publish London Plan. The measures contained within the statement and the additional measures to be considered at the detailed design stage should be robustly secured as part of the planning permission.

Accessibility

- As the scheme is 100% affordable, the local authority will be responsible for allocating or nominating tenants and the units should therefore be 'wheelchair accessible'. Notwithstanding, the application site is less than 0.25 hectares and meets the definition of Small Sites under Policy H2 of the Intend to Publish London Plan, which encourages flexibility in applying the accessible housing requirements on small sites. As such, the mix of M4(3) units proposed is acceptable in this instance.

Transport

- No general car parking is proposed as part of the application; this is welcomed and accords with Intend to Publish London Plan Policy T6. Policy T6.1 requires residential development proposals delivering ten or more units to deliver at least one designated disabled persons parking bay for 3% of dwellings (1 space), and further demonstrate part that this could be provided for an additional 7% of dwellings (a total of 3 spaces). Commercial floorspace should also have access to at least one space. In order to satisfy the above policy, the applicant and Council should confirm that there is adequate capacity within proximity of the site. It should be noted that TfL will not be able to provide additional on-street blue badge parking on the TLRN in the vicinity.
- Long-stay cycle parking is proposed - 66 spaces for the residential units and 11 for the commercial floorspace. This meets the minimum standards contained in Policy T5 of the Intend to Publish London Plan. A total of six short-stay cycle parking spaces are required and are proposed on the footway on Gray's Inn Road. Details of this should be agreed with TfL as highway authority and it should be demonstrated that the cycle parking would not have a detrimental impact on pedestrian comfort levels.
- A trip generation exercise for the residential units and office floorspace has been undertaken using survey data from TRICS. The approach is broadly acceptable and the conclusion that the proposals would generate a reduction in trips compared to the existing office use on site is supported.

Construction

- The site is constrained as it is surrounded by neighbouring properties and the TLRN. As such, careful management of the construction period is required and a full construction logistics plan (CLP) should be submitted for approval by TfL and the Council prior to commencement. It is welcomed that the applicant is working to resolve issues raised in pre-application discussions. Key issues to be agreed include the protection of London plane trees, temporary relocation of sub-station and maintenance of pedestrian and cycle facilities. Various licences should be obtained from TfL for gantry and hoardings, alongside highway agreements for delivery of any temporary and permanent changes.

Sustainability

- A carbon offset payment to the borough of £71,250 should be secured via the Section 106 agreement. Full details of the outstanding issues relating to energy have been provided directly to the applicant and Council.
- The applicant should calculate the development's Urban Greening Factor, as set out in Policy G5 of the Intend to Publish London Plan, and aim to achieve the specified target for schemes that are predominantly residential.
- The sustainability statement indicates that for the non-residential components of the development, a BREEAM rating of 'Excellent' is targeted. The sustainability statement proposes that the proposed dwellings would have a maximum indoor water consumption of 105 l/person/day, in line with the optional standard in Part G of the Building Regulations. This complies with Policy 5.15 of the London Plan and Policy SI5 of the Intend to Publish London Plan.

Bloomsbury Conservation Areas Advisory Committee (BCAAC)

- We were informed of plans to redevelop this site and responded to the initial pre-consultation pack on 22nd May 2020. Our main feeling was that this site was suitable for comprehensive redevelopment, and that the proposed redevelopment was overall acceptable for a first attempt, but required some substantial refinements in terms of overall scale, massing, and design. We strongly encouraged the affordable housing use.
- However our pointers on matters of scale, massing, and design have not at all been integrated with the proposed development and we fail to see how the development has evolved to integrate with the historic landscape. We therefore must object to this application.

Scale and Massing

- The development evidently reaches the upper limit of would be acceptable on this site in terms of size. Buildings of this scale in this area typically have upper storeys set back to reduce the impact of the height, and also for stylistic reasons. The 'block massing' of the upper storeys is in strong contrast with the accepted precedent in this area, and for this reason has a much more negative impact upon the townscape than other similarly sized buildings in the locale, e.g. just opposite on Swinton Street. For these reasons, we believe the overall scale and massing to do a fairly significant amount to the historic environment and wider townscape. This is especially disappointing as relatively little would need to be done to mitigate this harm while sacrificing a minimum of floor space, and we raised this issue at an early stage.
- The contrast in scale between Gray's Inn Road and Swinton Street required careful consideration to create a building which could integrate with both streets. While Gray's Inn Road forms the principal frontage of this building, Swinton Street is a particularly historic example of 18th Century terracing, with the entirety of this long street preserving its original terrace form on the southern side, giving a rare impression of the uniformity of development which once strongly defined this area. It is unfortunate that the contrasting development on the northern side of the street, the poor state of repair of the terraces, and blight of traffic impede upon proper appreciation of this street's significance. But in architectural and historic terms, this street is of exceptionally high significance, and demands much greater sympathy from the proposed development in terms of scale and design. Unfortunately, the proposed development fails by a great margin to meet these demands.
- An important point is that there are ongoing development proposals at 330 Gray's Inn Road immediately to the south, while the Eastman Dental Hospital has begun

construction on a major uplift in scale, and of course the Belgrove House proposal on Euston Road is nearby. One must carefully consider whether the cumulative impact of all these developments will have an unacceptable impact upon the historic environment of this part of King's Cross in the next decade or so, which up to this date has retained its historic character and scale for over two hundred years.

Design

- The design of this development is in our view lacklustre, and fails to meet the high standard demanded of all development in Camden's most prestigious conservation area. While it is not particularly objectionable in any regard, it is simply entirely ignorant of local context and fails to relate to the historic environment in any tangible way. Disregarding the historic environment for a moment, even as a modern composition taken in its own right, the development is entirely undistinguished and does little to improve upon the current situation. We strongly believe that Camden should be demanding excellence in design from all development proposals, especially those in such a sensitive setting.

Conclusion

- The feeling towards this development proposal is that it is simply disappointing, and falls far short of the high potential of this site. In our view the developers have concentrated their energies on Belgrove House while treating the design of Acorn House as an afterthought rather than something of importance. Every site in the Bloomsbury CA is of high importance and demands excellence in design and a robust understanding of the historic environment.
- It is for this reason that despite the public benefits of affordable housing and regeneration of the site, we cannot support this application, as to do so would be to promote mediocrity in a conservation area which is internationally acclaimed for its excellence in historic design and town planning. It will be for LB Camden to carefully consider whether mediocrity is acceptable in return for affordable housing, even in such a renowned area as Bloomsbury.
- We would encourage the developer to take our comments on board and return with a more well-considered development for this site.

Camden Cycle Campaign

Object to short-term Cycle Parking proposals:

- Transport Assessment section 4.6 states that *"The footprint of the proposed building does not allow the provision of visitor/customer cycle parking within the site boundary and therefore it is proposed that short stay parking be provided on the footway on Gray's Inn Road in a similar fashion to the existing on street cycle parking on Swinton Street."*
- It is not acceptable that public realm should be used to substitute for the developer's duty to provide short-term cycle storage (13 spaces by my calculation). Footway space throughout central London is at a premium and if the developer has not allowed space for this statutory requirement then they should change their plans and make space within their site.

Thames Water

Waste Comments

- The proposed development is located within 15 metres of a strategic sewer. Thames Water request a condition to be added to any planning permission relating to piling method statement.

Sewer infrastructure

- Thames Water requests that development incorporates protection to the property to prevent sewage flooding. Any basement proposals to discharge ground water to the public network would require a Groundwater Risk Management Permit from Thames Water. Expect developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer.
- Thames Water advise no objection to the planning application in terms of impact on waste water network and sewerage treatment, based on the information provided.

Surface water drainage

- Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required.

Individual Responses

<i>Total number of responses received</i>	3
<i>Number in support</i>	0
<i>Number of objections</i>	3

- 5.1 Site notices were displayed from 4th September 2020 inviting comments until 28th September 2020. A local press advert was placed on 10th September 2020 inviting comments until 4th October 2020. Three letters objecting to the proposals were received from individuals.

Motivation

- Gray's Inn Road is at a crossroads in its history and it feels like this development 'along with others mooted' is going to destroy the history, fabric and feel of the place.
- All to create huge profits for companies that have no long term commitment or understanding of the area.
- We need the empty buildings in the area filled before we need new ones of greedy scale
- It's quite clear that they want to raise the ceiling here to make it easier to raise the ceiling for all their other developments in KX. Move this from 5 to 10 storeys and then all of a sudden their plans to build a hotel of 14 storeys next door at 330 Gray's Inn Road doesn't seem such a leap. And then we've gone from 5 storey buildings to 14 in Gray's Inn Road. Pretty much overnight. It's scandalous. And so transparent.
- This and Belgrove House and the hotel are shameless attempts to make as much money as possible as quickly as possible and they have calculated that doing so during the coronavirus pandemic will mean they meet fewer obstacles along the way. There's no appetite for such developments. Gray's Inn Road is riddled with empty office space. And the developers and architects main argument: 'buildings get taller over time'. Have a look at Soho and other parts of Zone 1 where this certainly is not the case. It's all about size and scale that reflect the past and the present. This is not the future.

Scale, massing and design

- How does this fit in with Zone 1 scale?
- How is this in-keeping with the history of the area and the comparable stature of buildings?
- Why is it acceptable to double the height of buildings. This is capitalism at its worst. Build a building that's too tall, for office space that isn't required, in a road where there is no appetite for this type of development.
- Are Camden Council going to stand up to this developer and architect? They don't understand local architecture.
- Acorn House, if it needs redeveloping, should be no taller than it already is.
- Why is this developer and architect so determined to permanently undermine the local vernacular and its current scale?
- If this is approved then I take it all their other ugly and out of place designs will be green lit around Gray's Inn Road, too
- I object to the height of these plans. This changes the vernacular of the area with scant regard for the history of the location.

Strategic panel feedback:

5.2 Acorn house was included within the concept proposals which were presented to the Strategic Panel for Emerging Developments in April 2019. A summary of the feedback relevant to Acorn House is:

- Proposals should deliver tangible benefits which make a real difference to local people's quality of life, in particular access to good jobs and genuinely affordable homes, whilst delivering a sustainable design which responds positively to its context and adds to the rich architectural heritage of the area.
- Support for the 2 site approach with housing at Acorn House, with a priority for at least 35% affordable housing including family homes.
- Poor air quality around Acorn House is a concern for new housing.

Development Management (DM) Forum

5.3 A Development Management (DM) Forum, organised by Council officers, was held online on 25th June 2020. A summary of the key issues raised of relevance to Acorn House is listed below:

- Acorn house better location for offices; request for replacement post office.; reinstating post office would be preferable to LUL accesses.
- What order will housing and commercial be delivered?
- Is the project going through design review panel?

Developer Briefing

5.4 A Developer Briefing, organised by Council officers, was held on 17th August 2020. A summary of the key discussions of relevance to Acorn House is listed below:

- Affordable workspace in Acorn House is positive. Will need to understand how it will be managed and operated.
- Housing is strongly welcomed and look forward to seeing it in more detail in application.

Camden Design Review Panel

Review #1: 25th October 2019 (proposal for 41 homes in 10 storey building)



Summary:

- Whilst the panel has reservations about the suitability of this busy location for a residential development in the context of the linked site at Belgrove House, it acknowledges that it will make a valuable contribution to meeting local housing need.
- However, it recommends further work to ensure the scheme provides high quality new homes, and responds positively to the Bloomsbury Conservation Area. The panel questions whether the site can satisfactorily accommodate the number of uses proposed at ground floor and basement and also the overall number of residential units.
- It feels there is scope to refine the scale, massing and architecture, to ensure a positive contribution to the conservation area - particularly in relation to the listed terraced housing. As design work continues, the panel would encourage further exploration of the quality of spaces being provided, from a user's perspective.
- Internally, the layout of the residential accommodation should be revisited, including the stair and lift core, residential lobbies, and amenity spaces which would all benefit from greater generosity. These points are expanded below.

Review #2: 26th June 2020 (proposal for 33 homes)



- *The Design Review Panel offers warm support for the progress made to the proposals for Acorn House since the previous review. The panel commends the provision of good quality affordable family housing, which is much needed in this area, and welcomes the design team's efforts to overcome the difficulties of this challenging site.*
- *The panel does, however, express some anxiety about the proposed height and the precedent this sets for any future development along Gray's Inn Road. While in the panel's view the proposals appear one storey too tall, it suggests the current massing could be acceptable given the context of maximising the affordable housing provision. The panel is particularly uncomfortable with the bulk and height of proposals in relation the listed terraced houses on Swinton Street, where it would like to see this relationship softened. It also emphasises the importance of testing the impact of proposals on the outlook of existing residential properties.*
- *The panel welcomes well designed facades using good quality materials, but would like to see further development of the proposed roofline to ensure it does not appear bulky.*
- *The panel commends much improved residential layouts which generally appear well planned. However, given the number of family units, the communal spaces would benefit from more consideration and generosity to enable them to be well used, sociable spaces for both children and adults. The seven-person unit requires careful thought ensuring there is sufficient amenity for a large family living at high level.*
- *The panel commends a much improved ground floor plan and welcomes the inclusion of affordable office space, which it suggests could benefit from greater connectivity between levels.*
- *It also recommends more space is given over to the office and basement, and that some of the ground floor office space becomes a communal area for the residential accommodation. Landscape proposals and amenity have generally improved, and are of good quality.*

6 POLICIES

- 6.1 The National Planning Policy Framework (NPPF) sets out the government's planning policies for England and how these are expected to be applied. It must be taken into account in preparing the Development Plan, and is a material consideration in planning decisions. The revised NPPF was published 24 July 2018 and updated on 19 February 2019, replacing the previous document published in March 2012.
- 6.2 The Camden Local Plan was adopted by the Council on 3 July 2017 and replaced the Core Strategy and Camden Development Policies documents as the basis for planning decisions. Other local documents which are of relevance include the Proposals Map, the Bloomsbury Conservation Area Appraisal and Management Strategy and Camden Planning Guidance (CPG).
- 6.3 The Camden Site Allocations Local Plan (SALP) was adopted on 9 September 2013. The application site is not identified in the SALP, however the linked application at Belgrove House is identified as site IDS16. Whilst not yet adopted, the Draft SALP represents a material consideration in the determination of the application.
- 6.4 The London Plan 2016, along with the Mayor's Supplementary Planning Guidance (SPG), are also important considerations as are sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 6.5 On 21st Dec 2020 the GLA notified London Boroughs that the Mayor has formally approved a new London Plan, the 'Publication London Plan' (PLP). He has also submitted this to the Secretary of State. The Publication London Plan is a new, stand-alone publication version of the Plan. It has been prepared to address the Secretary of State's ("SoS") directions of 13 March and 10 December 2020 to the Intend to Publish London Plan. On 29 January 2021 the Secretary of State wrote to the Mayor confirming that he is content for the Mayor's new London Plan to be formally published, with no further changes. The Mayor will now progress swiftly to formally publish the new London Plan. This will take a few weeks, in order to allow for statutory notifications to be issued alongside other administrative tasks. On publication, it will become the Spatial Development Plan for London and part of the statutory Development Plan for Greater London.
- 6.6 In making any decisions as part of the planning process, account must be taken of all relevant statutory duties including section 38(6) of the Planning and Compulsory Purchase Act 2004. Section 149 of the Equality Act 2010 is also relevant to the determination of the applications. It sets out the Public Sector Equality Duty, which states that a public authority must have due regard to eliminate discrimination, harassment and victimisation; advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 6.7 The relevant Camden Local Plan 2017 policies are listed below:
G1 (Delivery and location of growth)

H1 (Maximising housing supply)
 H2 (Maximising the supply of self-contained housing from mixed-use schemes)
 H4 (Maximising the supply of affordable housing)
 H6 (Housing choice and mix)
 H7 (Large and small homes)
 C1 (Health and wellbeing)
 C2 (Community facilities)
 C5 (Safety and security)
 C6 (Access for all)
 E1 (Economic development)
 E2 (Employment premises and sites)
 A1 (Managing the impact of development)
 A2 (Open space)
 A3 (Biodiversity)
 A4 (Noise and vibration)
 A5 (Basements)
 D1 (Design)
 D2 (Heritage)
 D3 (Shopfronts)
 CC1 (Climate change mitigation)
 CC2 (Adapting to climate change)
 CC3 (Water and flooding)
 CC4 (Air quality)
 CC5 (Waste)
 TC1 (Quantity and location of retail development)
 TC2 (Camden's centres and other shopping areas)
 T1 (Prioritising walking, cycling and public transport)
 T2 (Parking and car-free development)
 T3 (Transport infrastructure)
 T4 (Sustainable movement of goods and materials)
 DM1 (Delivery and monitoring)

6.7 Relevant supplementary planning guidance is listed below:

Camden Planning Guidance (CPG):

CPG Access for all
 CPG Amenity
 CPG Air Quality
 CPG Artworks statues and memorials
 CPG Basements
 CPG Biodiversity
 CPG Community uses, leisure facilities and pubs
 CPG Design
 CPG Developer contributions
 CPG Employment sites and business premises
 CPG Energy efficiency and adaptation
 CPG Interim Housing
 CPG Planning for health and wellbeing
 CPG Public open space
 CPG Town centres and retail
 CPG Transport

ASSESSMENT

The principal considerations material to the determination of this application are considered in the following sections of this report:

7	Land Use Two site approach Loss of employment space Affordable workspace / housing / retail
8	Design, Character and Appearance, Impact on Heritage Assets Introduction, context and opportunities Demolition Building design Heritage assessment
9	Housing Tenures, mix of sizes, quality of accommodation Communal space
10	Open space, Landscaping, Trees, Nature and Biodiversity Ecology / Trees / public open space
11	Basement
12	Neighbouring Amenity Daylight / Sunlight analysis Outlook / overlooking / loss of privacy / light spill Noise and vibration impacts
13	Transport and Highways Policy review & Site overview Cycle parking Trip generation Car parking / deliveries & servicing Managing and mitigating the impacts of construction Public realm improvements
14	Sustainable Design and Construction
15	Air Quality <ul style="list-style-type: none"> • Impacts on local air quality • Impacts on occupants • Construction impacts
16	Flooding and Drainage
17	Accessibility
18	Community Safety
19	Land Contamination and Archaeology
20	Refuse and Recycling
21	Economic Benefits, Local Employment and Procurement
22	Health and Wellbeing

23	Equality
24	Fire Safety
25	Phasing and delivery
26	Community Infrastructure Levy (CIL)
27	Conclusion and Recommendations
28	Legal Comments Conditions Informatives

7. LAND USE

Land use / principle of development

- 7.1 Policy G1 of the Local Plan seeks to deliver growth in the borough by securing high quality development and promoting the most efficient use of land and buildings in Camden. It supports the principle of development that makes the best use of its site, taking into account quality of design, its surroundings, sustainability, amenity, heritage, transport accessibility and any other considerations relevant to the site.

Multi-site proposals

- 7.2 The re-development of Acorn House is part of a two site response to planning policy, where Acorn House is the donor site for providing the housing component of the overall re-development of Belgrove House (Ref: 2020/3881/P).
- 7.3 At a strategic level, the principle of this approach can be supported by policy G1 (delivery and location of growth) which identifies that the Council can support the multi-site approach “as part of an agreed coordinated development approach where it can be demonstrated that this contributes towards achieving the strategic objectives and delivers the greatest benefit to the key priorities of the Plan”. The applicant proposes that the two site approach represents the best opportunity to meet the objectives of the Local Plan in providing dedicated life science floorspace and other associated benefits at Belgrove House, while providing new affordable housing and affordable workspace at Acorn House.
- 7.4 Policy G1 expects a mix of uses where appropriate and in particular in the most accessible parts of the borough. The presumption is for self-contained housing to be part of the mix. The proposals are housing led but include a retail unit at ground floor alongside a split-level affordable workspace at ground and basement. The existing and proposed mix of uses are as follows:

Land Use	Existing (RICS GIA sq. m)	Proposed (RICS GIA sq. m)	Net Change (RICS GIA sq. m)
A1 (Retail)	0	195	+195
B1 (Office)	2,823	476	-2,347
C3 (Residential)	70	3,469	+3,399
Total	2,893	4,140	+1,247

Table 7.1: Land use mix

7.5 The proposal at Acorn House would result in the loss of employment floorspace and the provision of housing, a retail unit and affordable workspace. The application of the multi-site approach to Acorn therefore focuses on the following considerations:

- A. **Loss of employment floorspace** at Acorn House is offset by net gain in employment floorspace across the two sites.
- B. **Retail uses** at Acorn House are provided as part of a mix of uses on site.
- C. **Affordable workspace** at Acorn House responds to the policy aim of securing affordable workspace as part of uplift in commercial space, at Belgrove House.
- D. **Affordable housing** at Acorn House responds to the housing targets set by the re-development of Belgrove House for commercial purposes.
- E. **The distribution of mixed uses** across the two sites (Belgrove House and Acorn House) is considered against the wider *strategic aims* of the Local Plan to establish if the two site approach delivers the greatest benefits to the key priorities of the Development Plan.

7.6 These are assessed in order below.

A. Loss of Employment floorspace

7.7 At the strategic level, policy E1 of the Local Plan aims to secure a successful and inclusive economy in Camden by creating the conditions for economic growth and harnessing the benefits for local residents and businesses. It states that Camden will support businesses of all sizes, in particular start-ups, small and medium-sized enterprises and expect to maintain a stock of premises that are suitable for a variety of business activities, for firms of differing sizes, and available on a range of terms and conditions for firms with differing resources.

7.8 Policy E2 encourages the provision of employment premises and sites in the borough and seeks to protect premises or sites that are suitable for continued business use. The proposals involve the demolition of the existing building at the site, which is predominantly office space but also has a café at ground floor and a self-contained flat at first floor.

7.9 The focus of policy E2 is to ensure that the borough maintains and expands the range of employment premises. A key part of this focus is on the protection of existing premises that are suitable for continued business use, in particular premises for small businesses, businesses and services that provide employment for Camden residents and those that support the functioning of the Central Activities Zone (CAZ) or the local economy. Policy E2 is clear that Camden will resist development of business premises and sites for non-business use unless it is demonstrated to the Council's satisfaction that the site or building is no longer suitable for its existing business use and that the possibility of retaining, reusing or redeveloping the site or building for similar or alternative type and size of business use has been fully explored over an appropriate period of time.

7.10 In this case the applicant purchased Acorn House for the purposes of providing housing as part of the re-development of Belgrove House, 400m from the site. Acorn House was

recently occupied by the Terence Higgins Trust and was vacated around the time of the site purchase. The existing building is therefore demonstrably suitable for use as office premises. The loss of office space on site is partly compensated for by the inclusion of 476sqm of affordable workspace, but would still lead to a net loss of 2347sqm of office space at this site.

- 7.11 As part of the two site approach to policy G1 and the Local Plan, the net loss of a significant amount of office space at Acorn House is justified on the basis of the significant net gain in local employment floorspace from the commercial uplift at Belgrove House. Therefore the loss of 83% of the existing office space on site is justified on the basis that planning permission for the re-development of Belgrove House is granted and delivered.
- 7.12 In the event that the re-development of Belgrove House does not proceed, the loss of 2347sqm of office space which is suitable for continued office use would be contrary to policy E2 because the proposals have failed to demonstrate that the possibility of retaining, reusing or redeveloping the site or building for similar or alternative type and size of business use has been fully explored over an appropriate period of time. This could be a reason for refusal, and is discussed in further detail in the concluding part 27 of this report.

B. Retail uses

- 7.13 The proposals include 195sqm of retail floorspace, split roughly 50:50 across basement and ground floor. The unit would largely face Gray's Inn Road, with its entrance on the prominent corner of the site at the junction with Swinton Street. The site is suited to a new retail unit and the use is compatible with the location and the mix of uses on site.
- 7.14 Consultation on the Belgrove House application has raised concerns about the loss of the Post Office from the Belgrove House site. The Planning Statement accompanying the application states that *"There is an aspiration for the post office to be relocated from Belgrove House to Acorn House. The applicant is currently in commercial discussions with the Post Office in respect of this."* The Belgrove House s106 legal agreement would include a Head of Term requiring the developer to use reasonable endeavours to assist the post office operator in seeking to relocate the post office facilities within the vicinity of the development.

C: Affordable workspace (overview)

- 7.15 The lower ground level on site currently hosts a sub-station and carpark for the existing offices, served by a vehicle ramp which is uncovered and open to the sky. The redevelopment would provide 476sqm of split-level affordable workspace at ground and lower ground floors, by using the sloped topography of the rear of the site to provide daylight into the lower ground element of the workspace from the rear of the site through full height glazing. A small area of external terrace is also provided for the space. The duplex unit would provide good quality office space, providing both an active use onto the frontage at Gray's Inn Road and having a pleasant outlook at lower ground on to the rear lightwell.

- 7.16 The provision of affordable workspace is welcomed. In the context of considering this application alone, it would reduce the net loss of commercial floorspace on site (although the office floorspace on site would still be significantly reduced). However, the workspace is included as part of the two-site response to the policy expectation that the uplift in commercial floorspace at Belgrove House should include an element of affordable commercial space.
- 7.17 The 2018 Science and Innovation Audit of the Knowledge Quarter area, sponsored by the Department for Business, Energy & Industrial Strategy, found that that the success of the innovation district has placed multiple pressures on its infrastructure including housing, public transportation, digital and telecommunications networks. It also identified specific needs within the innovation district such as:
- the low availability and high cost of appropriate commercial sites and premises;
 - a shortage of innovation space, especially wet-laboratory space for Life Sciences start-ups and small businesses;
 - a lack of suitable move-on space; and
 - lack of business accelerators for start-ups and other small firms.
- 7.18 Officers' preference would ideally be for the affordable space to be as close as possible to the main commercial development (at Belgrove House) in order to maximise the value of its location. However, Acorn House is a just brief walk from Belgrove House and still within the Knowledge Quarter Innovation District (defined as 1 mile from Kings Cross) and therefore officers accept that Acorn House is an acceptable location.

Affordable workspace: terms

- 7.19 The provision of 476sqm is c.3.4% of the commercial uplift across the two sites. This falls significantly short of the 20% figure in the SALP KQ policy and the CPG. On the basis of this scale of provision, officers expect the workspace to be provided at a truly affordable rate to the end users. The applicant has agreed to provide the workspace at a 40% discount for 10 years, which is considered acceptable as part of the overall two-site proposals. These terms would be secured in the s106 head of term 'Affordable Workspace'.
- 7.20 When officers were considering the optimal balance of uses at Acorn House it was considered that the policy priority for the site, within the two-site approach to the redeveloping Belgrove House, should be for affordable housing to predominate. Hence it was agreed that workspace would be provided across the lower two lettable floors only, allowing the remainder of the floors to provide new homes.
- 7.21 There is a demonstrable need for affordable lab-space in the wider KQID, to support knowledge economy startups and small companies. Officers' preference would be for a lab-enabled or equipped building, however it understood that space is at a premium and it is unclear whether there is sufficient room for the necessary specialised plant and venting arrangements to support such a use. CPG is also clear (para 41) that the Council will expect the space to be fitted out to category A finishes.

- 7.22 The applicant has advised that prospective Registered Providers (RPs) who have been approached about taking responsibility for the housing, are also interested in managing the workspace. However officers have concerns about the potential level of experience of RPs in successfully marketing and managing affordable workspace, particularly in the context of the preference for Knowledge Quarter compatible occupiers.
- 7.23 The provision of dedicated affordable workspace at Acorn House is welcomed and provides another component to the positive outcomes from this linked development to the local knowledge economy. It is recognised that in order to maximise its contribution to the success of the KQID it will need to be available at the right price for the right occupier. Therefore the s106 obligation for the affordable workspace will require it to be fitted out in a manner which is compatible with occupation by knowledge economy startups at no cost to the occupier. Furthermore, in order to ensure that the affordable workspace is targeted at occupiers which would support and grow the knowledge economy, a s106 head of term would secure a Management & Marketing Strategy which will require preparation and ongoing oversight from a provider or facilitator who is experienced in managing/marketing such facilities for the preferred target market. This would also respond to the GLA request for details on the rental discount and management of the affordable workspace to be provided and agreed.
- 7.24 Overall the provision of affordable workspace is welcomed, subject to s106 heads of terms which secure its affordability, fitout, marketing and ongoing management, all focussed on occupation by companies focussed on knowledge economy activities, with a preference for lab-enabled activities if the space allows. A separate obligation in the Belgrove House s106 would ensure that the affordable workspace is completed and made available for occupation prior to the commercial occupation of Belgrove House.

D: *Housing (overview: housing as a priority land use)*

- 7.25 The proposed development will provide 33 affordable homes, 19 of which will be London Affordable Rent and the balance (14) will be Intermediate Rent. The affordable housing floorspace total is 3,469 sqm (GIA).
- 7.26 Camden's Local Plan policies seeks to ensure that assessed housing needs to 2031 are met; the requirement is for the provision of 16,800 additional homes. Policy G1 expects the much of this need will be met in the designated growth areas and in other highly accessible locations.
- 7.27 The Local Plan housing trajectory adopts an annual target of 1,176 additional homes for the period 2016/17 to 2020/21, and an annual target of 1,092 for the period 2021/22 to 2030/31. This is in contrast to the strategy in the (now superseded) Local Development Framework, which set a lower target of 815 homes per year between 2010/11 - 2024/25.
- 7.28 Policy G1 and London Plan policy 2.12 and SD5 (PLP) support the provision of residential development within the Central Activity Zone so long as it plays a supporting role to the predominance of commercial uses and doesn't compromise the strategic commercial functions of the CAZ. Policy G1 also expects the density of housing development to take account of the density ranges set out in the London Plan's

Sustainability Residential Quality density matrix (Table 3.2). This site has excellent public transport connections and therefore policy G1 identifies an expectation that densities will achieve the higher end of the appropriate range in the matrix, subject to taking into account all aspects of local character including heritage assets, protected views and open spaces and having regard to the boroughs acute housing needs.

- 7.29 The GLA consultation response confirms that the provision of new homes as part of a mixed-use scheme at Acorn house is appropriate in the context of the residential nature of the streets surrounding Acorn House, and would not compromise the strategic functions of the CAZ.
- 7.30 In the event that the proposals for Belgrove House are refused or not delivered, it is necessary to consider this application on its own merits. In that context, re-development of Acorn House, in Central London, would attract a requirement of 50% of all additional floorspace to be provided as self-contained housing, under policy H2. Furthermore policy H4 would expect 50% of the additional housing to be affordable housing. The development is housing-led and all uplift in floorspace would be secured as affordable housing, which is strongly welcomed and would contribute towards a pressing need. Therefore the provision of 100% affordable housing ensures that policies H2 and H4 would be met by the development.
- 7.31 However, the new housing would displace the majority of the employment workspace on site and the application of policy E2 would be required in that context. These wider provisions of the Local Plan are drawn together at the end of this section.

E: The distribution of mixed uses

- 7.32 This application proposes a residential-led development with retail and commercial uses at ground and lower levels. Given the scale of the development and its location, the principle of the proposed mixed of uses is considered to be acceptable in terms of policy G1.
- 7.33 The consideration of how the mix of uses at Acorn House responds to the wider issue of the two-site approach is given detailed assessment in the Belgrove House report.

Land uses – Conclusions

Two site approach

- 7.34 In the context of linked planning permission for a two-site development, where planning permission is granted for the re-development of Belgrove House (Ref:2020/3881/P), the loss of office floorspace at Acorn House would be fully offset by the gains at Belgrove House and therefore there would be no net loss of commercial floorspace. Policy E2 would therefore be satisfied across the two sites. The remaining land uses proposed for Acorn House are strongly supported and require no further consideration in this context. Therefore, subject to approval of Belgrove House, the residential-led building with affordable workspace and a retail unit on the lower floors is an acceptable mix of land uses, and complies with policies G1, E1 and E2.

Single site approach

- 7.35 The construction of the development at Acorn House is likely to be contingent on the associated development at Belgrove House proceeding, so the likelihood of Acorn House being delivered without Belgrove House may be small. In any event, it is considered helpful to also assess the land use proposals on their own merits.
- 7.36 If Belgrove House is not delivered as proposed, then the delivery of Acorn House would lead to the loss of c2400sqm of office floorspace, without marketing-based justification. This would be contrary to policy E2 and potentially be a reason for refusal.
- 7.37 However, officers consider that the current context for housing delivery needs to be considered alongside the policy E2 objection.
- 7.38 Camden's Local Plan policies seeks to ensure that assessed housing needs to 2031 are met; the requirement is for the provision of 16,800 additional homes, equivalent to 1,120 additional homes per year. Policy G1 expects the much of this need will be met in the designated growth areas and in other highly accessible locations.
- 7.39 The Local Plan's housing target is significantly higher than previous targets. In 2010, the former Camden Local Development Framework set an annual target of 595 additional homes, which was increased by subsequent London Plan revisions up to an annual target of 892 in 2015. The Local Plan acknowledges that meeting the increased housing target of 1,120 per year will be challenging. To respond to this challenge, Policy H1 indicates that we will regard self-contained housing as the priority land-use of the Local Plan, and Policy H2 indicates that, where non-residential development is proposed, we will promote the inclusion of self-contained homes as part of a mix of uses.
- 7.40 In 2018, the Government introduced the Housing Delivery Test as a formal measure of whether development is providing the number of homes required. The NPPF indicates that planning decisions should reflect the outcome of the Housing Delivery Test. The Test is discussed further in later paragraphs of this report. According to the Government's assessment of the Housing Delivery Test:
- 106% of Camden's requirements were met in the three years to 2018.
 - 87% of Camden's requirements were met in the three years to 2019.
 - 79% of Camden's requirements were met in the three years to 2020.
- 7.41 Under the provisions of the NPPF, where delivery falls below 95% of the housing required, authorities must prepare an action plan to indicate how delivery will be increased, and where delivery falls below 85%, authorities must add 20% to their five year housing supply – this means they need to have enough housing sites "ready to build" to meet their requirements for the next six years. In the light of the Camden's 87% delivery in 2019, the Council published an action plan in 2020. Following the borough's 79% delivery in 2021, we will also be required to identify enough "ready to build" housing sites to meet our requirements for the next six years- at least 6,720 homes, based on the annual target of 1,120 in the Local Plan. Officers currently estimate that we have land ready to provide 4,500 to 5,000 homes, equivalent to 4 to 4.5 years' supply.

- 7.42 Officers consider that this should be taken into account when making decisions on applications which if approved would enable the delivery of additional housing for the borough. Were Acorn House to be delivered independently of re-development of Belgrove House, officers consider that the public benefits to be gained from delivery of 33 new *affordable* homes would outweigh the loss of c.2300sqm of office space, which would be a departure from policy E2, but is considered to be justified in the context of the increasingly pressing need for new affordable homes. On that basis, it is considered that the land use proposals for affordable housing and affordable workspace at Acorn House are acceptable on their own merits, and accordance with policies G1, H2, H4, but contrary to policy E2.

8. DESIGN and HERITAGE

Introduction

- 8.1 The site is a prominent corner site on the eastern side of Gray's Inn Road at the junction with Swinton Street, 400m south of King's Cross Station. The northern edge of the site faces Swinton Street and the Western edge runs along Gray's Inn Road. It adjoins 6-storey Headland House directly to the south and its eastern boundary is adjacent to a terrace of grade-II listed buildings on Swinton Street, the closest of which are in hotel use. To the south and east, the site is bound by the rear gardens of properties on Swinton Street and Acton Street.

Legislative background

- 8.2 The building is not listed but is located in subarea 14 (Calthorpe Street/Frederick Street) of the Bloomsbury Conservation Area. The building is identified as detracting from the character and appearance of the Conservation Area, in the Bloomsbury Conservation Area Statement. The north side of Swinton Street is in the King's Cross Conservation Area.
- 8.3 The adjoining terrace of Georgian properties on Swinton Street to the east of the site is Grade-II listed. The terrace to the south side of the perimeter block on Acton Street is also Grade II listed. The relevant statutory requirement and national policies are listed below.

The Planning (Listed building and Conservation Area) Act 1990

- 8.4 In considering developments affecting listed buildings or their setting, Sections 16 (listed building consent applications) and 66 (planning applications) require local planning authorities to have special regard to the desirability of preserving the buildings and their setting, as well as any features of special architectural or historic interest they possess.
- 8.5 When local planning authorities are considering development affecting a conservation area, Section 72 requires them to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

The National Planning Policy Framework 2019 (NPPF)

- 8.6 The NPPF requires its own exercise to be undertaken as set out in chapter 16 - Conserving and enhancing the historic environment. Paragraph 127 states that planning policies and decisions should ensure that developments function well and add to the overall quality of an area; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; and are sympathetic to local character and history, including the surrounding landscape setting. Paragraph 189 states that in determining applications, local authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution to their setting.
- 8.7 Paragraph 190 requires local planning authorities to identify and assess the particular significance of any heritage assets that may be affected by a proposal. Paragraphs 193-196 and 202 require consideration as to the impact of a proposed development on the significance of a designated heritage asset, including an assessment and identification of any harm/the degree of harm. Paragraph 193 states: *When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*
- 8.8 Paragraph 194 says : *“Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:*
a) *grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
b) *assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*
- 8.9 Paragraph 196 states that *‘Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.’*
- 8.10 Paragraph 200 requires that opportunities to enhance or better reveal the significance of a heritage assets be considered favourably. It states: *‘Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.’*

Design quality

- 8.11 The Council's design policies aim to achieve the highest standard of design in all developments, including where alterations and extensions are proposed. Policy D1 of the Local Plan requires development to be of the highest architectural and urban design quality to improve the function, appearance and character of the area; and policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich

and diverse heritage assets and their settings, including conservation areas and listed buildings.

Revisions

8.12 The following revisions were made to the design, following officer advice:

- The footprint of the top floor community pavilion was reconfigured and changes were made to the elevations.
- The children's play space at Level 6 was enlarged and the materiality of the enclosure screen was amended to match the adjacent patterned metal panels which articulate the residential floors.
- The balconies along the south party wall with Headland House have been moved 1m to the north, away from the boundary.
- Where the building steps down on Swinton Street, windows to the circulation corridor have been revealed on the upper part of the east elevation.
- The entrance to the retail unit was reconfigured in order to aid pedestrian flow around this corner.

Site appraisal

8.13 The site slopes gently upwards from east to west resulting in the western edge of the site on Gray's Inn Road being approximately 0.8m higher than the eastern edge of the site on Swinton Street. There is vehicle access to the site via a ramp into a basement accessed off Swinton Street, currently used as car parking.

8.14 The site sits within the designated London View Management Framework viewing corridor 2A.1 (Parliament Hill summit to St Paul's Cathedral) with a threshold height of between 65 and 70m AOD at the site. This sits at least 10m above the tallest part of the proposed building and therefore the proposals do not breach the protected view and would have no impact on the protected view.

8.15 The site is in a prominent location and key local townscape views include the following:

- South along Gray's Inn Road
- East along Swinton Street towards Gray's Inn Road
- South west from the Argyle Street/Gray's Inn Road junction
- North along Gray's Inn Road

8.16 There is a row of existing mature London Plane street trees on Gray's Inn Road which largely screen the building in local townscape views. Mature Planes on Swinton Street also obscure much of the existing building in views from the east. The views have been tested as part of the application and are discussed below.

Historic development and surrounding townscape

8.17 The northernmost part around Swinton Street was developed in the late 18th Century following the construction of New Road (now Euston Road) and a small suburb to the north of this area around Battle Bridge. The remainder of the area was developed over the period 1820 to 1850 by Thomas Cubitt. A notable pattern is the progression of

development from west to east and the gradual variation in the detailed treatment of the frontages. However, there is cohesion to the character of this part of the conservation area.

- 8.18 The streets generally follow an east-west pattern and are of a generous width. Swinton Street, Grays Inn Road and Acton Street are busy thoroughfares and all experience heavy traffic on the local gyratory system around King's Cross.
- 8.19 Gray's Inn Road is a wide, busy route linking High Holborn in the south to King's Cross in the north. It has a more varied scale and architectural character than the quieter side streets with a coarser grain where piecemeal development has occurred over the 19th and 20th centuries characterised today by a mix of commercial, community and hospital uses. These more recent civic buildings tend to be taller with larger footprints.
- 8.20 While there is a general consistency in height, building type and materials along Swinton Street, there are subtle variations in the design of frontages that indicates that this street was built over a period of years (starting in the late 18th Century, and completing its eastern section in 1844).
- 8.21 Brick and stone predominate locally, with London Stocks in varying shades of yellow, darkened yellow and grey providing a complementary palette. Timber sliding sash windows predominate in the older buildings. The larger office buildings, including Acorn House, have metal framed casement windows, predominantly in single frames. Flat roofs are common, particularly on the larger office blocks. Mansards and roof extensions are also a common feature on both the historic and more modern buildings.
- 8.22 On the opposite corner of Gray's Inn Road and Swinton Street is a six storey corner building with two additional floors in a mansard addition. Directly opposite on Gray's Inn Road, the stock brick buildings are 2-4 storeys with roof additions. On Swinton Street and Acton Street, the height of buildings drop to modest four storey terraced houses, some with roof additions. On the corner of Gray's Inn Road and Acton Street are two prominent buildings at 6 and 8 storeys. There is a character of having larger, taller, more monumental buildings on the corners of the streets containing smaller terraced houses which front onto the busy Gray's Inn Road.

Assessment

Demolition

- 8.23 The existing building is a six storey office building with basement level, built c.1965. The facade has a distinct saw-tooth profile on Swinton Street, with external columns at ground floor and large ribbon windows. The building is predominantly office space with a small residential unit to the rear of the site and office space accessed independently at ground floor. The site is entirely hard-landscaped with no existing greenery. Whilst the existing building has some character and interesting detailing, it provides limited interaction with the street. External columns interrupt the thoroughfare and bins are currently stored on the highway. Swinton Street slopes downward from Grays Inn Road, resulting in a stepped secondary entrance, restricting access for people with limited

mobility. The ramped vehicular entrance to the basement carpark from Swinton Street detracts from the streetscape and the pavement crossover detracts further from the pedestrian experience.

- 8.24 The building's position on the corner of Swinton Street is prominent when viewed from Argyle Street to the west and when looking south along Gray's Inn Road. It presents a blank facade to the corner, with a small door to the office space. The building's concrete panels do not respond to the areas distinct built heritage and it presents an unwelcoming and blank façade to the street, with a poor articulation of the corner of Gray's Inn Road and Swinton Streets.
- 8.25 The existing building is noted in the Bloomsbury Conservation Area Appraisal and Management Strategy (April 2011) as detracting from the character and appearance of the conservation area. Officers agree with this conclusion and therefore there is no objection on townscape or heritage terms to the principle of demolition. Considerations of the sustainability principles of demolition are assessed in section 15.
- 8.26 The site presents an opportunity to improve its contribution to local townscape and the character and appearance of the conservation area through:
- Enlivening the streets around the building with more engaging uses building at ground floor.
 - Introducing planting and greenery to private and communal amenity spaces and roofs.
 - Respecting and responding to the Grade II listed buildings on Swinton Street.
 - Positively addressing the Gray's Inn Road/Swinton Street corner.
 - Enhancing the architectural quality of Gray's Inn Road.

Layout and massing

- 8.27 Consideration has been given to the way the building directly relates to its neighbours and devices have been employed to break down the massing of the building, particularly where visual impact and amenity is most sensitive.
- 8.28 The proposed building would follow the same L-shaped plan form of the existing Acorn House. This form would allow the building to respond with varied height and massing to the two different townscape contexts on Gray's Inn Road and Swinton Street.
- 8.29 The building's massing on Gray's Inn Road has been informed by the larger, civic buildings along the street, which bookend the low-rise Georgian terraced side streets, where there is a general trend of increased height along the busy main road. At ten storeys overall, the proposal is taller than the adjacent six storey Headland House, but is commensurate with the general scale of larger developments along the Gray's Inn Road corridor. Swinton House, which terminates the other side of Swinton Street and Battle Bridge House on the corner of Acton Street and Grays Inn Road to the south, are both eight storeys tall.
- 8.30 The building form is broken down into a series of three stacked volumes, where two storey brick boxes are separated by a third level with a recessed ribbon window. This

approach gives a horizontal articulation to the massing, helps to reduce the overall bulk of the building and sets up key datums that respond to buildings in the surrounding streets. On Gray's Inn Road the building reads as three volumes, at nine storeys with a rooftop pavilion stepped back behind the parapet. The middle volume mediates between the parapet of neighbouring Headland House to the south and Swinton House to the north. Mindful of the Design Review Panels concerns about height and following officers request during the assessment, revisions were made to the rooftop pavilion to set it back further behind the rear parapet so that it reads as a separate element from the main body of the building. It has become a more diminutive rooftop element with rounded corners to soften its appearance. The windows have been set in between the risers to give the pavilion more depth, and help to make it feel more recessive.

- 8.31 Turning the corner into Swinton Street the two stacked volumes have a six storey shoulder height, with a parapet 2m taller than the existing building which has an established party wall condition with the terrace of buildings of a lower scale. This reflects the relationship that occurs along Gray's Inn Road such as at Battle Bridge House, where eight storeys on Gray's Inn Road abut the three storey terrace on Acton Street. The lower of the two volumes relates directly to the height of the adjacent terrace.
- 8.32 Looking back along Swinton Street towards Grays Inn Road, the proposed building would have a less abrupt transition than Battle Bridge house, with the taller 10 storey element evidently facing Gray's Inn Road and sitting in the background when viewed from along Swinton Street. The taller element is read in the context of the larger buildings fronting Gray's Inn Road where the massing steps away from the neighbouring buildings and reduces the visual bulk when viewed from Swinton Street across the listed terrace. The gable elevation has been carefully designed, and the children's playspace enclosure is set back and of more lightweight materials than the brick gable in order to distinguish it from the main body of the building and reduce the perceived height of the building as experienced at street level, reading as recessive roof form and providing visual interest to the party wall.
- 8.33 Overall, the massing has been carefully composed and reinforces the street hierarchy through its sculpting of the building form, responding carefully to the two different street contexts that converge at the site. The massing and height of the building respond to the surrounding townscape, and are considered appropriate and acceptable.

Ground floor and street edges

- 8.34 At street level the building would respond to the Gray's Inn Road and Swinton Street edges by focussing the commercial uses on Gray's Inn Road and the corner, with the residential entrance and ancillary activities located on Swinton Street.
- 8.35 Located on the corner of the building, the retail unit will engage positively with the junction of Gray's Inn Road and Swinton Street. The entrance is chamfered, defining a clear and visible entrance, and creates more pavement space around the corner of the building, showing more generosity and a sense of openness than the current building. The ground floor height on Gray's Inn Road is 3.9m, which presents a generous and open shopfront appropriate to the main road. The proportions of glazing and enlarged

height of the ground floor storey reference the character of neighbouring buildings ensuring it will sit comfortably in the street. The retail corner plays an important role in helping to animate and activate the street edge, especially as a length of the Swinton Street elevation comprises necessary bin store and substation frontages. It is therefore considered important and necessary to ensure that the glazed elevation of the retail and commercial uses are kept largely unobscured. Condition 16 would ensure that the majority of the street-facing glazing of the commercial uses would be used for display and/or access purposes only and not obscured.

- 8.36 Further along the Gray's Inn Road façade is the office entrance, providing direct access into the affordable workspace at ground and lower ground floors. A lift and stair to lower ground level will be shared with the retail unit, which provides an efficient use of space. A light-well to the rear of the site brings light into the office spaces and provides some welcome amenity space at lower ground level.
- 8.37 The residential entrance on Swinton Street is considered to be a more suitable location than on the busier Gray's Inn Road and continues the domestic character established along Swinton Street. The inset entrance doors and over-sailing canopy will provide protection for residents as they enter the building. The residential cycle store and bin store are immediately accessible from the main entrance. The bin/recycling store will be concealed by patterned tiled screens which will provide welcome decoration and interest to the ground floor façade alongside the UKPN substation. Condition 4 would secure details of the screen materials and design, which will need to incorporate robustness into the need for decorative detail.
- 8.38 The provision and location of entrances will help to enliven the ground floor of the building, engage with the prominence of this corner on Gray's Inn Road and provide a better relationship with the streetscape.

Detailed design and materiality

- 8.39 In the Bloomsbury Conservation Area there are a number of instances where more modern buildings (post 1850) have been developed next to lower Georgian and Victorian terraces creating several conditions where 2-3 storey party walls are left exposed. Examples such as Dulverton Mansions and 19-21 Woburn Place have sculptural party walls with recessed floors or stepped elevations. There are a number of taller residential buildings in the wider Bloomsbury Conservation Area, including 1920-1930s examples such as Clare Court on Judd Street, Russell Court on Woburn Place and Paramount Court on Tottenham Court Road, which extend up to nine storeys. These apartment buildings are typically built of red brick with contrasting horizontal details. Facades are given rhythm and depth through the use of projecting and recessed features such as bay windows, inset balconies and recessed windows. Another feature common to these buildings is the expression of the entrance and stair core, adding a sense of grandeur and clearly marking the entrance.
- 8.40 The architectural expression references good examples of interwar residential buildings in the conservation area. The design seeks to create layers of texture, pattern and decoration in the facade of the building through the juxtaposition of a subtle material

palette and a series of shifting planes. Red-toned brickwork in dark, mid and light-coloured shades defines three distinct bands. Recessed, linear, ribbon windows harmonise with the horizontal emphasis of the building form, which overall form a considered and carefully composed piece of architecture.

- 8.41 The building envelope is designed as a continuous elevation with horizontal details wrapping around the building. Interest is added to the ordered facades through the introduction of bay windows and winter gardens along Gray's Inn Road, offering sheltered amenity space from the busy road below. The stacked winter gardens, extruded from the main elevation and highlighted in a contrasting white, precast concrete cladding add depth to this façade, referencing the bay window details of buildings such as Paramount Court and Clare Court.
- 8.42 As the building turns to the more domestic character of Swinton Street, the bays disappear and more pared back detailing around the windows responds to and reinforces the hierarchy of the elevations. This approach to the composition of the facades carefully responds to the surrounding streets recognising Gray's Inn Road as the principal thoroughfare.
- 8.43 The overall material palette identifies brickwork across the facades, reconstituted stone to the ground floor, and decorative metal panels. The proposed materials respond contextually to the established palette in the area and are welcomed.
- 8.44 Horizontal recessed ribbon windows and detailed metal panels provide an ornamental interpretation of the detailing used on the interwar apartment buildings. Light coloured precast elements vertical highlighting the bays and windows take reference from the white sculpted bay windows and balconies of Paramount Court, built in 1930s and provides a vibrant contrast to the red brick.
- 8.45 Reconstituted stone is proposed at ground floor, which references the stucco ground floors of the adjacent Georgian terrace, and a strong stone base is appropriate to a high street building. The residential entrance on Swinton Street is highlighted at street level with a projecting canopy and precast concrete 'frame', referencing details seen in other residential buildings in the area such as Clare Court, Judd Street.
- 8.46 The foundations and retaining walls of the existing building are proposed to be retained and the use of reclaimed bricks as a low-embodied carbon cladding is being explored as part of the proposals. Reclaimed bricks offer a unique texture and aesthetic and this approach to the material strategy from a design and sustainability perspective is supported.
- 8.47 Overall the quality of design draws from the quality and subtlety of materials and detailing and it will be essential that the choice of final materials and detailing maintain the illustrated attention to detail. Condition 4 would secure panels of the brickwork and details of all façade materials. Furthermore, to ensure that the quality of detailing in the architecture is assured through to completion, a head of term "retention of architect", secured by the s106 agreement, would ensure that a suitably experienced and expert architect is retained to deliver the detail and quality required.

Impact on local views and listed buildings

- 8.48 It is evident from the Townscape and Views Heritage Analysis that whilst the building would be visible in the setting of listed buildings, such as the terrace on Acton Street, the height would not be inappropriate or overbearing and there would be a clear delineation between the historic smaller scale buildings of the side streets and the more monumental buildings fronting onto Gray's Inn Road. The improved contextual reference and the manner in which the building steps down towards the finer grained streetscape of Swinton Street means that the listed terrace still reads as a cohesive group and does not feel overwhelmed by the new development.
- 8.49 The building comprises brickwork with gradation and banding making good contextual reference to the historic built environment. The improved treatment to the building frontage and the activation of the ground floor is an enhancement to the conservation area.
- 8.50 In views south along Grays Inn Road the building addresses the junction with an acute brick corner which accentuates the articulation in the façade, allowing the brick volumes to be read clearly. It presents an interesting termination to the building and the principle façade can be recognised distinctly in this view.
- 8.51 The view west along Swinton Street is discussed above. The revisions to the expression of the core where patterned metal panels were changed to brickwork helps to visually differentiate the rooftop pavilion from the rest of the massing. It is considered that that the massing has been carefully composed and reinforces the street hierarchy through its sculpting of the building form, responding carefully to the two different street contexts that converge at the site.
- 8.52 In the view south west from the junction of Grays Inn Road and Argyle Street, the overall parapet height feels comfortable, helped by the set-back rooftop pavilion, and the datum lines established between neighbouring Headland House to the south and Swinton House to the north.
- 8.53 Looking north along Grays Inn Road the additional height responds appropriately to the context of Battle Bridge House and Swinton House. The recessed rooftop pavilion ensures that the building presents an uncluttered roof form.

Design conclusion

- 8.54 The proposed building draws on and interprets the positive features seen in Art Deco interwar apartment buildings in the Bloomsbury Conservation Area to create an architecture that is contemporary and understated, focusing on internal quality of accommodation and residential amenity, successfully responding to its immediate context within the historic environment.
- 8.55 It positively engages with the challenge of how to optimise the delivery of housing in Camden's historic neighbourhoods and sets a benchmark for a refined residential

architecture on a busy road that has experienced piecemeal development of varying quality.

- 8.56 The development is considerate of its neighbouring listed buildings without simply deferring through scale. Instead the proposed building confidently approaches the relationship in a manner that is seen in several instances throughout the conservation area and acknowledges the development context.
- 8.57 It is considered that this high quality contemporary design response draws on surrounding influences, responding creatively to the site and is welcomed. The proposals would help to activate the streets more successfully than the existing building. The composition and detailing have been well considered and this proposal demonstrates a high quality example of how to positively plan for growth in a historic environment. The considered attention to the composition of the façades and intricate detailing would enhance the architectural character of the existing street.

Officers have also considered the relevance of the current proposals for development on the Royal National Throat Nose and Ear Hospital (RNTNEH) site (see Site History above). Whilst close in location, the two sites are in different Conservation Areas and do not share the same site context. Although the RNTNEH has a frontage onto the opposite side of Swinton Street, officers do not consider that the design proposals for development at the RNTNEH have material consequences for the design of the redevelopment of Acorn House. As discussed in section 13 (*transport: Managing and mitigating the impacts of construction*) the main relevance of any potential development on the RNTNEH site relates to construction impact, and the construction management plan for Acorn House would need to take account of other consented, underway or imminent developments in the locality.

- 8.58 The proposed building respects the local context and character and would enhance the character and appearance of the Bloomsbury Conservation Area and would preserve the setting of the adjacent and nearby listed buildings on Swinton and Acton Streets. The proposal is considered to comply with policies D1 and D2 of the Camden Local Plan (2017), the NPPF (2019), the London Plan (2016) and Publication London Plan (2021).
- 8.59 In making this assessment, officers have had regard to the Planning (Listed Buildings and Conservation Areas) Act 1990 (“the Listed Buildings Act”). Section 72(1) of the Act requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area when considering applications relating to land or buildings within that Area; and Section 66 of the Act states that *“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”*

9. HOUSING

Principle of residential

- 9.1 The development will provide 33 affordable homes across 3,469sqm (GIA) of floorspace. The existing self-contained market flat on site would not be replaced. The net uplift in the number of homes is therefore 32. The 33 homes would be provided as 19 London-Affordable (social) Rent and 14 Intermediate Rent. The principles of residential uses on site is discussed in section 7 above.

Housing targets

- 9.2 The uplift in floorspace on site is 1247sqm. For development in Central London policy H2 requires 50% of all additional floorspace to be self-contained housing. The development is housing-led and all uplift in floorspace is provided as affordable housing. In that context the proposals meet both policy H2 and H4.
- 9.3 In the context of the two site approach to development, the proposals constitute 45.9% of the affordable housing target required by policy H4. The details of this assessment are set out in the Belgrove House report section 7.

Mix of tenures

- 9.4 The development will provide 33 homes in 3,469sqm (GIA) of floorspace. The existing self-contained market flat on site would not be replaced. The net uplift in the number of homes is therefore 32. The 33 homes would be provided as 19 London-Affordable (social) Rent and 14 Intermediate Rent. These equate to %age ratios of 58:42 by unit count and 64:36 by floorspace.
- 9.5 London Plan Policies 3.11 and 3.12 and Policy H4 of the Publication London Plan seek to maximise the delivery of affordable housing, with the Mayor setting a strategic target of 50% of all new homes delivered across London to be genuinely affordable. Policy H5 of the Publication London Plan and the Mayor's Affordable Housing and Viability SPG sets out a 'threshold approach', whereby schemes meeting or exceeding a specific percentage of affordable housing by habitable room, without public subsidy, and other criteria such as tenure mix are eligible for the Fast Track Route. Such applications are not required to submit viability information to the GLA and are also exempted from a late stage review mechanism. The intention of the policy, supported by the Mayor's SPG on Viability, is to increase the number of homes being built in London, particularly affordable homes, and also to speed-up delivery.
- 9.6 Part D of policy H5 (PLP) relaxes the qualifying criteria where more than 75% of the net additional housing is affordable, so that applications are permitted to follow the Fast Track Route where the tenure mix is acceptable to the borough or the Mayor where relevant. The SPG refers to the following mix of tenures which will qualify for the Fasttrack approach:
- 30% low cost rent (social rent or affordable rent) with rent set at levels that the LPA considers genuinely affordable;
 - 30% as Intermediate products, with London Living Rent and/ or shared ownership being the default tenures assumed in this category; and
 - The remaining 40% to be determined by the relevant LPA.

- 9.7 Policy H4 of the Local Plan seeks a 60/40 split between Social Rent and Intermediate. The proposed scheme provides 62% as London Affordable Rent and 38% as Intermediate Rent. The mix of tenures has been prepared with input from officers and Registered Providers and has focused on balancing the mix of large, family sized social rented homes alongside a focus on smaller intermediate rent units in order to achieve affordability. The greater affordable rented split is considered acceptable in this context and the proposed tenure mix is acceptable and in accordance with policy. For the purposes of London Plan policy H5 the development proposals are classified as 100% affordable housing. The proposed tenure mix of 62% London Affordable Rent and 38% Intermediate rent (by habitable room) qualifies for the Fast Track Route.

Mix of sizes

- 9.8 Table 9.1 below sets out the mix of unit sizes. The Intermediate homes are provided in 1- and 2- bed units, with the larger 2B4P designed for sharers, in order to achieve the necessary affordability. There is a small over-provision (26.5%) of 1-bed social-affordable homes, where the preference is normally a limit of 20%, but this is considered acceptable in the context of the rest of the mix which targets high-priority 2- and 3- units and includes one large 7-person 4-bed home. Overall the mix responds well to the priorities identified in Camden's Dwelling Size Priorities Table, and is welcomed.

	London Affordable Rent (%age)	Intermediate Rent	%age of total
Studio	0	4 (29%)	12.1%
1B2P	5* (26.5%)	3 (21%)	24.3%
2B3P	4 (21%)	3 (21%)	21.2%
2B4P	4 (21%)	4 (29%)	24.3%
3B5P	5 (26.5%)	0	15.1%
4B7P	1 (5%)	0	3%
Total	19 (100%)	14 (100%)	100%

Table 9.1 : Flat sizes. *Includes 3 wheelchair units

Rents and Service charges

- 9.9 The social-affordable homes are proposed for London Affordable Rent. The rent levels in Table 9 of the Affordable Housing Statement (see Table 9.2 below) are in accordance with GLA LAR rent levels for 2020/21 and would be secured as part of the Head of Term 'On-site Affordable Housing' in the s106 legal agreement.

Unit size	Rental levels (pw)
1-bed	£159.32
2-bed	£168.67
3-bed	£178.05

Table 9.2: London Affordable Rent levels

- 9.10 London Affordable Rents are exclusive of service charges. Camden Housing SPG 2020 (para 3.22) sets out that *‘service charges for affordable housing are generally expected to be around £15 per week or £780 a year at most. To ensure that service charges are kept to a minimum, the communal parts of affordable housing should be designed for durability and low maintenance costs’*. Details of the service charge would be secured as part of the s106 legal agreement, with a view to securing a sustainable and affordable approach to long term service charges.
- 9.11 Intermediate Rent (inclusive of service charge) is proposed for the intermediate tenure, with the rent levels identified in Table 10 of the Affordable Housing Statement (see Table 9.3 below) in accordance with Camden’s Intermediate Housing Strategy. These levels would be secured as part of the ‘On-site Affordable Housing’ Heads of Term in the s106 legal agreement. The GLA have commented that the proposed intermediate rents compare favourably with the Mayor’s preferred London Living Rent levels, noting that the two-bedroom four person units are targeted at sharers. The GLA require input to the review of the relevant s106 clauses to ensure that affordability has been secured and the eligibility criteria for the proposed intermediate units comply with the London Plan.

Unit size	Weekly rent	Annual Household income
Studio	£162	£30,074
1-bed (2P)	£185	£34,475
2-bed (3P)	£215	£39,913
2-bed (4P)	£323	£59,962 (£30k per room based on sharers)

Table 9.3: Proposed weekly Intermediate rents and Annual Household Income

Quality of residential accommodation

- 9.12 Policy D1 of the Local Plan seeks to secure high quality design in development and D1(n) focuses on need for a high standard of accommodation. Housing quality and standards also receive significant attention in the London Plan and associated guidance.
- 9.13 The flats are located over eight floors from levels 1-8. Levels 1-4 have mixed tenures, with five flats per floor. Level 5 would be London Affordable Rent only (5 flats) and levels 6-8 would be all Intermediate Rent (3 flats per floor). The Apartment Schedule indicates that all the flats exceed national space standards. The building would have a single lift core, serving 3 to 5 flats per floor, each accessed from a short and naturally lit communal corridor. The circulation stairs would be prominently located in the entrance lobby a convenient alternative to using the lift.
- 9.14 The use of dual aspect units has been maximised where possible. Each level from 1-8 has a single aspect 1-bed flat facing west. Levels 1-4 also have a single aspect studio facing south east. All other flats would be dual aspect. All flats have private balconies, or winter gardens on the west elevation facing Gray’s Inn Road to provide ‘outdoor’ space to mitigate road noise and air pollution.

- 9.15 Typically the apartments achieve 2.6m floor to ceiling height in living rooms and bedrooms adjacent to the façade, which exceeds the standard of 2.5m in the Mayor's housing SPG. Within the centre of the plan, additional ceiling space is required for services, and these areas achieve 2.4m floor to ceiling height, which is acceptable over a localised area. The room sizes are considered to be acceptable and the layout of each flat is considered to be well planned. The 4B7P family dwelling would have a separate kitchen from the eating area. In each unit, the entrance door opens into a hallway rather than directly into living space, which is welcomed. The Camden Design Review Panel has commended the quality of accommodation.
- 9.16 The sunlight/daylight report identifies that 80 of the 91 habitable rooms would receive daylight levels which exceed the BRE guidance criteria for their room type. Three studios and 8 kitchen/living/dining (l/k/d) rooms would fall short of the ADF guidance levels. The affected rooms are all set in from projecting balconies which reduces daylight and sunlight penetration into the relevant rooms. In response, the primary living area of the affected rooms has been located next to the window. The studio daylight levels are affected by overhanging balconies, while also having private balconies of their own. Fourteen of the 30 windows with direct access to sunlight would receive sunlight for more than 25% of annual probable sunlight hours, as encouraged by the BRE guidance. The shortfall in the remaining 16 rooms is attributed to the positioning of the balconies.
- 9.17 Officers consider that the balconies perform an essential role in providing access to usable external private space for occupiers, and so the slight reduction in internal daylight levels and the impact on sunlight hours to the affected rooms is acceptable.
- 9.18 The window positions and flat layouts have been designed to minimise the potential for occupants to overlook each other. However there would be opportunities for some overlooking from the projecting balconies which are either adjacent to each other or c.7m apart. Screening is proposed, using an open/slatted structure to disrupt views between units but not block daylight. Condition 3 would secure further details of the screens, which will need to rise to 1.8m above floor level in order to be effective.
- 9.19 Across the floors the flats are stacked to mitigate noise transfer between different room types. Section 12 (Neighbouring amenity) addresses the need for the fabric of the building to prevent noise ingress and transfer between uses in the building.

Accessibility

- 9.20 Policy H6 of the Local Plan requires 90% of new-build self-contained homes in each development to be accessible and adaptable in accordance with Building Regulation M4(2), and 10% to be suitable for occupation by a wheelchair user or easily adapted for occupation by a wheelchair user in accordance with Building Regulation M4(3).
- 9.21 All of the residential units accord with Building Regulations M4(2) and this would be secured by condition 26. Three 1-bed flats (London Affordable Rent) are proposed as wheelchair units, situated on levels 1, 2 and 4. Policy 3.8 of the London Plan and Policy D7 (PLP) require at least 10% of new build dwellings meet Building Regulation requirement M4(3) 'wheelchair user dwellings'. The GLA have commented that as the

scheme is 100% affordable, the local authority will be responsible for allocating or nominating tenants and the three units should therefore be 'wheelchair accessible', but as the application site falls within the definition of Small Sites (Policy H2 of PLP), there is flexibility in applying the accessible housing requirements. Condition 28 secures the two nominated wheelchair units on Levels 1 and 2 as Wheelchair Accessible (ie fitted out prior to occupation) and the remainder on Level 4 as wheelchair adaptable.

Communal space

- 9.22 Policy C2 (Community facilities) sets out that the Council will seek planning obligations to secure new and improved community facilities and services to mitigate the impact of developments. The GLA identify that the Mayor's requirement for playspace associated with the development would be 314 sqm. However Camden planning guidance identifies that the GLA aim of 10 sqm per child is only applied by Camden to schemes involving 100 dwellings or more.
- 9.23 An outdoor communal children's playspace (100sqm) aimed at under-5s would be located at level 6. The playspace would be open to the sky but enclosed by geometric patterned walls to provide safe enclosure and shelter from traffic noise. Windows on the south elevation would provide views out from the space and canopied seating would provide a place to sit. Indicative images show soft surface in coloured/patterned design with undulating levels and elements of soft landscaping in moveable pots or planters.
- 9.24 Open Space CPG (para 1.30-31) establishes that the Council will give priority to delivering new areas of formal, equipped play facilities which contain a range of facilities and an environment that has been designed to provide focused opportunities for outdoor play. CPG expects facilities to be accessible to all children living within the development in order to count towards the development's public open space contribution. CPG and the Mayor's 2012 SPG *'Shaping neighbourhoods: children and young people's play and informal recreation'* identifies appropriate facilities for 'doorstep play' which include: landscaping, climbable objects, fixed equipment, seating for carers and sand and water feature (if possible). Further design details of the playspace would be secured in the s106 legal agreement as part of the Facilities Management plan (see below), with an emphasis on formal play equipment and adherence to the guidance for design and play features.
- 9.25 A further communal space would be provided on the roof at level 9 in the form of a community room (44sqm) and adjoining terrace of c.36sqm. The room would have basic kitchen facilities and an accessible toilet and indicative plans indicate the potential to seat 12 people indoors. These facilities would be open to all residents in the building, and would be managed by the Registered Provider. The communal room and terrace would have a good aspect to the south and west, with openable concertina windows to the south.
- 9.26 The daylight/sunlight assessment of sunlight (overshadowing) for the two shared amenity spaces has shown that for both spaces, 99% of the amenity space will receive more than two hours of sunlight on 21st March and thereby exceed the BRE targets.

- 9.27 The two communal facilities seek to make the best of opportunities for providing shared amenity space on a constrained site and the provision of the communal spaces is strongly welcomed, in accordance with policy C2 (Community Facilities), A1 (Amenity of occupiers and neighbours), D1 (Design) and A2 (Open space). In order to ensure that the facilities are managed and maintained to an acceptable standard and to ensure longevity of the facilities, a head of term 'Facilities Management and Maintenance Plan' would be secured by s106 legal agreement. The Facilities Management and Maintenance Plan shall include details of how the communal facilities (community rooftop room and playspace) would provide inclusive access for all residents, with details of hours of use and measures to ensure protection of amenity of occupiers and neighbours. Section 12 (Neighbour amenity) and section 15 (Air Quality) add further commentary on the contents of the Plan.
- 9.28 The GLA Stage 1 report requests that a maintenance plan should be secured by condition, in accordance with London Plan policy D4 (delivering good design) which identifies that (para 3.4.9): *'higher density residential developments should demonstrate their on-going sustainability in terms of servicing, maintenance and management. Specifically, details should be provided of day-to-day servicing and deliveries, longer-term maintenance implications and the long-term affordability of running costs and service charges (by different types of occupiers).'*
- 9.29 The Facilities Management and Maintenance Plan would include details of the longer-term maintenance and affordability of running costs and service charges as requested by the GLA.
- 9.30 While the rooftop community room in Acorn House is a positive asset in the building, its limited size will mean that the new housing may still place some additional demands on local community facilities. The submitted Health Impact Assessment notes (para 65) that *'There are a number of youth clubs within the surrounding area which offer a wide range of activities and support services for young people. The closest youth club to the site is the Kings Cross Brunswick Neighbourhood Association Youth Work located approximately 130m west of the site.'* Officers are aware that the Brunswick Neighbourhood Association is currently developing plans for upgrading the existing King's Cross Neighbourhood Centre to the King's Cross Community Hub.
- 9.31 CPG (Community Uses, Leisure and Pubs Jan 2021) notes that the Council will ensure that development makes appropriate contributions to community facilities based on the needs generated, and will address the cumulative impacts of development on community facilities using funding from the Community Infrastructure Levy (CIL). This suggests that in some instances where the potential impact is significant that it may justify a financial contribution via S106 legal agreement specifically to mitigate rather than just relying on funding through CIL. In this case officers have considered whether it would be appropriate to secure a S106 financial contribution to further mitigate the impact of increased high-density housing on local community facilities in the local area. Taking account of the scale of the development, 33 homes, and the on-site provision of community space it is considered that a further contribution is not required in this instance. The Council's CIL team have advised that there is significant pressure on

allocation of CIL for schemes in the vicinity of the site. However there is scope for the local CIL contribution to be used towards local facilities and a further contribution would therefore not be sought.

Housing: conclusion

- 9.32 Overall it is considered that the development would provide high quality new affordable homes, each generously sized and with a high quality of amenity. The housing would make a significant contribution to meeting housing need in the borough and is welcomed, subject to securing the delivery of the affordable homes to the identified levels of affordability, in accordance with policies H1, H2, H4 and H6.

10. Open space, Landscaping, Trees and Nature Conservation and Biodiversity

Ecology

- 10.1 The submitted preliminary ecological survey reports that semi-natural habitat is largely absent from the site with the exception of four mature street trees along the site boundaries to the north, west and south of the building. The ecology survey found no evidence of protected species or their habitats on site. The survey makes recommendations for adding net biodiversity gain to the site through incorporating nesting boxes for sparrow and black redstarts and green/living roofs.
- 10.2 The design and access statement sets out that the development will introduce areas of brown roof at level 6 next to the play space and level 9 on the roof of the community pavilion, alongside PV panels. A flower rich planting area would be provided at level 1 on the roof of the commercial unit, an area would be provided for climbers and perimeter planting at lower ground floor to the office light-well, and the community terrace and children's playspace would also provide opportunities for localised planting in pots. Condition 10 would secure full details of the landscaping proposals. Condition 20 would secure incorporation of bird boxes and condition 18 would ensure that details of suitably biodiverse roofs are integrated into the next stage of design, alongside a scheme of maintenance.

Trees

- 10.3 A total of seven trees were surveyed and recorded in the submitted tree survey which include four category A trees (A – Trees of good condition and high arboricultural, landscape or conservation value) and three category B trees (Trees of moderate condition, with minor defects or sub-optimal form but still of modest arboricultural, landscape or conservation value).
- 10.4 London plane T1 is located to the north of Acorn House, within the Swinton Street pedestrian footway and forms a continuation of a larger avenue of London plane that runs along Swinton Street and is subsequently considered of intrinsic landscape importance. London Planes T2, T4 and T5 are all considered to be of high amenity value and vital landscape importance. It is noted that the Swinton Street and this section of

Gray's Inn Road are red routes so the trees on the footway are under the ownership of TfL.

- 10.5 No trees are proposed to be removed in order to facilitate development. The scheme involves pruning the trees on the highway back to previous points of reduction to allow sufficient space for demolition and construction, which is considered not to be harmful to the amenity the trees provide or their long-term health. The arboricultural method statement and tree protection plan are considered sufficient to demonstrate that the trees to be retained will be adequately protected in accordance with BS5837:2012. Condition 14 would secure suitable tree protection measures.

Public open space

- 10.6 The Local Plan defines areas deficient in public open space as those which are more than 280m walking distance away from a public open space within a multi-functional role over 0.25 hectares in size. The site is not located within an area deficient in public open space as defined by the LBC Local Plan.
- 10.7 Local Plan policy A2 seeks public open space provisions for major applications. The policy applies a standard requirement of 9sq. m of public open space per occupant for residential schemes. When assessing the occupancy of developments, the formula for calculating the public open space requirement recognises that occupancy rates vary across the borough and so it takes account of the local average household size. Using the CPG formula for 33 new flats in Kings Cross ward (average household size of 2.12 people) provides an open space requirement of 630sqm.
- 10.8 The existing building covers the full plot and provides no public open space. Given the constraints of the location it is accepted that the proposed development shall maintain this approach and not provide on-site open space. Therefore in accordance with policy A2 and CPG Public open space a pro-rata financial contribution towards improving the quality and capacity of existing public open space as a payment in lieu (PIL) of provision will be secured by a head of term 'Open space contribution' in the s106 legal agreement.
- 10.9 In calculating the financial contribution, CPG identifies that play space is generally incorporated as 3.5sqm of the 9sqm per person requirement, and the GLA aim of 10 sqm per child is only applied by Camden to schemes involving 100 dwellings or more. There is 100sqm of playspace on site, so the open space shortfall for residents is 530sqm. Using the CPG formula for capital costs and 10 years maintenance provides an open space contribution figure of £143,100. This figure would be secured by s106 legal agreement.

11. BASEMENT

- 11.1 Policy A5 states that developers are required to demonstrate with methodologies appropriate to the site that schemes maintain the structural stability of the building and neighbouring properties; avoid adversely affecting drainage and runoff or causing other damage to the water environment; and avoid cumulative impact upon structural stability or water environment in the local area. Furthermore the siting, location, scale and design

of basements must have minimal impact on, and be subordinate to, the host building and property.

- 11.2 A number of criteria for basement development on smaller scale schemes is included within the policy but would not be applicable to this development, being a relatively large comprehensively planned site.
- 11.3 The proposals are to demolish the existing building, redevelop the existing basement by providing temporary propping to the retaining wall, and to excavate and construct a second basement within a sheet piling arrangement. The lower basement level will house plant equipment, while the upper basement will provide the majority of the affordable workspace accommodation and ancillary space for the ground floor retail unit. It is noted that the new basement level is adjacent to Grade-II listed buildings on Swinton Street.
- 11.4 The submitted Basement Impact Assessment (BIA) was reviewed by the Council's independent auditor Campbell Reith. Initial comments on shortcomings and issues were resolved with revisions to the BIA.

BIA: technical content

- 11.5 The lower (new) basement has a smaller footprint beneath the centre of the building and will require c.4.5m of excavation. It is stated that the existing retaining wall will be propped during demolition and construction and it is intended to form a new basement wall inside the existing. The BIA notes that sheet piles will be employed to form the excavation for the lower basement, propped at high level in the temporary case and supported further by a reinforced concrete liner wall and lower ground floor slab in the permanent case.
- 11.6 A ground investigation records the results of boreholes sunk from existing basement level and identifies that the reinforced concrete basement slab is underlain by Made Ground to a depth of 1.20 metres below which lies the London Clay Formation. It is noted that no groundwater was observed during drilling, but perched water was recorded at 0.68m below basement slab level during monitoring. Due to the intention to install the sheet pile wall, it is unlikely that water will be encountered during excavation for the lower basement.
- 11.7 The ground investigation report was revised in November 2020 and the BIA was subsequently updated using the soil parameters derived from site specific investigation as requested by CR. It is accepted that the development will have no adverse impact on the hydrogeological environment.
- 11.8 The Flood Risk Assessment concludes that there is very low risk of surface water/sewer flooding. A Sustainable Urban Drainage Strategy (SuDs) design (including a blue roof strategy) is proposed, and together with the need to satisfy Thames Water, CR accept that there will be no adverse impacts to the hydrological environment.

- 11.9 The BIA notes that there are neighbouring buildings to the east and the south of the site. The Ground Movement and Building Damage Assessment has been undertaken for the surrounding structures, which conservatively assumes buildings to have shallow foundations and the illustrative output of the assessment indicates Category 0 to Category 1 damage for the neighbouring properties, which is within the range accepted by policy A5. Detailed input and output data from the modelling has been provided to justify the conclusions presented.
- 11.10 A site constraints plan has been presented which identifies the presence and location of utility lines including Thames Water assets. A Utility Damage Assessment has been undertaken which indicates no significant impact on the surrounding assets due to the proposal.
- 11.11 An outline design for the concrete retaining wall for the second basement is presented and is accepted. Outline sketch details of the sheet pile wall and temporary propping arrangement for that and the existing retaining wall are presented. It is accepted that, assuming appropriate design and good control of workmanship, the proposal will not have an adverse impact on the stability of the surrounding buildings and infrastructure.

BIA: conclusions

- 11.12 Campbell Reith (CR) conclude that the proposed development will not have a significant impact on the hydrogeology or slope stability of the area. Furthermore, with the proposed SUDS and attenuation measures, CR accept that the proposed development will not impact the hydrology of the area. An outline design of the proposed retaining wall for the new basement was included and the revised BIA submission indicates that damage to surrounding properties will not exceed Burland Category 1. No significant impact to surrounding infrastructure is expected.
- 11.13 Condition 29 requires the engagement of a suitably qualified engineer for the final basement design and the duration of the construction works. Condition 30 requires compliance with the methodologies of the approved Basement Impact Assessment. Subject to these conditions, the basement proposals accord with the requirements of policy A5 and Camden Planning Guidance and are acceptable. The adjacent highway is TLRN and is the responsibility of TfL. Any requirements from TfL for 'Approval In Principle' to excavate next to the TLRN would be secured as part of the separate legal agreement between the applicant and TfL.

12. Impact on amenity of neighbours

- 12.1 The Development Plan requires decision makers to have due regard to impacts on neighbouring uses and occupiers, particularly residential, on matters including daylight and sunlight, outlook, overlooking and noise, construction impacts and disturbance.

Daylight/sunlight, overshadowing and light pollution

- 12.2 The increased height of the new building on the site has the potential to have an impact on the daylight/sunlight to the habitable rooms of sensitive neighbouring properties. A

'Daylight and Sunlight (impact on neighbours)' report was submitted with the application. It provides an assessment of the potential impact of the development on sunlight and daylight and overshadowing to neighbouring residential properties based on the approach set out in the Building Research Establishment's (BRE) 'Site Layout Planning for Daylight and Sunlight: A Good Practice Guide (2011)'.

12.3 The report makes use of three standards in the assessment of existing versus proposed daylight and sunlight levels:

1. Vertical Sky Component (VSC) - A measure of the amount of sky visible at the centre of a window. *The BRE considers that daylight may be adversely affected if, after development, the VSC is both less than 27% and less than 0.8 times (i.e. a reduction of more than 20%) its former value.*
2. Daylight Distribution (DD), also known as No Sky Line (NSL) - The area at desk level inside a room that will have a direct view of the sky. *The DD figure can be reduced by up to 20% before the daylight loss is noticeable (i.e. retain 0.8 times its existing value).*
3. Annual Probable Sunlight Hour (APSH) - A measure of the amount of sunlight that windows within 90 degrees of due south receive and a measure of the number of hours that direct sunlight reaches unobstructed ground across the whole year and also as a measure over the winter period. *The BRE considers 25% to be acceptable APSH, including at least 5% during the winter months.*

12.4 Officers note that it is industry practice to review changes in light by reference to the BRE methodology and criteria. It is an inevitable consequence of the built up urban environment that daylight and sunlight will be more limited in urban areas, such as surrounding the application site in the Central London Area. Officers consider that in such situations there may be many factors to be considered in addition to daylight and sunlight contributing to overall amenity for occupiers of existing buildings. The BRE notes that while the Guidance offers numerical target values in assessing how much light from the sky is blocked by obstructing buildings, 'these values are purely advisory and different targets may be used based on the special requirements of the proposed development or its location'.

Daylight/sunlight analysis

12.5 The report considered the closest neighbouring residential properties with windows overlooking the proposed development. These are:

- 61 Swinton Street;
- 68 and 70 Acton Street;
- 243 and 245 Gray's Inn Road; and
- The Lucas Arms, 2-6 (evens) Cromer Street & 245A Gray's Inn Road.

61 Swinton Street

12.6 This is a four-storey mixed used property situated to the east of the site. The property is comprised of primarily commercial use, with a bar / bistro and hotel use fronting Swinton

Street, with, two residential flats at the rear of the property. The assessment is based on internal layouts from planning drawings found online.

- 12.7 The VSC assessment identifies that 10 of the 15 windows considered will see no noticeable reduction in daylight. Two of the remaining 5 windows serve a living/kitchen/dining room on the 1st floor and would see relative reductions of 21.3% - 22.0%, which is just beyond the BRE recommended target of 20%. The room is also served by two primary windows which see no noticeable reduction in VSC levels
- 12.8 The remaining 3 windows all serve a ground floor living/kitchen/dining and see relative reductions of reductions of 21.4%, 22.4% and 28.9%, which are beyond the BRE recommended target of 20%. These windows are limited in outlook and have low existing VSC levels which are more sensitive to relative change. The results show the absolute change to between 2.6-3.1% VSC which is small overall. The daylight report assumes a 'worst case' scenario as it appears that the room may also be served by a rooflight which would provide unobstructed daylight to the room. The result of the NSC assessment have shown no noticeable reduction in daylight levels. Given the small relative exceedance of the BRE standards on the flank windows, the results are considered to be acceptable.

The Lucas Arms - 2-6 (evens) Cromer Street and 245A Gray's Inn Road

- 12.9 This is a three-storey building located to the west of the site with residential accommodation at the second floor. The VSC assessment shows that one window will see no noticeable reduction in daylight. The remaining six windows see proportional reductions of between 20.3% - 21.6% compared to the BRE recommended targets of 20%. These marginal reductions are unlikely to be significantly perceptible to the residents and in absolute terms all six windows would retain between 17.8%– 20.7% VSC which is generally consistent with levels commonly experienced in urban locations such as this.
- 12.10 The NSC assessment shows that four out the five rooms will show no noticeable reduction as a result of the proposed development and the remaining room will see a reduction of 26.5%. For sunlight, the APSH assessment has shown that the one room within 90 degrees due south shows full compliance with the BRE recommended targets.

68, 70 Acton Street, 243, 245 Grays Inn Road

- 12.11 68 Acton Street is a three-storey house situated to the south-east of the site, with the rear elevations facing obliquely towards the proposed development. 70 Acton Street is a four-storey building located to the south of the site with residential accommodation at the rear of the ground floor and on the upper floors.
- 12.12 243 Grays Inn Road is a four-storey south-west of the site with residential accommodation at levels 2 and 3. 245 Grays Inn Road is a four-storey building to the west of the site with residential accommodation at levels 2 and 3.

- 12.13 For all four buildings the results of the VSC and NSC assessments have shown no noticeable reduction in daylight levels to the residential windows. There would be no impact on sunlight to the relevant windows.

Daylight/Sunlight : conclusion

- 12.14 Overall it is considered that the deviations from the BRE guidance on the two most affected building are relatively minor in nature, the homes would continue to receive levels of daylight which are broadly typical for their location and are acceptable in terms of policy A1.

Overlooking/loss of privacy

- 12.15 Each flat in the building has external amenity space in the form of a balcony or winter garden. The winter gardens face west on the street elevation with the nearest facing windows on the other side of Grays Inn Road. This is sufficiently far away that the amenity spaces do not give rise to concerns about loss of privacy of neighbours along Grays Inn Road from the development. The northern elevation to Swinton Street does not have external amenity spaces and there would be no impact from the development on the privacy of neighbours facing the site on the east side of Swinton Street.
- 12.16 The southern and eastern elevations face into the perimeter block to the rear and obliquely towards the backs of properties on Swinton Street and Acton Street. The existing flat on site has a rear roof terrace which runs parallel the boundary with 65 Swinton Street, so a degree of overlooking of the nearest neighbouring properties has already been established. The nearest south facing balconies at each of levels 1-5 would be further from the boundary than the existing roof terrace. Each would be significantly smaller in size than the terrace and at a much more oblique angle to the majority of windows in the nearest properties. As part of the revisions to the design the balconies along the southern boundary of the building with Headland House have been moved north by 1m.
- 12.17 The nearest sensitive windows on the rear of 68 and 70 Acton Street are at least c.18m from the nearest east-facing balconies at levels 1-8, and at an oblique angle.
- 12.18 Overall it is considered that the combination of distance and oblique angles between the new balconies and sensitive windows in neighbouring properties means that there is unlikely to be any significant overlooking or loss of privacy arising from the new residential uses, and there is no need for additional privacy screening.

Outlook

- 12.19 The addition of height and bulk to the site has the potential to be overbearing on neighbouring properties. The Gray's Inn Road element of the new building largely retains the existing rear building line and although the rear parapet above level 8 is 11m higher than the existing, its new massing does not extrude significantly outwards to the rear. The removal of the existing flat at level 1 means that the massing closest to the rear of Acton Street properties is reduced from the existing. The building line of the

Swinton Street element steps into the rear courtyard (south) by 3m but would remain at least 20m from the rear of the nearest properties on Acton Street, and the additional 4.3m of height to the top of the enclosing wall around the rooftop play area is not enough additional height to add to the sense of enclosure experienced in the nearest properties which face north along Acton Street.

- 12.20 There would be no significant change to the building lines along the street elevations and the additional height and bulk of the building experienced in properties along the opposite side of Swinton Street and Grays Inn Road would not be harmful to their outlook or sense of enclosure.
- 12.21 Overall the additional height and bulk on the building has been sensitively located and moderated so that the impact of the building on the outlook and sense of enclosure experienced within the perimeter block and in the surrounding area would not be significantly changed from the existing arrangement.

Light nuisance

- 12.22 Indicative details of external lighting are set out in the applicant's Design and Access Statement. There is limited potential for the development to create light spillage, although external lighting to the balconies, communal play space and community roof space will need to be designed and specified to be sensitive to the need to avoid glare or unwanted light trespass to neighbouring properties. Lighting on the building should be limited to discrete fixtures which illuminate for the purposes of wayfinding and visibility, and should avoid light washing the elevations. Details of the lighting strategy would be secured by planning condition 24.

Roof terraces

- 12.23 The rooftop playspace and communal room with terrace have the potential to host night-time nuisance if not adequately managed and overseen. As discussed in section 9 (Housing: communal facilities) a Facilities Management and Maintenance Plan would be secured as a head of term to the s106 and will include a limit on hours of use and a management regime for the outdoor spaces. The rear courtyard area at lower ground floor which serves the commercial unit would be well screened from neighbouring properties and is unlikely to lead to harm to local amenity.

Noise and vibration impacts

- 12.24 The applicant submitted an acoustic planning report, which presents background sound levels measured during a survey and used as the basis for setting limits for noise emission from proposed building services plant. The report also uses the measured ambient and maximum noise levels to assess building envelope sound insulation requirements to achieve appropriate internal noise levels for residences.
- 12.25 Appropriate noise measurements have been carried out to determine the existing sound levels in the area during a noise survey taken over 15 minute periods between 11

September 2019 and 16 September 2019. A vibration survey was carried out on 18 September 2019.

- 12.26 The development would include space for plant equipment at level 9 and in the basement. The plant equipment has not been specified and so further assessment of the noise impact from the equipment will be needed to demonstrate compliance with the Council's noise requirements. The acoustic report indicates that tactile vibration it is unlikely to be problematic for the proposed development and no special measures will be required for vibration, however the rooftops will host plant equipment with the potential for building-borne noise transmission to the flats below. Condition 5 would therefore secure details of plant equipment with appropriate noise mitigation prior to first installation, along with vibration mitigation mechanisms.
- 12.27 Table 3 of the acoustic report identifies the relevant acceptable internal noise levels in residential dwellings (nighttime 30dB and daytime 35dB) and proposes appropriate acoustic performance for the façade sound insulation performance. The rooftop play area, communal room, commercial workspace and adjoining heavily trafficked streets have the potential to transfer noise and vibration to the adjoining flats and so condition 7 would require the building structure and fabric to be designed to protect residents from noise and vibration elsewhere within the development and achieve the necessary standards.
- 12.28 The retail and commercial space at ground and lower ground floor have the potential to be the sources of noise. The acoustic report identifies the necessary conditions to mitigate the risk of noise egress (such as music playing) from the units.
- 12.29 The development includes proposals for a backup generator which has the potential to cause nuisance to local amenity from noise and emission when undergoing regular testing and during any emergency use, if not properly regulated. The Air Quality aspects are considered in section 15 (Air Quality) and the 'Emergency Generator Strategy' head of term in the s106 would ensure that the generators are only operational during power-out emergencies and controlled periods of testing. Condition 6 specifies applies a limit to the noise from generators. Subject to these conditions the proposed acoustic measures for the development are acceptable in terms of policies A1 and A4 of the Local Plan.

13. **TRANSPORT**

Policy

- 13.1 The Local Plan policies most relevant include T1 (promoting sustainable transport), T2 (car-free development), T3 (transport infrastructure improvements) and T4 (sustainable movement of goods and materials). London Plan policy T1 (Strategic approach to transport) states that proposals should facilitate the delivery of the Mayor's strategic target of 80 per cent of all trips in London to be made by foot, cycle or public transport by 2041.

- 13.2 London Plan policy T1 (Strategic approach to transport) states that proposals should facilitate the delivery of the Mayor's strategic target of 80 per cent of all trips in London to be made by foot, cycle or public transport by 2041. It also states that all development should make the most effective use of land, reflecting its connectivity and accessibility by existing and future public transport, walking and cycling routes, and ensure that any impacts on London's transport networks and supporting infrastructure are mitigated.

Site

- 13.3 The application site is highly accessible by public transport being located within a short walking distance (450m) of Kings Cross and St Pancras Stations and as well as local bus stops. The building has a basement parking area that can accommodate 4 vehicles. Access to the car park is via a ramp located at the eastern extent of the site's Swinton Street frontage.
- 13.4 The site is bounded by the A501 (Gray's Inn Road) to the west, which forms a part of the TLRN red route network. It is one-way northbound adjacent to the site and forms part of the wider King's Cross gyratory system. This part of Gray's Inn Road has three traffic lanes and a bus lane that operates between 7am and 7pm. Traffic signals with pedestrian crossing facilities are provided at the junction of Gray's Inn Road with Swinton Street.
- 13.5 Swinton Street is also a red route, supporting two lanes of traffic linking King's Cross Road to Gray's Inn Road. Car parking is provided on both sides of the road over much of its length, with permit holder parking restrictions operating from 8:30am to 6:30pm from Monday to Friday and on a Saturday from 8:30am to 1:30pm. On-street loading bays are provided on Swinton Street opposite the site and within 20m of the site outside the neighbouring hotel building.
- 13.6 As they both form part of the TLRN, alterations or works to Swinton Street and Gray's Inn Road are part of TfL's responsibility.

Cycle parking: Long Stay

- 13.7 Policy T1 of the Local Plan and the minimum standards of the PLP standards set a requirement of 66 long stay cycle spaces for the new homes and 11 for the commercial components of the development. The Council also expects provision for non-standard cycles and 4 short stay spaces.
- 13.8 Cycle storage would be provided for the residents in a dedicated cycle storage facility, accessible from the residential entrance lobby. It would provide 66 spaces for the occupants, two of which will be wider bays suitable for parking cargo bikes or tricycles, 38 will be two-tier stands and 26 will be vertical cycle parking. The vertical and upper tier of the two tier cycle parking will be gas assisted to enable users to easily park their bike. The cycle store is located on the ground floor of the building, providing step free access from the Swinton Street, which would provide ease of access and help to promoting cycling by the future residents.

- 13.9 An additional 11 spaces are proposed on the lower ground floor for the retail and office uses, which would be accessed via a shared lift core from the ground floor.
- 13.10 The level of provision of long stay cycle parking proposed is in accordance with the minimum requirement of the (intend to publish) London Plan, Policy T1 of the Local Plan and CPG Transport. Conditions 12 and 13 require the installation of the residential and commercial cycle spaces prior to first occupation of the respective uses.
- 13.11 Officers acknowledge the Camden Cycle Campaign objection to the principle of placing short stay cycle spaces on the public pavement. However the site is highly constrained and the building would require significant re-design in order to accommodate visible and easily accessible short stay spaces. The Council will secure funding of £500 to provide 4 short stay spaces on the public highway near to the building through a head of term in the s106 'Short Stay Cycle Contribution'. As all of the public highways adjoining the site is TfL-managed TLRN, the Council's highways team will work with TfL to identify appropriate locations for short stay spaces in the vicinity of the building, either on TLRN or Camden footway, in a location that does not impede pedestrian desire lines.

Trip generation

- 13.12 The submitted Transport Assessment includes assessment of trip generation using TRICS trip generation software. The estimates predict the existing use would have generated up to 90 two-way trips in the AM peak and 81 two-way trips in the PM peak. The new reduced B1 office space is predicted to generate 15 trips in the AM peak and 14 in the PM peak.
- 13.13 The residential trips generated by the 33 new dwellings would not have significant effect on the transport network, with an estimated 18 two-way trips in the AM peak and 20 two-way trips in the PM peak. Due to the location and car free nature of the residential development, it is likely that the majority of the trips will be done by sustainable modes of transport. The proposed development is likely to result in a reduction of two way trips in the AM and PM peaks and across the day.

Car parking and servicing

- 13.14 The whole of the development (commercial and residential components) will be secured as car free, in accordance with Local Plan policy T2. The four existing basement parking spaces will be removed and no on-site car parking will be provided and residents/businesses will be restricted from obtaining residents parking permits. The car-free planning obligation would be secured by s106 legal agreement.
- 13.15 Disabled blue badge holders will be able to park in Disabled Bays and Residents Bays on Swinton Street. Resident Bays and single red line on Swinton Street could also be converted to Disabled Bays for future residents if the need arises. A financial contribution of £13,500 will be secured to cover the cost of creating up to three disabled bays on the public highway for future residents of the development as part of the S106 contributions.

- 13.16 Vehicles servicing the commercial and residential development will be able to use the two existing loading bays on Swinton Street in close proximity to the property. The GLA have requested that the delivery and servicing management plan is secured by condition. However, given the scale of the development which falls below the threshold for triggering a travel plan, the limited servicing required by the flats and the red-route controls in place outside the building, officers consider that deliveries to the development can be handled using the on-street arrangements and a formal servicing and deliveries management plan is not required.

Managing and mitigating the impacts of construction

- 13.17 Construction management plans (CMPs) are used to demonstrate how developments will minimise impacts from the movement of goods and materials during the construction process (including any demolition and excavation works). The Council's primary concern is public safety but there is also the need to ensure that construction traffic does not create or add to existing traffic congestion in the local area. The proposal is also likely to lead to a variety of amenity issues for local people (e.g. noise, vibration, air quality, etc.) and the Council needs to ensure that the development can be implemented without being detrimental to amenity or the safe and efficient operation of the highway network in the local area.
- 13.18 Colleagues in Environmental Health comment that given the scale of the development, the works should be carried out under a 'Control of Pollution Act 1974, Sec. 61 application' to control construction noise and vibration.
- 13.19 A draft CMP has been submitted in support of the planning application. The GLA comment that a full construction logistics plan (CLP) should be submitted for approval by TfL and the Council prior to commencement, and highlight that key issues to be agreed include the protection of London plane trees, temporary relocation of sub-station and maintenance of pedestrian and cycle facilities. As the works will take place in and around TLRN, various licences will be required from TfL for gantry and hoardings, alongside highway agreements for delivery of any temporary and permanent changes.
- 13.20 The Council would expect construction vehicle movements to and from the site to be scheduled to avoid peak periods and school run periods to minimise the impacts of construction on the transport network. Furthermore the CMP would be required to take account of cumulative impacts from other nearby sites being constructed at the same time. This is very important due to the location of the site. The contractor would need to register the works with the Considerate Constructors' Scheme. The contractor would also need to adhere to the CLOCS standard.
- 13.21 While the information provided in the draft is useful, a more detailed CMP would therefore be required and it would be secured via a s106 planning obligation. The development and assessment of the CMP would require input from officers from the Council and TfL, as well as local residents and other stakeholders. In order to ensure ongoing monitoring and enforcement of the CMP during demolition and construction, a CMP implementation support contribution of £7,564.50 would be secured via a Section 106 planning obligation.

Construction Impact Bond

- 13.22 Construction activity can cause disruption to daily activities, however a well-run site that responds to the concerns of residents can greatly improve the situation. While most sites deal quickly and robustly with complaints from residents, and reinforce the requirements of the Construction Management Plan with site operatives, there can be situations where this does not occur and officers in the Council are required to take action.
- 13.23 Camden Planning Guidance (Developer Contributions) states that “In respect of developments raising particularly complex construction or management issues where the Council will have to allocate resources to monitor and support delivery of obligations the Council may require payment of an upfront financial bond which the Council can draw upon if needs be.” The bond will be fully refundable on completion of works, with a charge only being taken where contractors fail take reasonable actions to remediate issues upon notice by the Council. A construction impact bond of £15,000 would need to be secured via a Section 106 planning obligation.

Highway works contribution

- 13.24 The carriageway and footway directly adjacent to the site on Gray’s Inn Road and Swinton Street are likely to sustain damage as a result of the proposed demolition, excavation and construction works required. As the land in question is under TfL management, a head of term would be added to the s106 legal agreement requiring the developer to enter into a s278 with TfL prior to commencement, to cover the costs of the remedial works and the costs of re-instating the basement vehicle crossover

Pedestrian, cycling and environmental improvements

- 13.25 The change of use from offices to flats and a limited element of commercial space is likely to reduce the trip generation of the site and the consequent impact on the local pedestrian and cycling environment. It is there considered that a pedestrian and environmental contribution is not required as part of this development.

Summary and Conclusions

- 13.26 The transport proposals are in accordance with policies T1, T2, T3 and T4 of the Local Plan, subject to the conditions identified above and securing the following heads of terms in the s106 legal agreement:
- Car-free development
 - Blue badge parking bay contribution of £13,500
 - Construction management plan (CMP)
 - CMP implementation support contribution of £7,564.50
 - Construction Impacts Bond of £15,000
 - Short Stay Cycle Contribution- £500
 - Developer to enter into S278 with TfL

14. SUSTAINABLE DESIGN AND CONSTRUCTION

- 14.1 The Local Plan requires development to incorporate sustainable design and construction measures, to ensure they use less energy through decentralised energy and renewable energy technologies. All developments are expected to reduce their carbon dioxide emissions by following the steps in the energy hierarchy (be lean, be clean and be green) to reduce energy consumption. Policies CC1 and CC2 of the Local Plan require development to minimise the effects of and be resilient to climate change and to meet the highest feasible environmental standards. Developments must achieve a 20% reduction in CO₂ emissions through renewable technologies (the 3rd stage of the energy hierarchy) wherever feasible. They are also expected to achieve a BREEAM 'Excellent' rating and minimum credit requirements under Energy (60%), Materials (40%) and Water (60%).

Demolition, reuse and circular economy

- 14.2 The proposals for demolition of the existing building have been accompanied by a justification for the demolition and a study of the whole of life (WLC) carbon cost of replacing the building, as required by policy CC1 part e which requires all proposals that involve substantial demolition to demonstrate that it is not possible to retain and improve the existing building.
- 14.3 The investigation of alternatives to demolition found that the core and a number of other components of the building would restrict the potential for optimal development on site, within the brief of achieving affordable housing. The design team also noted that the thin external fabric and external structural slabs and columns are not sufficient to meet modern standards of thermal efficiency. The whole of life carbon appraisal looked at the potential for refurbishment. The submitted energy statement sets out that refurbishment of the existing building to last for another 60 years would require major interventions, with only parts of the existing building's basement and c.75% of the existing building's superstructure capable of reuse in a hypothetical refurbishment scenario. The assessment found that the new building would lead to an 11% uplift in carbon dioxide emissions over a refurbishment scenario. However, retaining the building's superstructure would lead to fewer and smaller apartments compared to a new build scenario. It was therefore concluded that taking down the superstructure of the existing building was the most viable option, which will result in a significantly more efficient structure and better spatial quality in the apartments.
- 14.4 As well as providing the framework for quantifying and justifying the carbon cost of demolition, the whole of life carbon assessment has supported carbon-based decisions about design matters. The study has led to parts of the basement being retained, saving c60 tons of carbon (1.5% of total whole of life carbon) and 244 m³ of demolition materials can be diverted from landfill. The circular economy statement sets out that the proposed building would be designed to have long life expectancy, however the requirements of the building are likely to change intermittently and therefore the most suitable strategic design approach is for the proposed development to be designed with adaptability and disassembly in mind.

- 14.5 It notes that reuse of existing building components has been fundamental to the new design of the proposed development. The Statement sets out that the development has established strategies for implementing circular economy principles, which targets the London Plan policy SI7 expectation that 95% of construction and demolition waste should be diverted from landfill.
- 14.6 Condition 34 would secure compliance with the Circular Economy Commitments set out in Chapter 4 and Table 2 of the Statement. Condition 33 would require the developer to submit post construction results to the GLA's WLC assessment template to help demonstrate actions taken to reduce life-cycle carbon emissions.

Energy: Be Lean & Be Clean

- 14.7 The energy proposals for Acorn house are for a wholly electric building, with no on-site combustion in normal operation. The proposals generally meet the carbon reduction requirements using up to date SAP10 carbon factors. The proposals also make good reductions through energy efficiency (Be Lean) of 11.8% for the commercial parts and 8.6% for the residential although they fall short of the 15% requirement for commercial and 10% for residential in the New London Plan which is a material consideration. There is an overall carbon reduction 41.2% for the commercial parts, 57.1% for the residential parts and a development wide average of 51.9% which exceeds the 35% minimum.

Energy: Be green

- 14.8 The minimum of 20% on site renewable energy generation (Be Green) has been exceeded with the achievement of 31%. The proposals do not meet the zero carbon development requirement and therefore a Carbon Offset Contribution of £71,250 should be secured through the s106 legal agreement.
- 14.9 Air to water heat pumps are proposed for the heating and centralised hot water via heat pumps which is generally welcomed. Further details of the system were submitted, including indicative energy costs to occupants and qualitative analyses regarding maintenance and plant. As there are no heat networks available in the vicinity to which the development could link there will be no requirement for futureproofed district heat connections in the s106.

Energy: Be green

- 14.10 Approximately 50m² of solar PV on a brown roof area is proposed which is expected to provide 8,500kWh of energy per annum. Condition 27 would secure further details and to ensure that they are installed.
- 14.11 Condition 17 would secure an upper limit of water consumption to 105 litres per person per day plus 5 additional litres for external water use.

Overheating and active cooling

- 14.12 Due to the poor air quality in the area it is proposed that the windows are sealed. However this means that the building is at risk of overheating and in this case

active cooling has been added to the Mechanical Ventilation & Heat Recovery (MVHR) system which will provide the ventilation. However cooling demand should be minimised through full consideration of all possible measures including external shading. It is noted that if air quality improves in the longer term then natural ventilation would negate the need for active cooling. If this is shown to have occurred prior to commencement and revised air quality mitigation approved and windows are openable then active cooling should be removed. A Ventilation and Cooling Strategy would be secured by s106 head of term accompanied by an updated Air Quality Assessment. This would be carried out as late as possible in the design and construction cycle to allow a reassessment of whether air quality has improved sufficiently to enable natural ventilation and the removal of the need for active cooling.

14.13 Due to the large domestic portion of the development and non-domestic areas contributing to less than 500m² of the overall development area, policy does not require BREEAM registration.

14.14 The proposal also includes a living roof. Condition 19 would secure details of the green roof structure, planting species and a scheme of maintenance.

Energy: Be Seen (Energy monitoring)

14.15 The GLA energy hierarchy includes a new level 'Be Seen' which requires developments to monitor, verify and improve their energy performance during operation. The submitted energy strategy identifies that 'electricity and water supply to the building, including the output from the photovoltaic system, will be fully metered. The metering strategy throughout the building will be following CIBSE's TM39:2006, high resolution sub-metering to enable at least 90% of the estimated annual electricity use to be allocated to specific end-use activities'.

14.16 It notes that sub-meters will measure electricity, heating and energy use for air tempering as part of the building energy and power monitoring system, which will be configured to provide energy consumption data to each user group/tenant within the building and will also be linked to the building energy management system (BEMS), thus enabling data capture and storage for long term review and optimal operation. It notes the possibility of installing a "Green Screen" to display live building data in the entrance reception.

14.17 The current GLA consultation draft guidance 'Be Seen' sets out a requirement for applicants to report against the performance indicators at each stage of the process'. Condition 31 would secure details of a transparent monitoring system and a requirement for the energy data to be uploaded to the GLA database at each stage of the development.

14.18 On the basis of the assessment above, the proposals are in accordance with policies CC1 and CC2 and are acceptable on sustainable and energy grounds, subject to the following planning obligations and conditions being secured in the event of an approval:

- Sustainability measures to be secured through a S106 sustainability plan

- Energy provisions to be secured through a S106 Energy Efficiency and Renewables Plan
- Contribution to Carbon Offset Fund of £71,250
- Ventilation and cooling strategy

15. **AIR QUALITY**

- 15.1 The Local Plan requires the submission of air quality assessments for developments that could cause harm to air quality. Mitigation measures are expected in developments located in areas of poor air quality.
- 15.2 Policy CC4 (air quality) is clear that the Council will ensure that the impact of development on air quality is mitigated and exposure to poor air quality is reduced in the borough. The Council will take into account the impact of air quality when assessing development proposals, through the consideration of both the exposure of occupants to air pollution and the effect of the development on air quality.
- 15.3 Developments that introduce sensitive receptors such as housing in locations of poor air quality will not be acceptable unless designed to mitigate the impact.

Impacts on local air quality

- 15.4 The Air Quality Statement was updated with further information during the assessment following requests from officers and further ventilation details were received.
- 15.5 The development will be provided with heat and hot water by air source heat pumps which will not result in any local emissions to air. This is welcomed in this area of poor air quality. In addition the proposals meet the requirement to be air quality neutral.
- 15.6 Due to the location in an area of poor air quality there is concern about the internal air quality for the future residents occupying the building. Non-opening windows supported by with mechanical ventilation are proposed to protect the internal air quality, however the inlets are currently incorporated into the façade at the level of each home. The application material references an 'allowance for filtration' but provides no details to demonstrate the measures which would protect the internal air quality. As such as the air quality at a majority of the units exceeds 42µg/m³, which is over 5% above the national air quality objective level, which is contrary to policy CC4.
- 15.7 Officers do not accept the current approach of individual air intakes at each flat as being an acceptable approach, due to the known exceedances of air quality pollution around the building (especially on the lower floors close to traffic and emission sources), concerns about the efficacy of NO₂, PM_{2.5} and PM₁₀ filtration and the distributed method of using filters in each flat, requiring individual maintenance and care. The current failure to demonstrate that the Air Quality standards can be met means that the proposals are contrary to policy CC4, which states that 'developments that introduce sensitive receptors (i.e. housing, schools) in locations of poor air quality will not be acceptable unless designed to mitigate the impact'. However officer consider that the practical solution is to use an air intake at roof level, with centralised filtration if

necessary, and distribute ventilation to flats as needed. Some flats may not need this approach - if the air intake from their level meets the necessary standards.

- 15.8 The air quality at higher levels is better than closer to the street, and therefore consider it is appropriate and necessary for the development to undergo a re-appraisal of the ventilation strategy, using the starting point of providing a centralised system with roof level air intake where the air quality would be acceptable. This would be secured in a 'Ventilation and Cooling Strategy' Head of Term in the s106 legal agreement.
- 15.9 To futureproof the development in the longer term, openable vents in the facade will also be installed to allow for a natural ventilation strategy to be adopted when NO_x are within safe limits.

Emergency generators

- 15.10 Further details were provided of the air quality at the rooftop playground receptors. The rooftop areas are shown to be within the national annual mean objective levels of 40µg/m³ for NO₂ and PM₁₀, 25µg/m³ for PM_{2.5} and just within the 20µg/m³ WHO limit for PM₁₀. However the NO₂ levels are above the 5% leeway of 38µg/m³ and the PM_{2.5} levels are over the WHO objective of 10µg/m³, which are supported by the London Plan (para 9.1.2 supporting policy SI 1 Improving Air Quality). It is noted that whilst the annual objectives apply at the facades of residential properties and at schools, they do not generally apply at the gardens of residential properties. However, the testing and use of the proposed Emergency Generator may increase pollution exposure at the rooftops. Officers are concerned that limited justification and details have been provided for the generator and consider that a head of term "Emergency Generator Strategy" is required in the s106 which will secure exploration of non-diesel alternative fuel sources/technologies to be carried out before the specification of the generator is agreed. Furthermore, depending on whether the generator introduces local emissions, the Strategy may need to include a management plan component which addresses how the generator can be safely tested and operated without risk of harm to human health. Such measures may include the need to close the rooftop areas during the tests.

Construction

- 15.11 There is a medium risk of local nuisance and health concern from dust during construction and demolition unless the issue is mitigated. Appropriate mitigation would be secured through the use of the checklists on the Construction Management Plan pre-forma which will be required before commencement. Condition 22 requires air quality monitoring to be installed and operational on site from at least three months before demolition is started.

16. FLOODING AND DRAINAGE

- 16.1 Camden Local Plan policy CC3 seeks to ensure development does not increase flood risk and reduces the risk of flooding where possible. The NPPF requires all major developments to include Sustainable Urban Drainage Systems (SuDs) unless demonstrated to be inappropriate (as set out in the Ministerial Statement by the

Secretary of State on 18 December 2014). Major developments should achieve greenfield run-off rates wherever feasible. Development should also follow the drainage hierarchy in policy 5.13 of the London Plan.

- 16.2 The application site is not in a local flood risk zone or a historically flooded street; therefore, there is no increased surface water risk. The site is also not in a designated area of increased groundwater susceptibility. A flood risk assessment and further details of clarification relating to the micro-drainage run-off (rates and volumes) calculations have been submitted for assessment. The details have been assessed by the Council's Lead Local Flood Authority (LLFA).
- 16.3 The footprint of the development would remain unchanged and remains 100% impermeable. The LLFA officer has confirmed a preference for attenuation of runoff using blue/living roofs, and that subject to such measures, peak surface water discharge of 2.0 litre/sec from the site would be acceptable. This rate of runoff would require a minimum of attenuation volume of 35m³. A further subterranean attenuation tank of 10m³ is also proposed. Condition 18 requires details of the rainwater attenuation, with a presumption that at least 35m³ would be provided in blue roofs. Overall, the proposed development has been designed to reduce the risk of flooding on the site and surrounding areas and is acceptable subject to conditions.
- 16.4 Condition 21 would secure evidence that a piling method statement has been agreed with Thames Water, in order to minimise the potential for damage to subsurface sewerage infrastructure.

17. **ACCESSIBILITY**

- 17.1 Local Plan policy C6 (Access for all) promotes fair access and for barriers that prevent everyone from accessing facilities and opportunities to be removed. The need for all new development in London to achieve the highest standards of accessible and inclusive design is emphasised in policy 7.2 (An inclusive environment) of the London Plan and policy D5 (Inclusive Design) of the Publication London Plan.
- 17.2 The existing building has a number of entrances along Gray's Inn Road and Swinton Street. All existing entrances along Swinton Street have stepped access due to the gradient of the sloping street. The proposed building will introduce steps in the ground floor slab to enable level access to the retail, office and residential entrances. Lifts within the building have been designed to accommodate wheelchairs and cycles where necessary to ensure good access for all building users.
- 17.3 The development will include 3 apartments suitable for wheelchair users. Two of the 1b-2person London Affordable (social) rented flats at levels 1 and 2 would be secured as wheelchair accessible apartment, designed to meet M4(3)(2)b. A third 1b-2person flat at level 4 would be wheelchair adaptable, designed for M4(3)(2)a. All other apartments would be accessible & adaptable as described in Approved Document M4(2). Condition 26 would secure the units as fully accessible.

- 17.4 On the basis of the above, and subject to the attached condition, the proposal is considered to improve accessibility levels across the site in compliance with policy C6 of the Camden Local Plan.

18. COMMUNITY SAFETY

- 18.1 Policy C5 of the Local Plan requires developments to demonstrate that they have incorporated design principles that contribute to community safety and security. The applicant discussed the proposals with the MET Police's Design Out Crime Officer during the pre-application stages and incorporated design features as a result of the feedback.
- 18.2 The area suffers from higher than average levels of antisocial behaviour and drug related crime. In general it is considered that the development would be positive from a community safety perspective. The introduction of residential uses to the site will lead to arrivals and departures outside of offices hours and will have a positive impact on the passive surveillance of the area. The new occupancy of the building would provide a significant increase in overlooking of the local streets
- 18.3 The building would have a secure perimeter and would provide no through-route across the site. The residential lobby would be designed to be open to residents only.
- 18.4 Overall the proposals would accord with the requirements of policy C5 and are acceptable.

19. LAND CONTAMINATION & ARCHAEOLOGY

- 19.1 The application is supported by a Ground Investigation Report. Based on soil testing, the report advises that soils on site are considered to present a low risk of harm to identified receptors and unlikely to warrant substantial remediation or mitigation measures during construction. Following demolition, the report recommends that exposed soils are visually inspected by a competent person to confirm the low risk and/or make recommendation for further works if considered necessary.
- 19.2 In terms of human health risk, the revised risk assessment indicates when soil contaminants were compared to the assessment criteria for residential end use without plant uptake all contaminant levels (inorganic and organic) were below their corresponding guideline levels, except for lead. This indicates remedial action should be undertaken in the proposed courtyard so that soil lead levels are acceptable and do not pose a human health risk to future users. Condition 25 would secure a Remediation Strategy, which should also address the laboratory results which indicate a soil chemistry that is not suitable for buried potable water supplies without confirmation from Thames Water.
- 19.3 In terms of demolition and construction workers, as a precautionary measure it is recommended a copy of the site investigation report is provided to the main contractor.

Asbestos

- 19.4 Environmental Health officers note that the property may contain asbestos and its demolition has the potential to expose site workers to risk of exposure. The obligations for safe removal of asbestos is addressed by the 'duty to manage' in the Control of Asbestos Regulations 2012. An informative would be added to remind the developer of their obligations under the relevant legislation.

Radon

- 19.5 Environmental health officers have also raised a concern about the potential risk to future occupiers from exposure to radon gas and advise that as a precautionary approach it may be prudent to consider radon reduction at the design stage.
- 19.6 The submitted assessment identifies that the British Geological Survey database was used to review reported radon levels in the area to establish recommended radon protection levels for new dwellings. The database identifies that the site is located where no radon protection measures are required. The applicant's consultants have advised that 'given the sites categorisation, the underlying geology and the nature of proposed development (commercial use in basement), it is our opinion that the risk of radon accumulation is low'. The consultants acknowledge that it may be prudent to carry out radon monitoring in the existing basement but in any event post-completion monitoring would be a requirement under Health & Safety at Work Regulations 1999 and this would be completed as required.
- 19.7 Officers consider that the risk of radon gas exposure has not been identified as sufficiently high to justify requiring a pre-commencement precautionary condition, and recommend that an informative is added to the permission to clarify that post-occupancy monitoring is required under separate legislation.

Archaeology

- 19.8 The site does not lie within an archaeological priority area. Additionally the existing building and basement will have already had a significant impact to any historic below ground deposits. The Historic England Greater London Archaeological Advisory Service (GLAAS) have concluded that the proposal is unlikely to have a significant effect on heritage assets of archaeological interest and concur with the conclusions and recommendations set out within the submitted archaeological desk based assessment. No further assessment or conditions relating to archaeology are necessary.

20. REFUSE & RECYCLING

- 20.1 Policy CC5 of the Local Plan seeks to make Camden a low waste borough. The policy aims to reduce the amount of waste produced in the borough and increase recycling. It also aims to ensure that developments include facilities for the storage and collection of waste and recycling.
- 20.2 The application includes a Waste Management strategy which identifies that waste and recycling provision has been designed to meet Camden guidance (CPG Design and supporting document 'waste storage and arrangements for residential and commercial

units'). The proposal includes separate waste and recycling storage facilities for the commercial and residential uses.

- 20.3 Residents will have access to a dedicated waste storage area including bins for general waste, mixed dry recyclables, food recycling and bulky waste storage. The bin store is accessible from inside the building via the entrance lobby and directly from the street. The waste and recycling storage capacity has been sized to exceed Camden's guidance on storage requirements. Condition 8 would secure provision of the residential bin store.
- 20.4 The separate commercial bin store is also located on Swinton Street and accessed from the street only. It is proposed that retail waste will be collected directly from the street at agreed times. Commercial waste storage requirements are less defined than residential and the storage is sized to meet BS 5906:2005 volumes arising per employee. The collection frequency will be weekly although should more frequent collection be necessary when the development is occupied, the tenant will be able to make arrangements with its commercial waste collection contractor.
- 20.5 Refuse vehicles will be able to stop within the loading bay on the southern side of Swinton Street outside 61 Swinton Street when collecting material from the bin store. This is the closest available collection point, although it is just outside the 10m recommended travel distance for bin collection. Condition 36 would secure provision of the commercial bin store.
- 20.6 Overall, the proposals for waste and recycling storage are considered to be acceptable.

21. Economic benefits, Local Employment and Procurement

- 21.1 The proposed development is of a large scale and it would generate significant local economic benefits and opportunities.
- 21.2 Local Plan policy E1 states that in major developments the Council will seek to secure employment and training opportunities for local residents and opportunities for businesses based in the Borough to secure contracts to provide goods and services.

Employment and training obligations

- 21.3 CPG 2018 acknowledges that businesses bring a number of benefits to their local area. They can provide employment for local people and new business development can benefit the local economy and existing businesses as employees use local shops, facilities and services. Through their support for training and employment opportunities policy E1 (Economic development) and policy E2 (Employment premises and sites) aim to ensure that the borough's economy will be strong and diverse and that Camden's residents can play a role in this.
- 21.4 The submitted regeneration employment and skills strategy identifies that the construction of Acorn House would create 105 construction job years across a 27-month construction period, equivalent to 45 workers on average on-site over the period (equating to a total of 10 FTEs). The statement identifies that the 2,400m² NIA of office

space currently supports an estimated 200 FTES (215 jobs). This would reduce to 50 following the redevelopment, however officers consider that there is merit in looking at the overall increase in employment floorspace arising from the linked site at Belgrove House. Considering the two sites together would lead to a predicted increase of 575 FTEs, and an employment and training contribution would be secured as part of the Belgrove s106 to contribute to the costs of training Camden residents for those opportunities.

- 21.5 In the event that planning permission for the re- development of Belgrove House is not granted, but permission *is* granted for Acorn House, the loss of 2823sqm of office space would lead to predicted loss of 150 FTE posts. Employment CPG 2021 requires a financial contribution towards retaining employees who have lost their jobs, with the contribution calculated as £125,842. In this situation, the contribution would be secured as a Head of Term in the s106 legal agreement.
- 21.6 The scale of workspace in the proposals is below the threshold for securing end-user employment measures, however the standard construction-related employment opportunities would be secured by s106 legal agreement. Subject to the following requirements being secured by S106, the employment outcomes from the proposals are acceptable in terms of policy E1.

Construction phase

- Work to CITB benchmarks for local employment when recruiting for construction-related jobs
- Advertise all construction vacancies and work placement opportunities exclusively with the King's Cross Construction Skills Centre for a period of one week before marketing more widely
- Provide a specified number (to be agreed) of construction work placement opportunities of not less than two weeks each, to be undertaken over the course of the development, to be recruited through the Council's King's Cross Construction Skills Centre
- Recruit one construction apprentice per £3 million of build costs and pay the Council a support fee of £1,700 per apprentice. Recruitment of construction apprentices should be conducted through the Council's King's Cross Construction Skills Centre. Recruitment of non-construction apprentices should be conducted through the Council's Economic Development team
- Sign up to the Camden Local Procurement Code
- Provide a local employment, skills and local supply plan setting out a plan for delivering the above requirements in advance of commencing on site

22. HEALTH AND WELLBEING

- 22.1 Policy C1 of the Local Plan notes that the Council will improve and promote strong, vibrant and healthy communities through ensuring a high quality environment with local services to support health, social and cultural welling and reduce inequalities

- 22.2 The application includes a Health Impact Assessment (HIA) that has been created and submitted in line with policy C1. The document contains a matrix assessing the proposal in 11 key areas which contribute towards the overall health of occupiers and visitors of the development, including contributions to shared facilities, air quality, crime reduction, open space and minimising the use of resources. The proposal has considered these factors (where possible) in the proposal, and is considered to comply with the Council's general policy aims in respect of health and complies with the aims of policy C1 of the Camden Local Plan.

23. **EQUALITY**

Legislation

- 23.1 Section 149 of the Equality Act 2010 sets out the Public Sector Equality Duty (PSED). A public authority must, in the exercise of its functions, have due regard to the need to:
- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

- 23.2 Under the Equalities Act 2010 the nine protected characteristics covered by the general equality duty are: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation. People with common protected characteristics are often described as belonging to a protected group.

Consideration

- 23.3 As part of this application officers have considered equalities impacts, particularly on groups with protected characteristics.
- 23.4 Overall, there is no existing lawful function or activity on the application site that would be significantly prejudiced or permanently lost by the proposed development. The development itself would not introduce any specific function or feature that favours or disadvantages a specific grouping within the nine protected characteristics nor that discriminates against age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation and therefore a formal Equalities Impact Assessment has not been undertaken by the Council.
- 23.5 Officers are not aware of any specific associations between the existing or proposed use of the site and any group with protected characteristics. As discussed throughout other sections of this Committee Report, it is considered that none of the neighbouring occupiers are unduly harmed or would be threatened by the development, either by the temporary construction works or ongoing use.

24. **FIRE SAFETY**

- 24.1 Policy D12 (Fire safety) of the London Plan requires all major development proposals to be submitted with a Fire Statement. The application has been supplemented with a Fire Strategy.
- 24.2 The submissions suitably address the requirements set out in policy D12 relating to means of escape and safety features.
- 24.3 As the building is over 11m in height measured from access level to the highest occupied floor, there is a requirement to provide automatic water fire suppression (sprinkler) system (AWFSS) due to the building height. Building control officers have confirmed that the Fire Strategy seems well conceived and addresses the relevant fire safety issues for this type of development. The Fire safety proposal for the new building are acceptable in principle.
- 24.4 A formal Fire Strategy would therefore be prepared for approval through the Building Regulations process.
- 24.5 Given the emerging weight in the planning process for fire safety, condition 32 will secure a Fire Statement produced by an independent third party. It would be required to detail the buildings construction methods, products, and materials used; the means of escape for all building users including those who are disabled or require level access together with the associated management plan; access for fire service personnel and equipment; ongoing maintenance and monitoring and how provision would be made within the site to enable fire appliances to gain access to the building. The submitted details would be assessed by the Council's Building Control department.

25. **PHASING & DELIVERY**

- 25.1 The application is accompanied by an indicative programme for construction (accompanying the Construction Management Plan) which indicates 111 elapsed weeks of construction and fitout is required to complete the building from Site Set-up to Practical Completion, which is approximately 1 year less than the construction period for Belgrove House.

Pre-commencement triggers

- 25.2 It is understood that the contractual arrangements between the applicant and MSD place an emphasis on commencing construction of Belgrove House as quickly as possible. Officers welcome the commitment to delivery and are strongly supportive of timely commencement, however the Council expects to see Acorn House delivered promptly alongside Belgrove House, and for the affordable housing and affordable workspace in completed and ready for occupation prior to the first commercial occupation of Belgrove House. These measures would be secured as part of the Belgrove House s106 legal agreement.
- 25.3 In order to keep track of the complexities of linked delivery programmes, especially with the added complexity of key third party dependencies such as TfL, the s106 legal agreement would secure an 'Implementation & Delivery Plan' for each scheme, so that all parties may stay informed of progress, milestones and dependencies.

26. COMMUNITY INFRASTRUCTURE LEVY (CIL)

26.1 Since 2012, all developments in London which result in the addition of over 100sq. m GIA floorspace (with exceptions given to affordable housing) have been eligible to pay Mayoral CIL. In February 2019 the Mayor adopted a new charging schedule (MCIL2). MCIL2 came into effect on 1 April 2019 and supersedes MCIL1 and the associated Crossrail Funding SPG.

26.2 On the basis of the planning application form, the potential CIL liability is as follows:

Proposed use & floorspace (sqm GIA)	Camden CIL zone A (£/sqm GIA)	Mayoral CIL Band 1 (£/sqm GIA)	CIL Liability: Camden/ Mayoral	Camden / Mayoral CIL Social Housing Relief
Affordable housing: 3469 sqm	£193	£80.73		£669,517.00 / £280,052.37
Affordable Office Space, 476 sqm GIA	£110	£186.68	£52,360.00 / £88,859.68	
Retail (A1-A3): 195 sqm	£32	£165.50	£6,240.00 / £32,467.50	
		Totals	£58,600.00 / £121,327.18 = £179,927.18	

Table 26.1: CIL estimates

26.3 The building is currently occupied, but the figures above do not make allowance for floorspace currently in-use. This will need to be evidenced with Business Rates/Residential Council Tax Rates, but where lawful use is demonstrated (ie not vacant) only the uplift in floorspace is liable for CIL. Please note that the floor areas noted above are approximate and sums are indicative. Final payable contributions would be calculated following approval of the scheme by the Council's CIL officers.

27. CONCLUSION

27.1 The development is an important project, which would deliver 33 much needed affordable homes and affordable workspace as part of a two-site scheme, linked to the delivery of Belgrove House, Euston Road (ref 2020/3881/P).

27.2 The 33 affordable homes would comprise a positive mix of tenures and sizes, comprising 19 social rented homes, 6 of which would be large family sized units of 3+ bedrooms. The remaining 14 homes would be 1- or 2- bedroom intermediate rented flats. The enclosed rooftop play area and community room with roof terrace and views

over the city would provide communal amenity space on site, in addition to the private outdoor amenity space of each flat. The quality of amenity of the flats themselves would be very good. The provision of affordable housing is strongly welcomed.

- 27.3 The affordable commercial space would bring opportunities for low cost workspace targeted at knowledge economy uses.
- 27.4 The development would be delivered with limited impact on neighbouring amenity and a detailed Demolition and Construction Management Plan would accompany the works to ensure construction impact is limited, monitored and controlled.

Implications of linked sites

- 27.5 The planning application for Acorn House has been submitted as part of the two site approach to addressing the policy requirements of the re-development of Belgrove House. The provision of affordable housing and affordable workspace at the Acorn House site **are required** in order for the re-development of Belgrove House to meet the requirements of the development plan. Therefore planning permission for Acorn House **is required** in order for the re-development of Belgrove House to be acceptable.
- 27.6 The converse arrangement is considered next.
- 27.7 In the event that Belgrove House *does proceed*, the net loss of a significant amount of office space at Acorn House is justified on the basis that there would be a significant *net gain* in employment floorspace from the commercial uplift at Belgrove House.
- 27.8 In the event that the re-development of Belgrove House *does not proceed*, the loss of 2347sqm of office space which is suitable for continued office use would be contrary to policy E2 because the proposals have failed to demonstrate that the possibility of retaining, reusing or redeveloping the site or building for similar or alternative type and size of business use has been fully explored over an appropriate period of time. This would normally be a reason for refusal.
- 27.9 However, the proposals are for 33 affordable homes and affordable workspace, for which there is demonstrable and pressing need. Officers consider that the Housing Delivery Test (see section 7 above) should be taken into account when considering applications which if approved would enable the delivery of additional housing for the borough. Officers consider that in this context the public benefits to be gained from delivery of 33 new *affordable* homes would outweigh the loss of c.2300sqm of office space. This would be a departure from policy E2 but is considered to be justified in the context of the increasingly pressing need for new affordable homes. As discussed above in section 7 (*Employment and training obligations*), in this context an *additional* Head of Term to the s106 would be required to secure a financial contribution towards retaining employees who have lost their jobs, calculated as £125,842.
- 27.10 Although there is probably very limited prospect of Acorn House being delivered in the event that planning permission is *not* granted for re-development of Belgrove House, it is considered that the proposals for affordable housing and affordable workspace at

Acorn House accord with the wider strategic aims of the development plan and are acceptable on their own merits.

27.11 In summary, Acorn House is recommended for approval, **irrespective** of the outcome of the linked planning application at Belgrove House (ref 2020/3881/P).

28. **RECOMMENDATION**

28.1 **Grant conditional Planning Permission following (i) referral to Mayor of London for his direction and (ii) completion of Section 106 Legal Agreement covering the following Heads of Terms:**

Commercial space

- **Affordable workspace:**
 - Management & Marketing Strategy
 - Fitted out for occupation by knowledge economy startups at no cost to the occupier
 - 40% discount on market rents for 10 years

Housing

- **On-site affordable housing :**
 - 19 homes at London Affordable Rent levels as specified
 - 14 homes for Intermediate Rent
- **Facilities Management and Maintenance Plan :**
 - details of how the communal facilities (community rooftop room and playspace) would provide inclusive access for all residents, with details of hours of use and measures to ensure protection of amenity of occupiers and neighbours
 - longer-term maintenance and affordability of running costs and service charges (as requested by the GLA)

Highways/transport

- **Car-free development** - covering commercial and residential components
- **Requirement for s278 with TfL** – for all necessary works to TLRN
- **Construction Management Plan (CMP)** – with close working with TfL
- **CMP implementation support contribution** of £7,564.50
- **Construction Impact Bond** - £15,000
- **Short Stay Cycle Contribution**- £500
- **Conversion of Residents Bays to disabled bays** - £13,500

Design

- **Retention of Architect** - throughout the construction period

Social/community

- **Community Facilities Contribution: financial contribution of £48,020**
- **Public Open Space Contribution** : financial contribution of £143,100

Environmental

- **Carbon Offset Contribution** - £71,250
- **Emergency Generator Strategy**

- **Energy and Sustainability Strategy** – Securing Be Lean, Be Clean, Be Green measures
- **Ventilation & Cooling strategy**

Delivery & Phasing

- **Implementation & Delivery Plan**

Employment

- **Employment and Training Plan**

28.2 And, **only** in the event that planning permission for the re-development of Belgrove House is not granted, the following Head of Term would be added:

Training

- **Employment and Training Contribution of £125,842.**

29. LEGAL COMMENTS

29.1 Members are referred to the note from the Legal Division at the start of the Agenda.

30. CONDITIONS

1	<p>The development hereby permitted must be begun not later than the end of three years from the date of this permission.</p> <p>Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).</p>
2	<p>Approved Plans</p> <p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <p>P000 Existing Site Location Plan revP01; 17002_(01)_P001 Existing Redline Plan revP01;</p> <p>Existing drawings: Prefix 17002_(01)_ :</p> <p>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;</p> <p>Proposed drawings: Prefix 18102_(00)_ :</p>

	<p>001 Site Plan With Ground Floor Plan revP02, 010 Roof Plan revP02, 098 Basement revP02, 099 Lower Ground Floor revP02, 100 Ground Floor revP02, 101 Residential Levels 01-05 revP02, 103 Residential Level 03 revP02, 105 Residential Level 05 revP02, 106 Level 06 revP02, 107 Levels 07 revP02, 108 Levels 08 revP02, 109 Building Top: Level 9 revP02, 110 Roof Plan revP02, 201 Elevation 01 Gray's Inn Road (SW Facing) revP02, 202 Elevation 02 Swinton Street (NW Facing) revP02, 203 Elevation 03 Swinton Street (NW Facing) revP02, 204 Elevation 04 Courtyard Elevation (SE Facing) revP02, 301 Section AA revP02, 302 Section BB revP02,</p> <p>Demolition drawings: Prefix 17002_(12)_:</p> <p>P099 (Basement Floor) revP01, P100 (Ground Floor) revP01, P101 (First Floor) revP01, P102 (Second Floor) revP01, P103 (Roof Floor) revP01;</p> <p>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-OWM August 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.</p> <p>Reason: For the avoidance of doubt and in the interest of proper planning.</p>
3	<p>Balcony screens</p> <p>Prior to the commencement of the relevant works, details of the privacy measures to be installed on balconies on the south and east elevations at levels 2 to 8 as indicated on the approved plans shall be submitted to and approved in writing by the local planning authority.</p>

	<p>All such measures shall be fitted prior to first occupation of the relevant residential units and shall be retained permanently thereafter.</p> <p>Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of Policies D1 and A1 of the Camden Local Plan 2017.</p>
4	<p>Building design details</p> <p>Prior to commencement of the relevant works, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:</p> <ul style="list-style-type: none"> a) Details including sections at 1:10 of typical windows (including jambs, head and cill), patterned ventilation grilles/panels and external doors and canopies b) Plan, elevation and section drawings, of the ground floor shop fronts and commercial entrances at a scale of 1:10, including design of bespoke patterned grille/ventilation intakes/ outlets to the retail space and basement and signage zones; c) Patterned ventilation screens to the bin stores and substation. d) Typical plan, elevation and section drawings of balustrading and drainage to terraces and balconies; e) Manufacturer's specification details or samples (as appropriate) of all facing materials; f) Sample panel of each of the light, mid and dark brick colour mixes showing the colour, texture, face-bond and pointing and typical elevation including a glazed opening showing reveal and header detail; g) Details of relevant doors, louvres and precast concrete canopies at street level; h) Details of the extruded winter garden components including glazing and concrete i) Details of string courses and lintels j) Details of rooftop plant enclosures <p>The relevant works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during construction of the relevant works for the building.</p>

	<p>Reason: In order to safeguard the appearance of the buildings and the character and appearance of the wider area in accordance with the requirements of Policies D1, D2 and D3 of the Camden Local Plan 2017.</p>
5	<p>Fixed Mechanical plant noise</p> <p>Prior to installation of the relevant plant/ machinery/ equipment, details shall be submitted to and approved in writing by the Council, of the external noise level emitted from that plant/ machinery/ equipment and acoustic and anti-vibration mitigation measures as appropriate.</p> <p>The mitigation measures shall ensure that the external noise level emitted from plant, machinery/ equipment will be lower than representative/typical existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.</p> <p>The mitigation measures shall ensure that the plant/equipment are mounted with proprietary anti-vibration isolators and fan motors are vibration isolated from the casing and adequately silenced.</p> <p>All mitigation measures as approved shall be installed prior to first use of the equipment, and the equipment and mitigation measures shall thereafter be retained and maintained in accordance with the manufacturer's recommendations.</p> <p>Reason: To ensure that the amenity of occupiers of the development / surrounding premises is not adversely affected by noise from mechanical installations/ equipment, in accordance with Policy A4 of the Camden Local Plan 2017.</p>
6	<p>Emergency generators</p> <p>Emergency plant and generators hereby permitted may be operated only for essential testing, except when required by an emergency loss of power.</p> <p>Noise emitted from any emergency plant and generators hereby permitted shall not increase the representative/typical assessed background noise level (expressed as the lowest 24 hour LA90, 15 mins) by more than 10 dB one metre outside any premises.</p> <p>Testing of emergency plant and generators hereby permitted may be carried out only for up to one hour in a calendar month, and only during the hours 09.00 to 17.00 hrs Monday to Friday and not at all on public holidays.</p>

	<p>Reason: To safeguard the amenities of neighbouring noise sensitive receptors in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.</p>
7	<p>Internal noise levels</p> <p>The design and structure of the development shall be of such a standard that it will protect residents within the same building or in adjoining buildings from noise and vibration from the development, so that they are not exposed to noise levels indoors of more than 35 dB LAeq 16 hrs daytime and of more than 30 dB LAeq 8 hrs in bedrooms at night.</p> <p>Reason: To safeguard the amenities of neighbouring noise sensitive receptors in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.</p>
8	<p>Residential refuse storage</p> <p>Prior to first occupation of the flats, the refuse and recycling facilities hereby approved shall be provided and made available for use by the occupants.</p> <p>The facilities shall be permanently retained thereafter.</p> <p>Reason: To ensure that sufficient provision for the storage and collection of waste has been made, to avoid obstruction of the highway and to safeguard amenities of adjacent premises in accordance with the requirements of policy CC5, A1, and A4 of the Camden Local Plan 2017.</p>
9	<p>Noise levels from Commercial/Retail units</p> <p>Noise levels emitted from the use of the retail and commercial units at ground and basement levels shall be as follows:</p> <p>Between 07:00 and 23:00 hours</p> <ol style="list-style-type: none"> 1. The A-weighted equivalent continuous noise level (LAeq) emanating, as measured one metre from any facade of any noise sensitive premises over a 5 minute period when the premises are in use, shall not increase by more than 5dB as compared to the same measure, from the same position and over a comparable period with the premises not in use. 2. The unweighted equivalent noise level (Leq) in the 63Hz Octave band, measured using the "fast" time constant, inside any living room of any noise sensitive premises, with the windows open or closed, over any five minute period with the development in use, should show no increase as compared to the same measure, from the same location(s) and over a comparable period with the development is not in use

	<p>Reason: To safeguard the amenities of neighbouring noise sensitive receptors in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.</p>
10	<p>Detailed landscape plan</p> <p>Full details of hard and soft landscaping shall be submitted to and approved in writing by the local planning authority before the relevant part of the development commences.</p> <p>Such plan to include details of:</p> <ul style="list-style-type: none"> i) any external CCTV and security monitors/fixtures iii) landscaping to the communal roof terrace at level 9 iv) location and design of all bins and seating vi) landscaping to the lower ground floor terrace vii) details for each planted area including planting species, grassland mix, size and density and a maintenance schedule <p>The relevant works shall be carried out in accordance with the details thus approved.</p> <p>Any areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.</p> <p>Reason: To enable the Council to ensure a reasonable standard of amenity in the scheme in accordance with the requirements of Policies D1 and A1 of the Camden Local Plan 2017.</p>
11	<p>All hard and soft landscaping works shall be carried out in accordance with the approved landscape details prior to the occupation for the permitted use of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.</p>

	<p>Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3 and D1 of the London Borough of Camden Local Plan 2017.</p>
12	<p>Residential cycle parking</p> <p>Prior to first occupation of the residential units, the 66 secure cycle stands, including two non-standard wider spaces, shall be installed and made available for the residents, in accordance with the plans and Transport Statement hereby approved.</p> <p>The approved facilities shall be retained and maintained thereafter.</p> <p>Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of Policy T1 of the Camden Local Plan 2017.</p>
13	<p>Commercial cycle parking</p> <p>Prior to first occupation of the commercial or retail units, the 11 secure cycle stands, including one non-standard wider space, shall be installed and made available for the users of the units, in accordance with the plans and Transport Statement hereby approved.</p> <p>The approved facilities shall be retained and maintained thereafter.</p> <p>Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of Policy T1 of the Camden Local Plan 2017.</p>
14	<p>Protection of trees</p> <p>Prior to commencement of any works on site, details demonstrating how street trees (identified as T1 – T5 on plan PJC5493/20/A in the approved Arboricultural Survey ref PJC 5493/20/01 rev01 March 2020) shall be protected during construction work shall be submitted to and approved by the Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction" and should include details of appropriate working processes in the vicinity of trees, and details of an auditable system of site monitoring.</p> <p>All trees on the site, or parts of trees growing from adjoining sites, unless shown on the approved drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.</p> <p>Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in</p>

	accordance with the requirements of Policies D1 and A3 of the Camden Local Plan 2017.
15	<p>External fixtures</p> <p>No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, man-safe rails, television aerials or satellite dishes shall be fixed or installed on the external face of the buildings.</p> <p>Reason: In order to safeguard the appearance of the buildings and the character and appearance of the wider area in accordance with the requirements of Policies D1 and D2 of the Camden Local Plan 2017.</p>
16	<p>Street frontages</p> <p>The street-facing glazing of commercial and non-residential uses and of communal residential entrances, at ground floor shall be used for display and/or access purposes only, and no more than 30% of the primary area of glazing within any single glazed element shall be painted or obscured for a period of more than 28 days in any three (3) month period.</p> <p>Reason: To ensure that the future occupation of the premises supports the character and vitality of the street, contributes a safe, welcoming appearance to the street and enables overlooking of public areas, in accordance with the requirements of policies G1, D1, D3, C5 and TC2 of the Camden Local Plan 2017.</p>
17	<p>Water consumption</p> <p>The development hereby approved shall achieve a maximum water use of 105litres/person/day (includes 5 litres for external use). The dwelling/s shall not be occupied until the Building Regulation optional requirement has been complied with.</p> <p>Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with Policies CC1, CC2 (Adapting to climate change), CC3 of the London Borough of Camden Local Plan 2017.</p>
18	<p>Drainage strategy</p> <p>Prior to commencement of development], full details of the sustainable drainage system including at least 32.75m³ of blue roof and 10m³ of either additional blue roof or attenuation tank shall be submitted to and approved in writing by the local planning authority.</p>

	<p>The details to include (as necessary) a revised drainage statement, SuDS proforma and supporting evidence.</p> <p>Such a system should be designed to accommodate all storms up to and including a 1:100 year storm with a 40% provision for climate change such that flooding does not occur in any part of a building or in any utility plant susceptible to water, and shall demonstrate the run off rates approved by the Local Planning Authority.</p> <p>The details shall include the proposed lifetime maintenance plan for each element.</p> <p>All such systems shall thereafter be retained and maintained in accordance with the approved details.</p> <p>Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with Policies CC1, CC2, CC3 of the London Borough of Camden Local Plan 2017.</p>
19	<p>Living roofs</p> <p>Prior to commencement of the building superstructure, full details in respect of the brown roof at levels 6 and 9 and the living roof at level 1 as shown on the approved plans and prepared in accordance with the recommendations of paras 4.5.5 to 4.5.10 of the Preliminary Ecological Appraisal (19/08/20), shall be submitted to and approved in writing by the local planning authority.</p> <p>The details shall include the following:</p> <ol style="list-style-type: none"> Detailed maintenance plan Details of its construction and the materials used A section at a scale of 1:20 showing substrate depth averaging 130mm with added peaks and troughs to provide variations between 80mm and 150mm and Full planting details including species showing planting of at least 16 plugs per m2. Consideration of relationship between photovoltaic panels and habitat creation <p>The development buildings shall not be implemented other than in accordance with the details as approved and the brown/living roofs shall be permanently retained and maintained thereafter in accordance with the approved scheme of maintenance.</p>

	<p>[Guidance on living roofs is available in the Camden Biodiversity Action Plan: Advice Note on Living Roofs and Walls.]</p> <p>Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies A3 and CC3 of the Camden Local Plan 2017.</p>
20	<p>Bird Boxes</p> <p>Prior to completion of the superstructure of the building, plans and elevations showing details of bird box locations and types, indication of species to be accommodated, and a maintenance methodology for annual cleaning, repair/replacement of the installed boxes, prepared in accordance with the recommendations of para 4.5.3 and 4.5.4 of the preliminary ecology appraisal as approved, shall be submitted to and approved in writing by the local planning authority.</p> <p>The boxes shall be installed in accordance with the approved plans prior to the occupation of the relevant building and thereafter retained and maintained in accordance with the approved maintenance methodology.</p> <p>Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of Policy A3 of the Camden Local Plan 2017.</p>
21	<p>Piling Method Statement</p> <p>No piling shall take place until a letter from Thames Water (or the relevant statutory undertaker) confirming that agreement has been reached with the developer on the piling method statement for the development, has been submitted to and approved in writing by the local planning authority.</p> <p>The piling method statement shall detail the depth and type of piling to be undertaken, the equipment to be used, and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works.</p> <p>All piling carried out as part of the development must be undertaken in accordance with the terms of the agreed piling method statement.</p> <p>Reason: To safeguard the existing public sewer infrastructure, controlled waters and the structural stability of the neighbouring structures, in accordance with the requirements of policies A5 and CC3 of the Camden Local Plan 2017.</p>

22	<p>Air quality monitoring.</p> <p>No development shall take place until dust monitors have been installed in accordance with the following procedure:</p> <p>A. Prior to installing monitors, full details of the air quality monitors shall be submitted to and approved by the local planning authority in writing. Such details shall include the location, number and specification of the monitors, including evidence of the fact that they will be installed in line with guidance outlined in the GLA's Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance;</p> <p>B. Prior to commencement of development, evidence demonstrating that the monitors have been in place for at least 3 months prior to the proposed commencement date shall be submitted and approved in writing by the local planning authority.</p> <p>The monitors shall be retained and maintained on site for the duration of the works in accordance with the details thus approved.</p> <p>Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of Policies A1, A4 and CC4 of the Camden Local Plan 2017.</p>
23	<p>Construction machinery</p> <p>All non-Road mobile Machinery (any mobile machine, item of transportable industrial equipment, or vehicle - with or without bodywork) of net power between 37kW and 560kW used on the site for the entirety of the demolition and construction phase of the development hereby approved shall be required to meet Stage IIIA of EU Directive 97/68/EC. The site shall be registered on the NRMM register for the demolition and construction phase of the development.</p> <p>Reason: To safeguard the amenities of the adjoining occupiers, the area generally and contribution of developments to the air quality of the borough in accordance with the requirements of Policies A1, A4 and CC4 of the Camden Local Plan 2017.</p>
24	<p>Lighting strategy</p> <p>Prior to commencement of the relevant part, a lighting strategy for the exterior of the building shall be submitted to and approved in writing by the local planning authority.</p> <p>Reason: To maintain a high quality of amenity and a safe environment, in accordance with Policies D1 and A3 of the Camden Local Plan 2017.</p>

25	<p>Contaminated land: HR2 Site Investigation and Remediation Scheme.</p> <p>Prior to commencement of works to the basement, a proposed remediation scheme to address :</p> <ul style="list-style-type: none"> a. soil lead levels in the lower ground terrace and b. soil chemistry within the Made Ground formation which have been identified as potentially unsuitable for buried potable water supplies without confirmation from Thames Water <p>shall be submitted to and approved in writing by the local planning authority.</p> <p>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.</p> <p>Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with Policy A1 of the Camden Local Plan 2017.</p>
26	<p>Accessible Units</p> <p>The three fully accessible apartments shown on the plan numbers hereby approved, shall be designed and constructed in accordance with Building Regulations Part M4 (3).</p> <p>Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy C6 of the London Borough of Camden Local Plan 2017.</p>
27	<p>Photovoltaic panels</p> <p>Prior to completion of the building superstructure, drawings and data sheets showing the location, extent and predicted energy generation of no less than 8500kw/Annum of photovoltaic cells and associated equipment to be installed on the building shall have be submitted to and approved by the Local Planning Authority in writing.</p> <p>The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. A site-specific lifetime maintenance schedule for each system, including safe roof access arrangements, shall be provided. The cells shall be installed in full accordance</p>

	<p>with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.</p> <p>Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of Policies CC1 (Climate change mitigation) and CC2 (Adapting to climate change) of the London Borough of Camden Local Plan 2017.</p>
28	<p>Wheelchair homes</p> <p>Two no. 1b2p flats at levels 1 and 2 shall be designed and constructed in accordance with Building Regulations Part M4(3)(2)(b).</p> <p>One no. 1b2p flats at level 4 shall be designed and constructed in accordance with Building Regulations Part M4(3)(2)(a).</p> <p>All other flats shall be designed and constructed in accordance with Building Regulations Part M4(2).</p> <p>Reason: To ensure that the wheelchair units would be capable of providing adequate amenity in accordance with Policy H6 of the Camden Local Plan 2017.</p>
29	<p>Basement engineer</p> <p>The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.</p> <p>Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of Policies D1 and A5 of the London Borough of Camden Local Plan 2017.</p>
30	<p>BIA compliance</p> <p>The development shall not be carried out other than in accordance with the methodologies, recommendations and requirements of the Basement Impact Assessment Report (BIA) prepared by AKT II Consulting Structural and Civil Engineers, Rev 03 (18/12/2020 (Reference 4259A) hereby approved including</p>

	<p>the Building Damage Assessment that the damage to neighbouring structures will not exceed Burland Category 1 (Very Slight).</p> <p>Reason: To safeguard the appearance and structural stability of neighbouring buildings and the structural, ground and water conditions of the general area in accordance with the requirements of policy A5 of the London Borough of Camden Local Plan 2017.</p>
31	<p>Energy monitoring</p> <p>In order to demonstrate compliance with the 'be seen' post-construction monitoring requirement of Policy SI 2 of the London Plan, the legal Owner shall at all times and all in all respects comply with the energy monitoring requirements set out in points a, b and c below. In the case of non-compliance the legal Owner shall upon written notice from the Local Planning Authority immediately take all steps reasonably required to remedy non-compliance.</p> <p>a. Prior to implementation, accurate and verified estimates of the 'be seen' energy performance indicators for the consented development, (as outlined in Chapter 3 'Planning stage' of the GLA 'Be seen' energy monitoring guidance document), shall be submitted to the GLA's monitoring portal in accordance with the 'Be seen' energy monitoring guidance.</p> <p>b. Prior to first occupation, updated accurate and verified estimates of the 'be seen' energy performance indicators for each reportable unit of the development, (as per the methodology outlined in Chapter 4 'As-built stage' of the GLA 'Be seen' energy monitoring guidance), shall be uploaded to the GLA's monitoring portal. The submission shall also confirm that suitable monitoring devices have been installed and maintained for the monitoring of the in-use energy performance indicators, as outlined in Chapter 5 'In-use stage' of the GLA 'Be seen' energy monitoring guidance document.</p> <p>c. Upon completion of the first year of occupation following the end of the defects liability period (DLP) and for the following four years, the legal Owner is required to provide accurate and verified annual in-use energy performance data for all relevant indicators under each reportable unit of the development as per the methodology outlined in Chapter 5 'In-use stage' of the GLA 'Be seen' energy monitoring guidance document. All data and supporting evidence should be uploaded to the GLA's monitoring portal. This condition will be satisfied after the legal Owner has reported on all relevant indicators included in Chapter 5 'In-use stage' of the GLA 'Be Seen' energy monitoring guidance document for at least five years.</p>

	<p>Reason: In order to ensure that actual operational energy performance is minimised and demonstrate compliance with the 'be seen' post-construction monitoring requirement of Policy SI 2 of the London Plan.</p>
32	<p>Fire Statement</p> <p>No work shall commence to the building envelope/facades until a Fire Statement has been submitted to and approved in writing by the Local Planning Authority.</p> <p>The Fire Statement shall be produced by an independent third party suitably qualified assessor which shall detail the building's construction, methods, products and materials used; the means of escape for all building users including those who are disabled or require level access together with the associated management plan; access for fire service personnel and equipment; ongoing maintenance and monitoring and how provision will be made within the site to enable fire appliances to gain access to the building.</p> <p>The development shall be implemented in accordance with the approved details.</p> <p>Reason: In order to provide a safe and secure development in accordance with policy D12 of the Publication London Plan 2020</p>
33	<p>Whole of life carbon</p> <p>Prior to first occupation and following completion of the building (upon commencement of RIBA Stage 6), the post-construction Whole Life-Cycle Carbon (WLC) Assessment shall be submitted to the Greater London Authority (GLA) using the GLA's WLC assessment template in line with the criteria set out in the GLA's WLC Assessment Guidance and should be submitted along with any supporting evidence required by the guidance.</p> <p>Reason: In order to minimise the effects of climate change and encourage all developments to meet the highest feasible environmental standards in accordance with policies CC1 (Climate change mitigation) and CC2 (adapting to climate change) of the London Borough of Camden Local Plan and Policy SI 2 (Minimising greenhouse gas emissions) of the London Plan.</p>
34	<p>Circular Economy</p> <p>The development shall be designed and constructed in accordance with the Circular Economy Commitments as set out in chapter 4 and Table 3 of the Circular Economy Statement hereby approved.</p> <p>Reason: In order to ensure resource conservation, waste reduction, increased material re-use and recycling, and reductions in waste going for disposal in accordance with circular economy principles in accordance with policies CC2</p>

	(Adapting to climate change) and CC5 (waste) of the London Borough of Camden Local Plan and Policy S17 (Reducing waste and supporting the circular economy) of the London Plan.
35	<p>Air Source Heat Pumps</p> <p>Prior to completion of the superstructure, details, drawings and data sheets showing the location, Seasonal Performance Factor of at least 2.5 and Be Green stage carbon saving of the air source heat pumps and associated equipment to be installed on the building, shall have been submitted to and approved by the Local Planning Authority in writing.</p> <p>The measures shall include the installation of a metering details including estimated costs to occupants and commitment to monitor performance of the system post construction. A site-specific lifetime maintenance schedule for each system, including safe access arrangements, shall be provided. The equipment shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.</p> <p>Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policy CC1 of the London Borough of Camden Local plan Policies</p>
36	<p>Commercial refuse storage</p> <p>Prior to first occupation of the office workspace, the refuse and recycling facilities hereby approved shall be provided and made available for use by the occupants.</p> <p>The facilities shall be permanently retained thereafter.</p> <p>Reason: To ensure that sufficient provision for the storage and collection of waste has been made, to avoid obstruction of the highway and to safeguard amenities of adjacent premises in accordance with the requirements of policy CC5, A1, and A4 of the Camden Local Plan 2017.</p>

31. INFORMATIVES

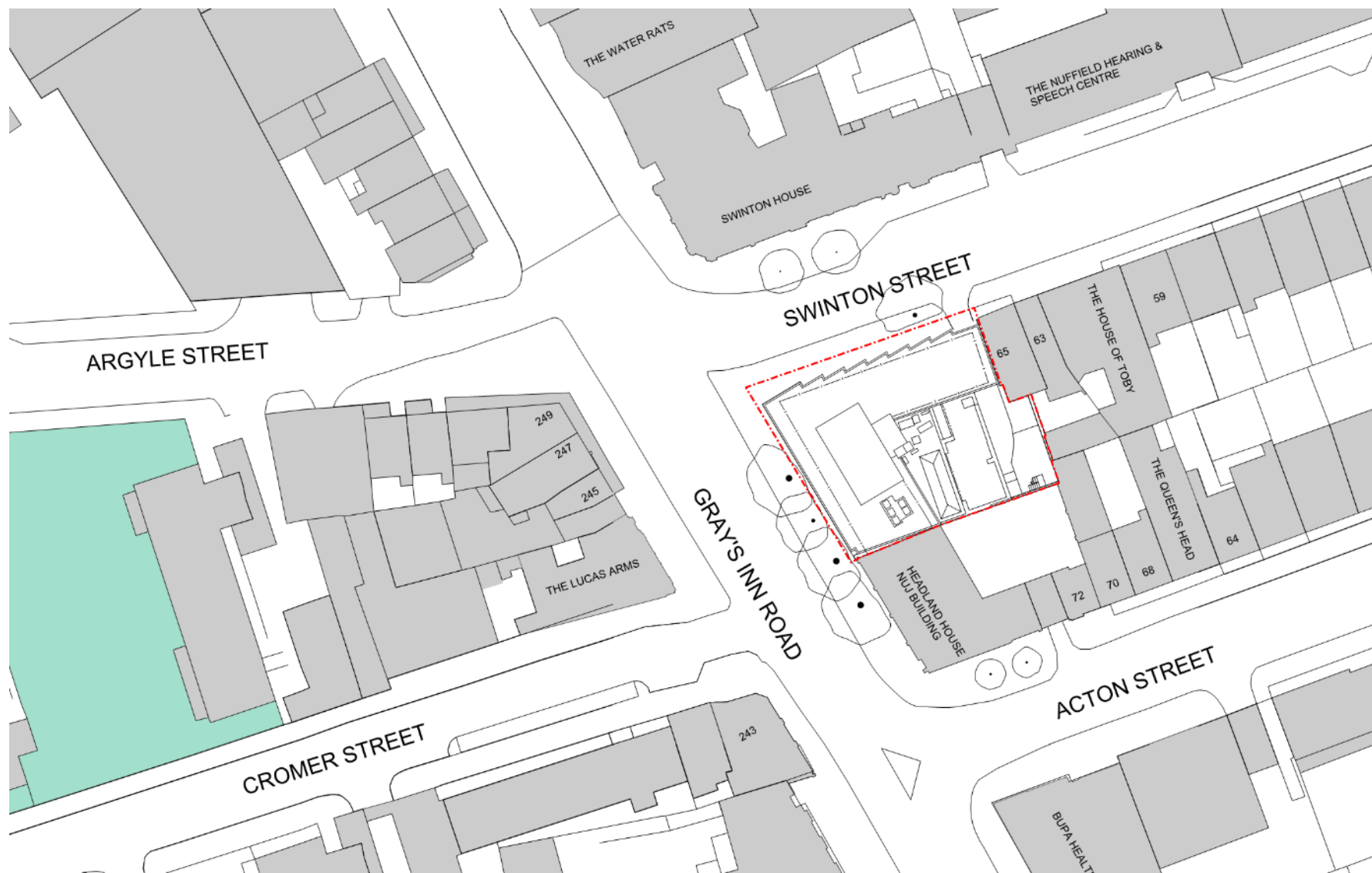
1	Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
2	Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can

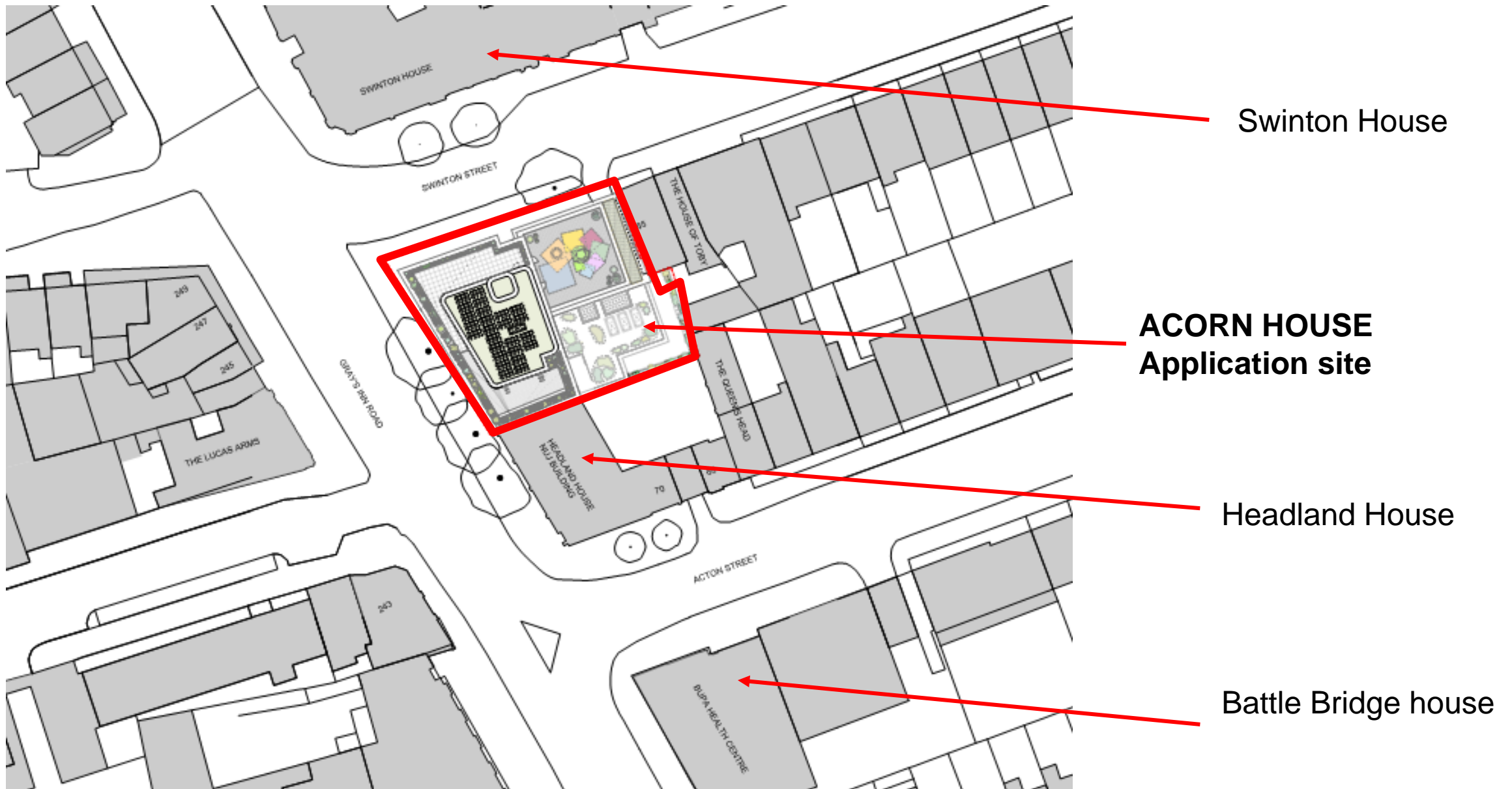
	<p>be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.</p>
3	<p>This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.</p>
4	<p>This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.</p>
5	<p>All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319</p> <p>or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)</p> <p>Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.</p>
6	<p>If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment)</p>

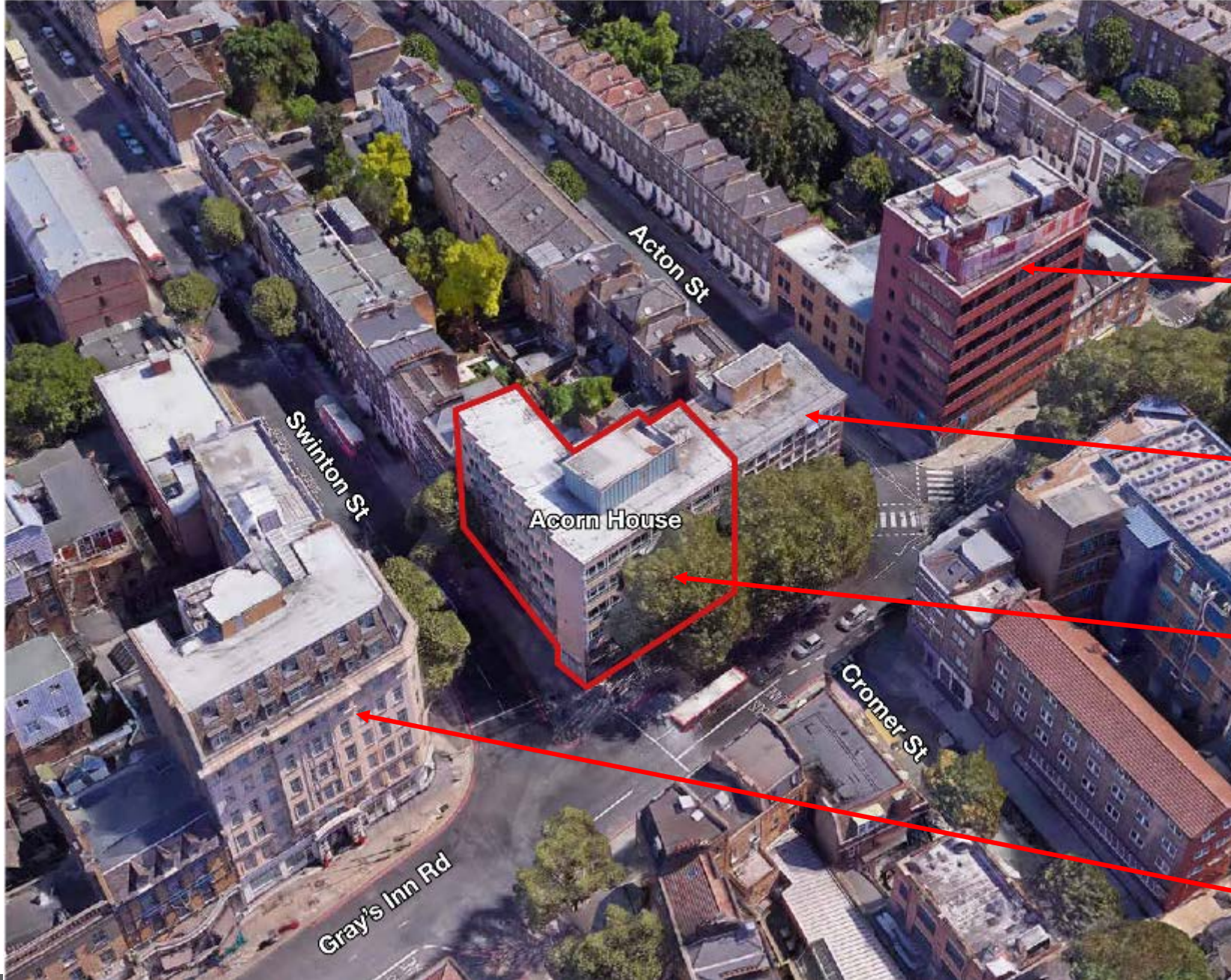
	Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.
7	Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
9	The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.
10	You are reminded of the need to provide adequate space for internal and external storage for waste and recyclables. For further information contact Council's Environment Services (Waste) on 020 7974 6914/5 or see the website http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en .
11	You are advised the developer and appointed / potential contractors should take the Council's guidance on Construction Management Plans (CMP) into consideration prior to finalising work programmes and must submit the plan using the Council's CMP pro-forma; this is available on the Council's website at https://beta.camden.gov.uk/web/guest/construction-management-plans or contact the Council's Planning Obligations Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444). No development works can start on site until the CMP obligation has been discharged by the Council and failure to supply the relevant information may mean the council cannot accept the submission as valid, causing delays to scheme implementation. Sufficient time should be afforded in work plans to allow for public liaison, revisions of CMPs and approval by the Council.
12	Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
13	All references to use classes within this permission are to the use classes as stated in the Town and Country Planning (Use Classes) Order 1987 as at 25 August 2020.
14	The Council supports schemes for the recycling of bottles and cans and encourages all hotels, restaurants, wine bars and public houses to do so as well. Further information can be obtained by telephoning the Council's Environment Services (Recycling) on 0207 974 6914/5 or on the website

	http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en .
15	This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, www.camden.gov.uk/planning or the Camden Contact Centre on Tel: 020 7974 4444 or email env.devcon@camden.gov.uk).
16	Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
17	Thames Water requests that the development should incorporate protection to the property to prevent sewage flooding, by installing a positive pumped device (or equivalent reflecting technological advances), on the assumption that the sewerage network may surcharge to ground level during storm conditions. If as part of the basement development there is a proposal to discharge ground water to the public network, this would require a Groundwater Risk Management Permit from Thames Water. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwriskmanagement@thameswater.co.uk . Application forms should be completed on line via www.thameswater.co.uk . Please refer to the Wholesale; Business customers; Groundwater discharges section
18	A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk . Application forms should be completed on line via www.thameswater.co.uk . Please refer to the Wholesale; Business customers; Groundwater discharges section

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







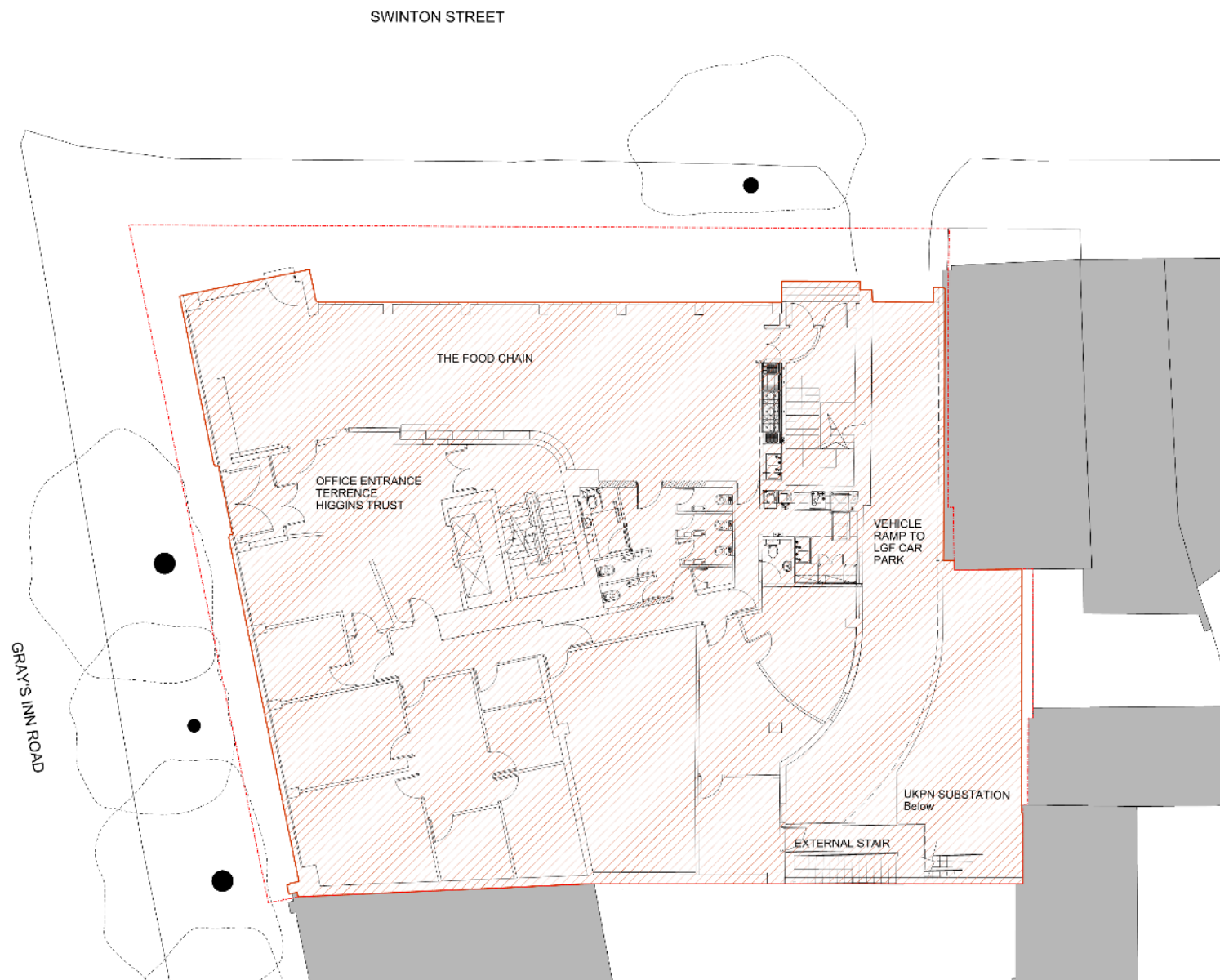
Battle Bridge house

Headland House

ACORN HOUSE
Application site

Swinton House







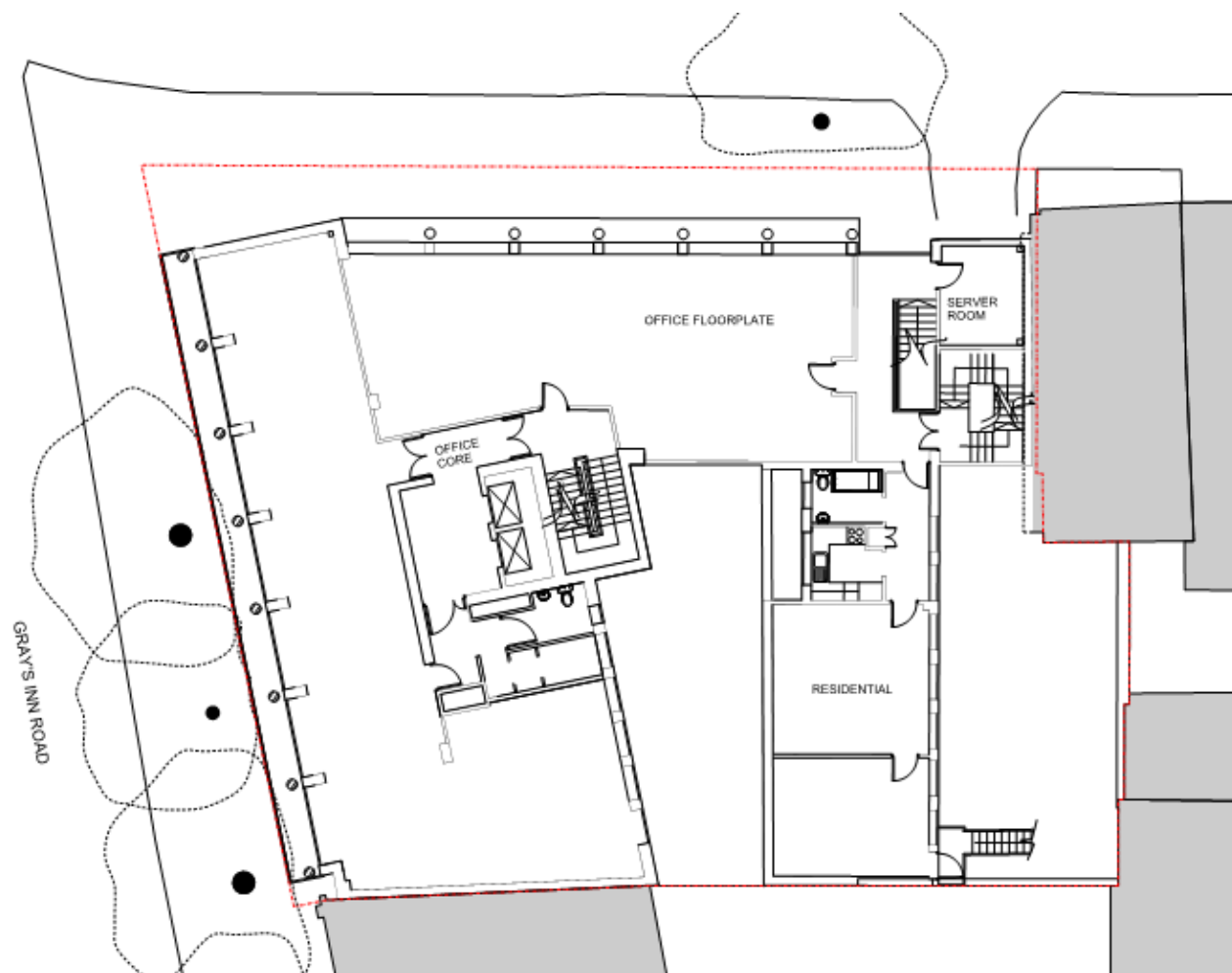
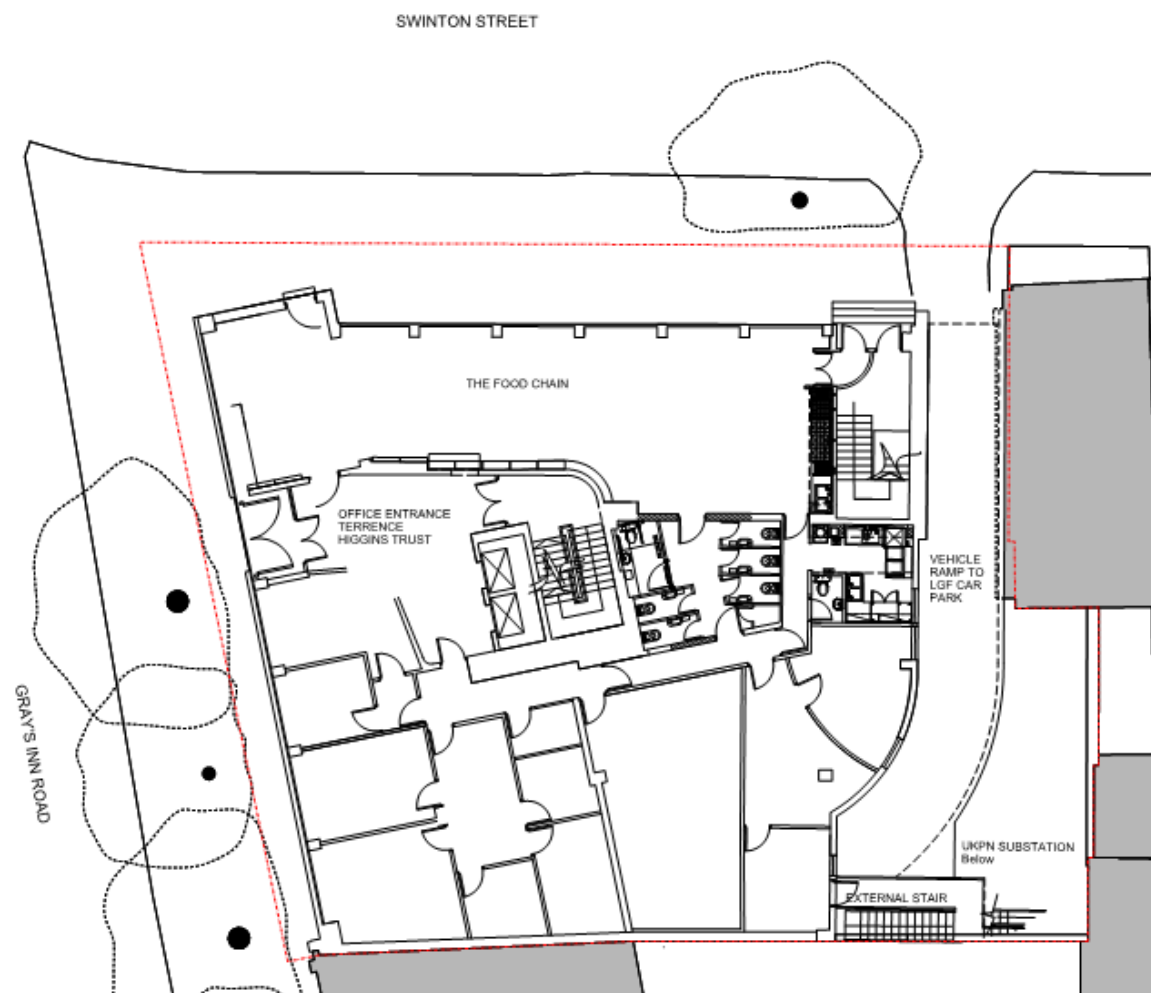
Existing Elevation

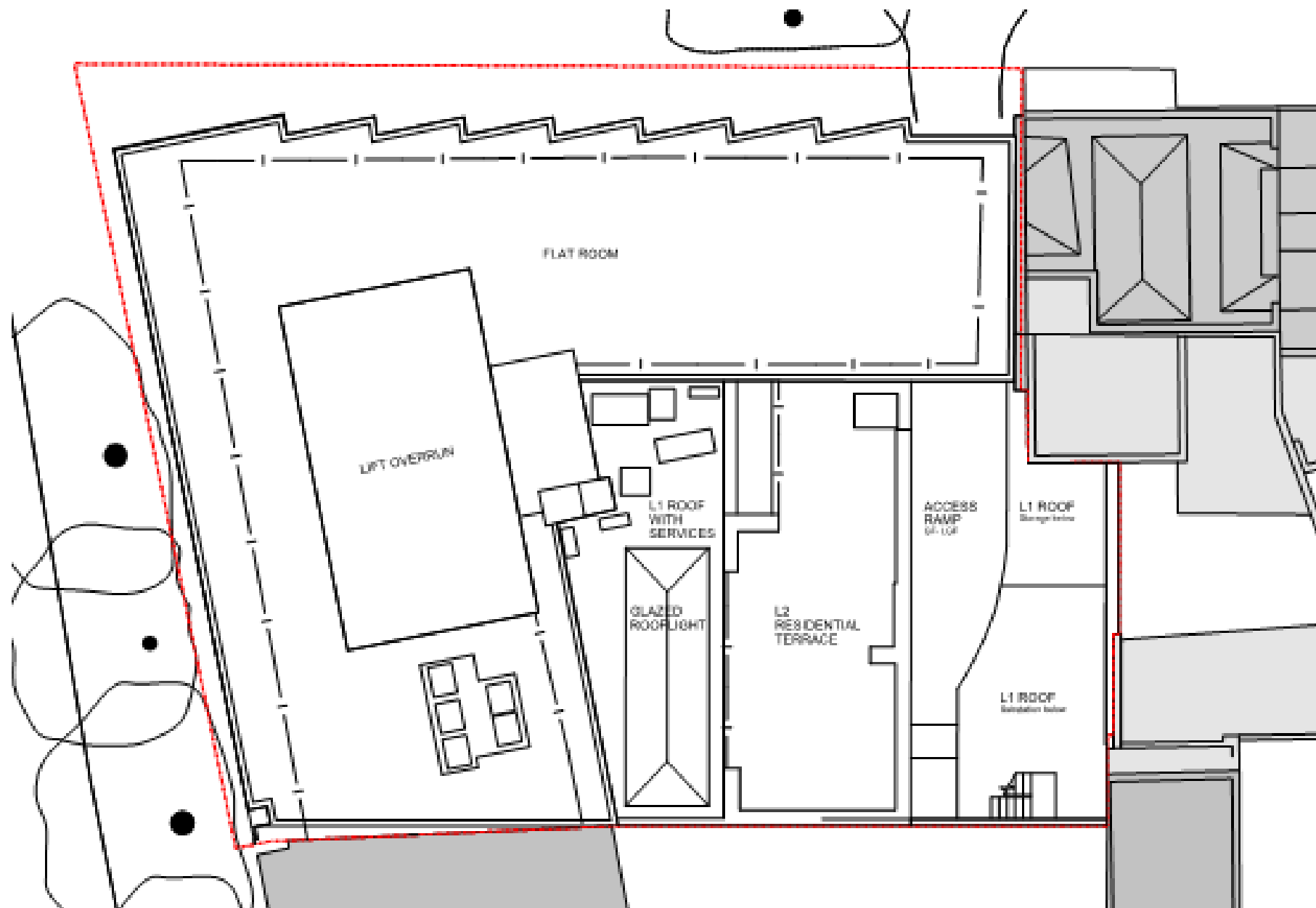
Swinton House

ACORN HOUSE
Application site

Headland House

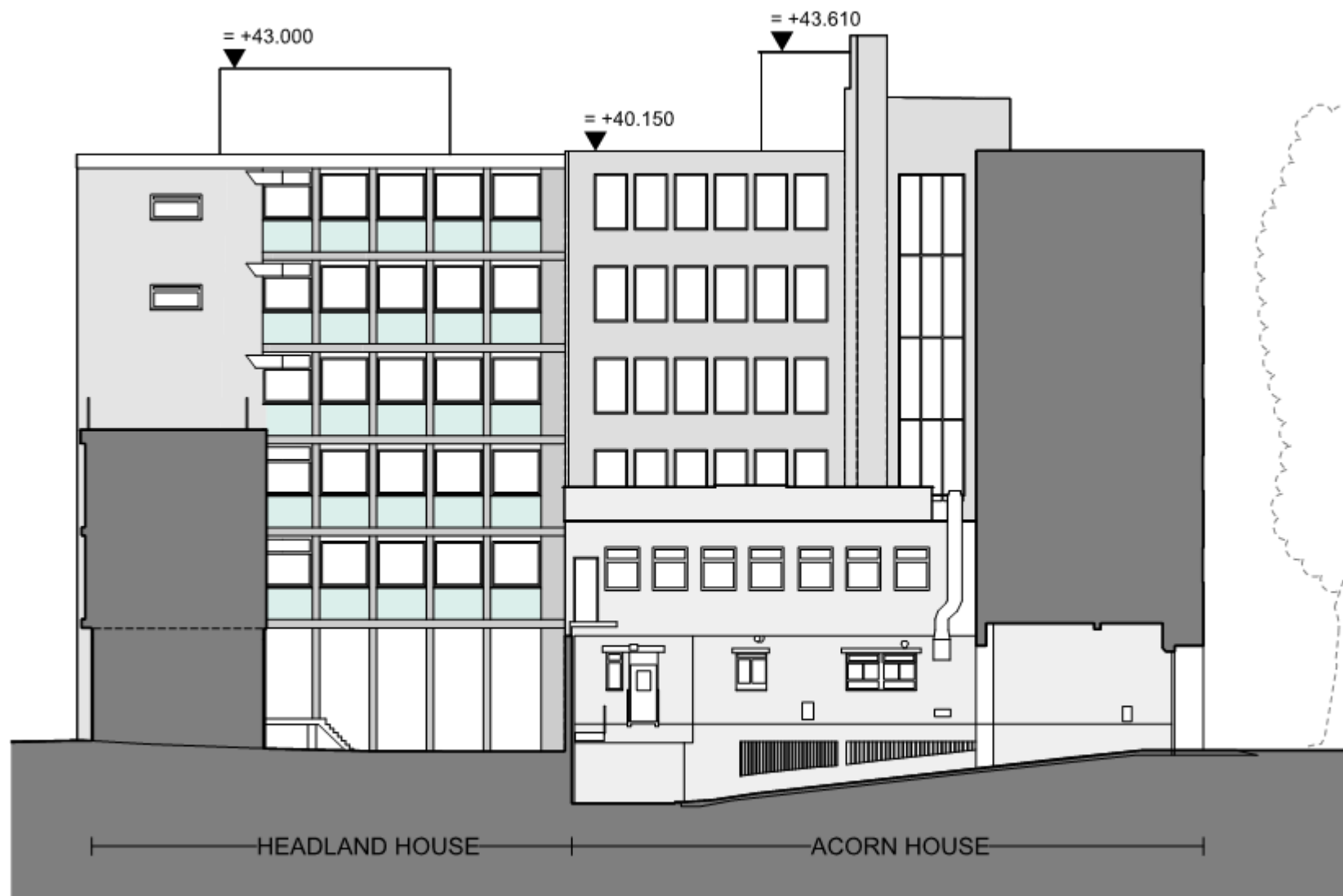
Battle
Bridge
house

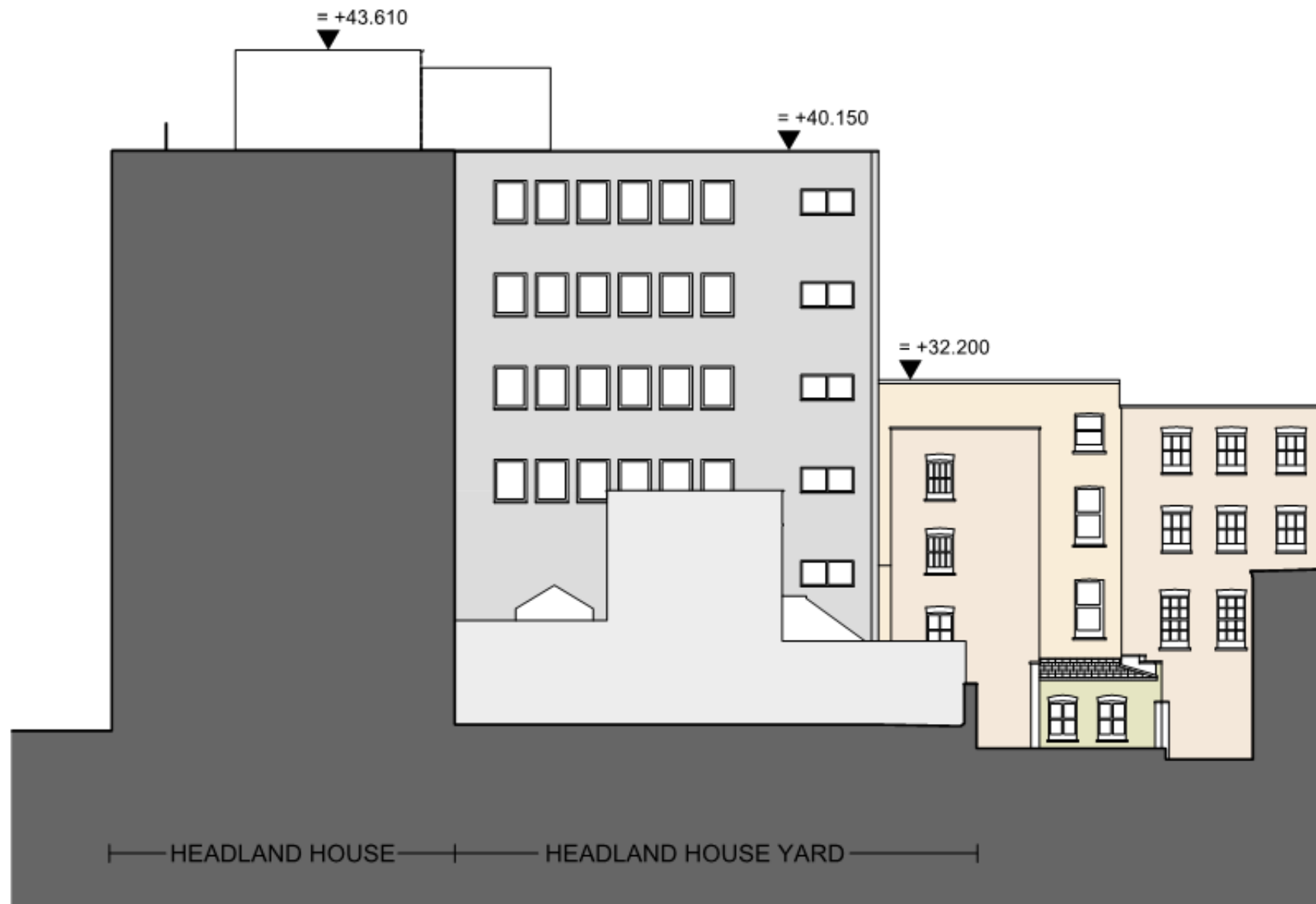


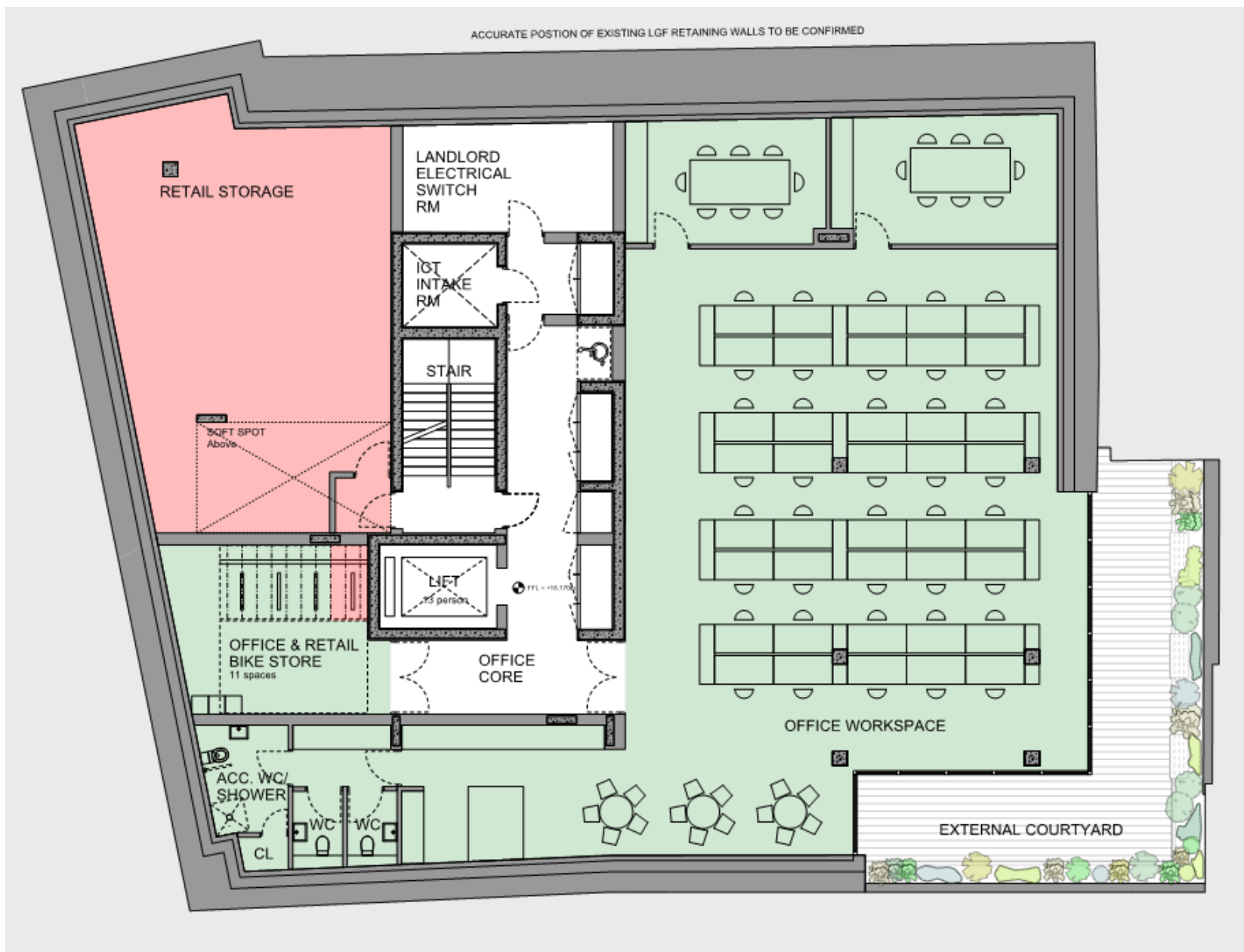


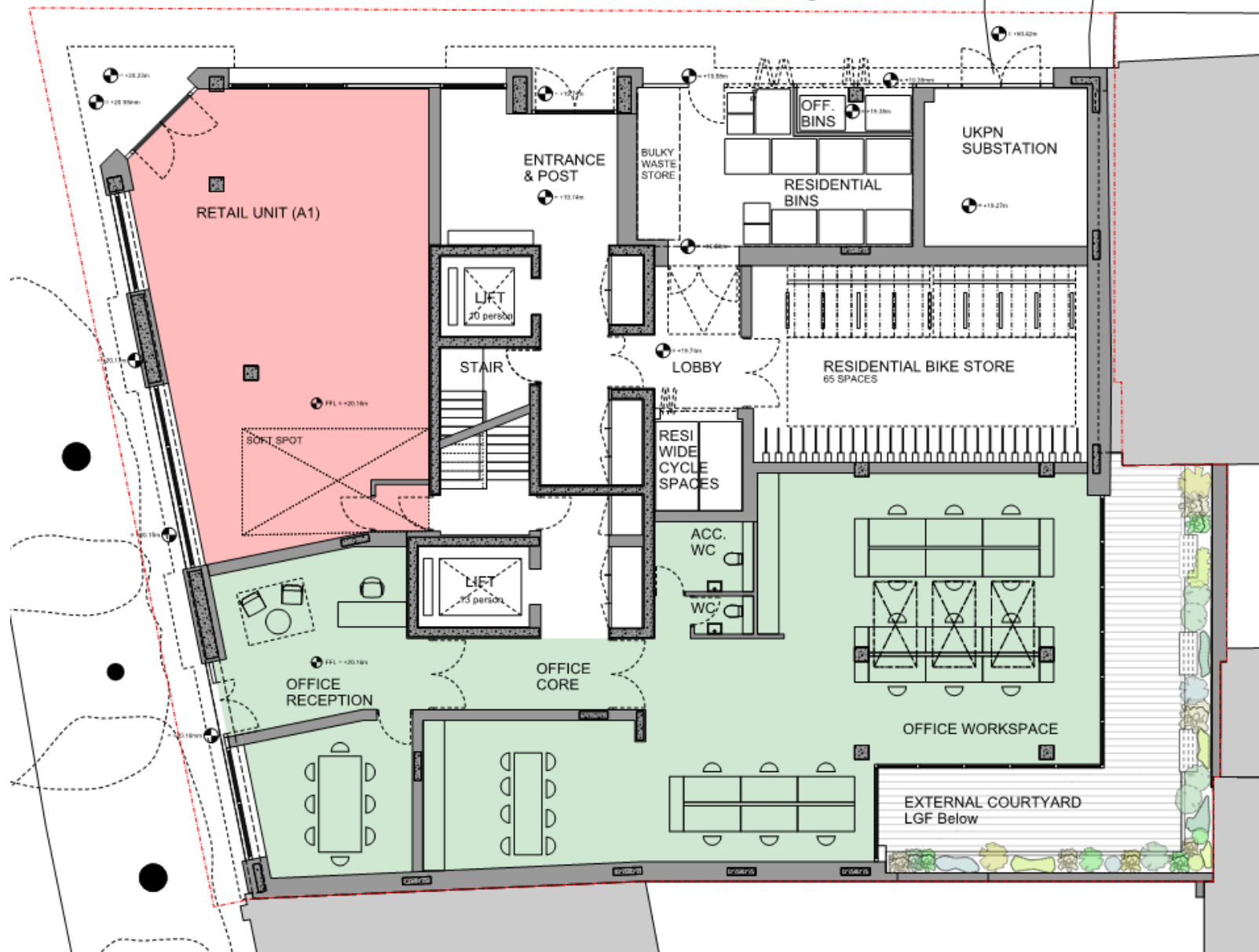


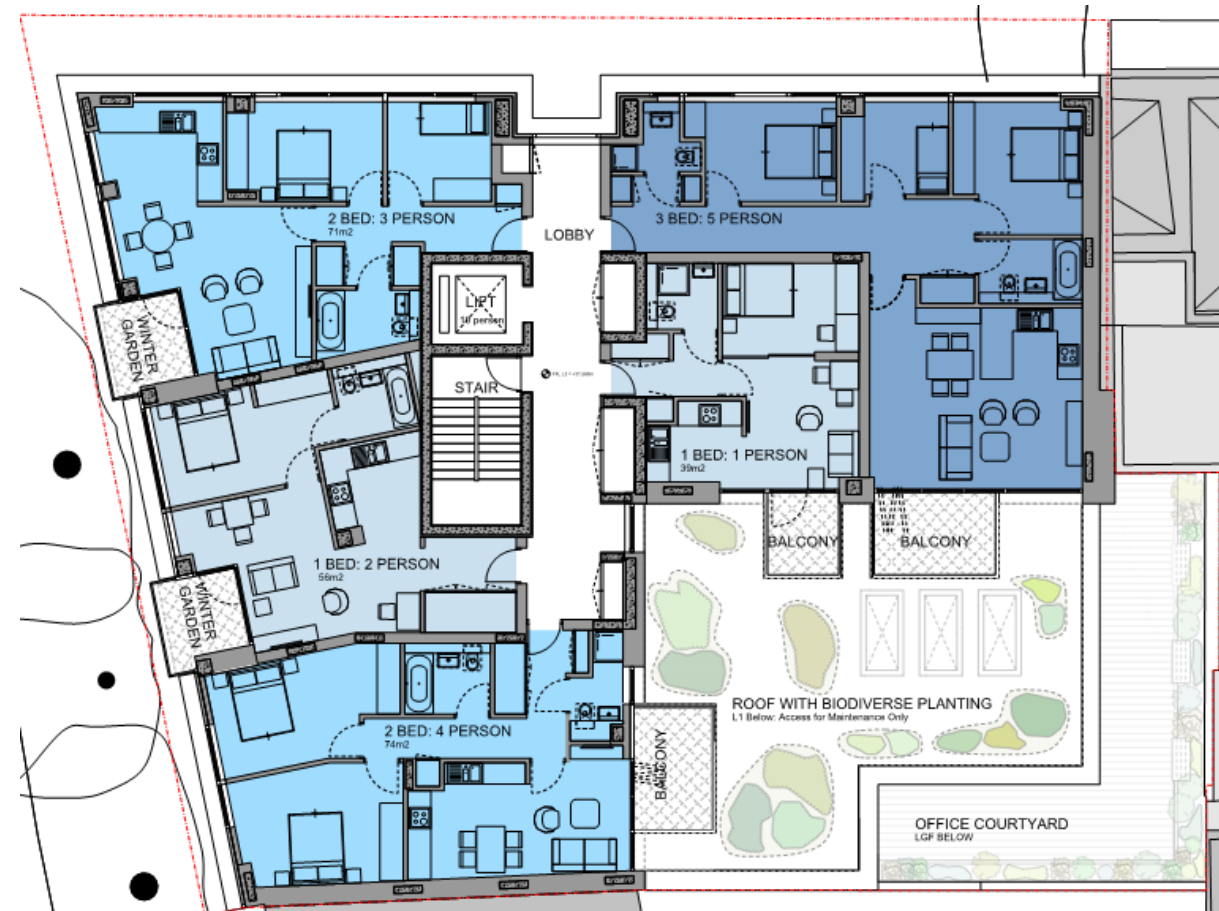
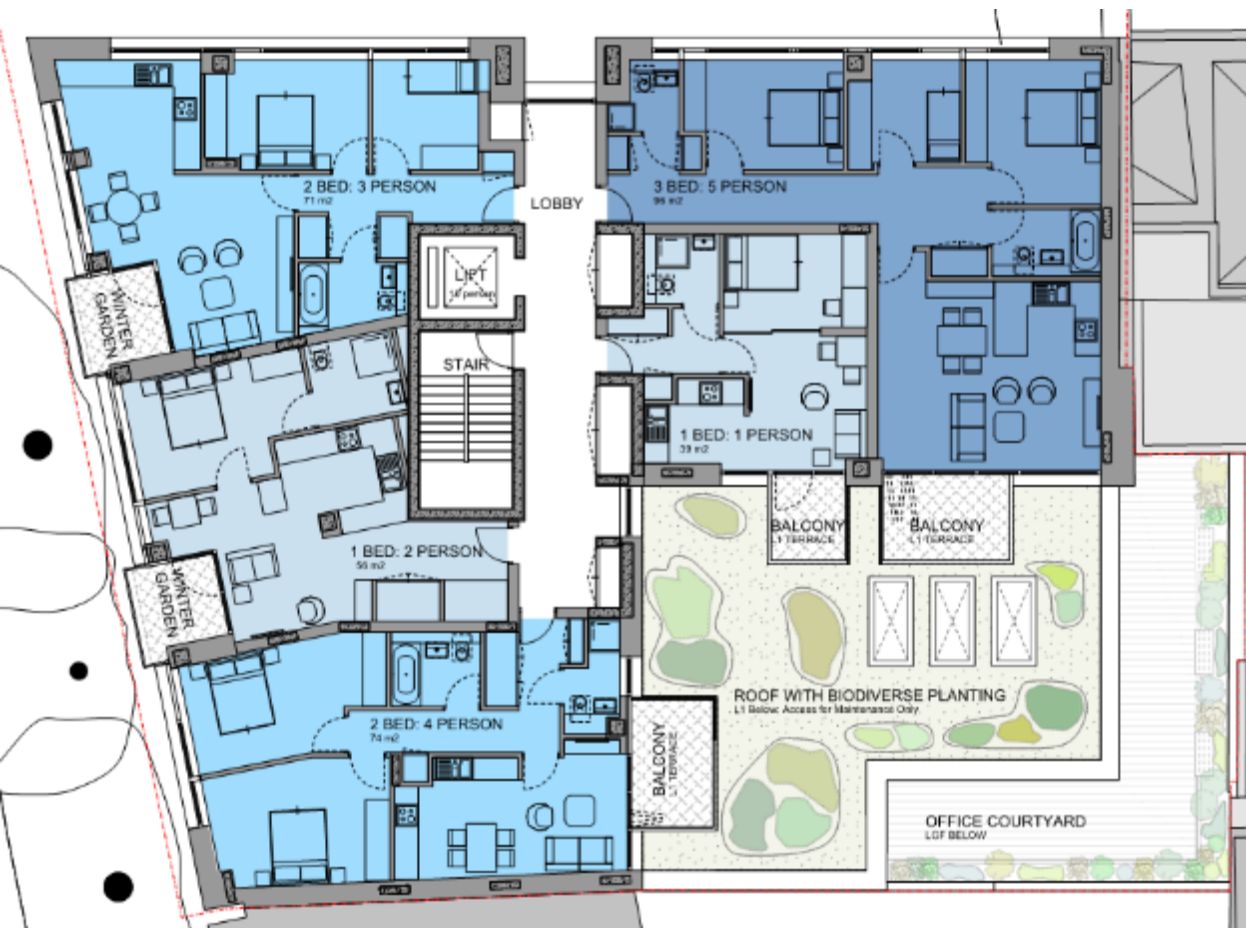


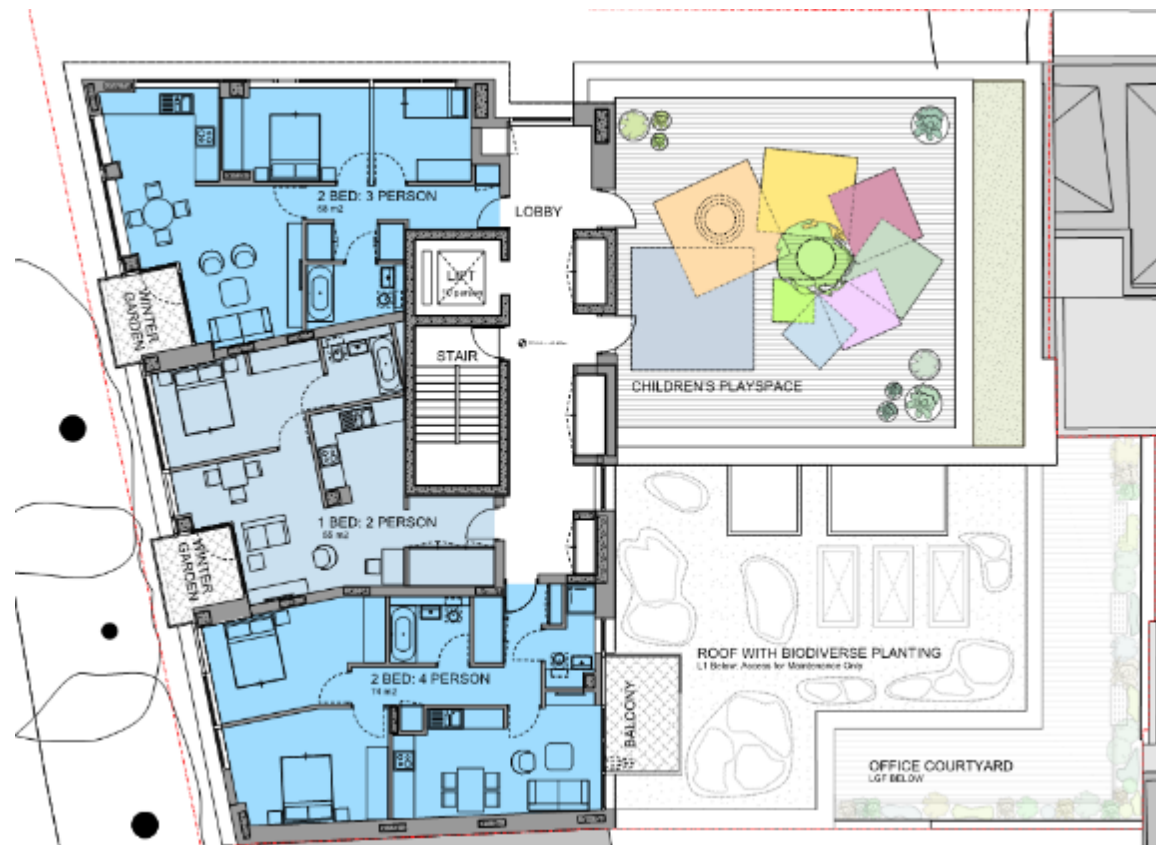




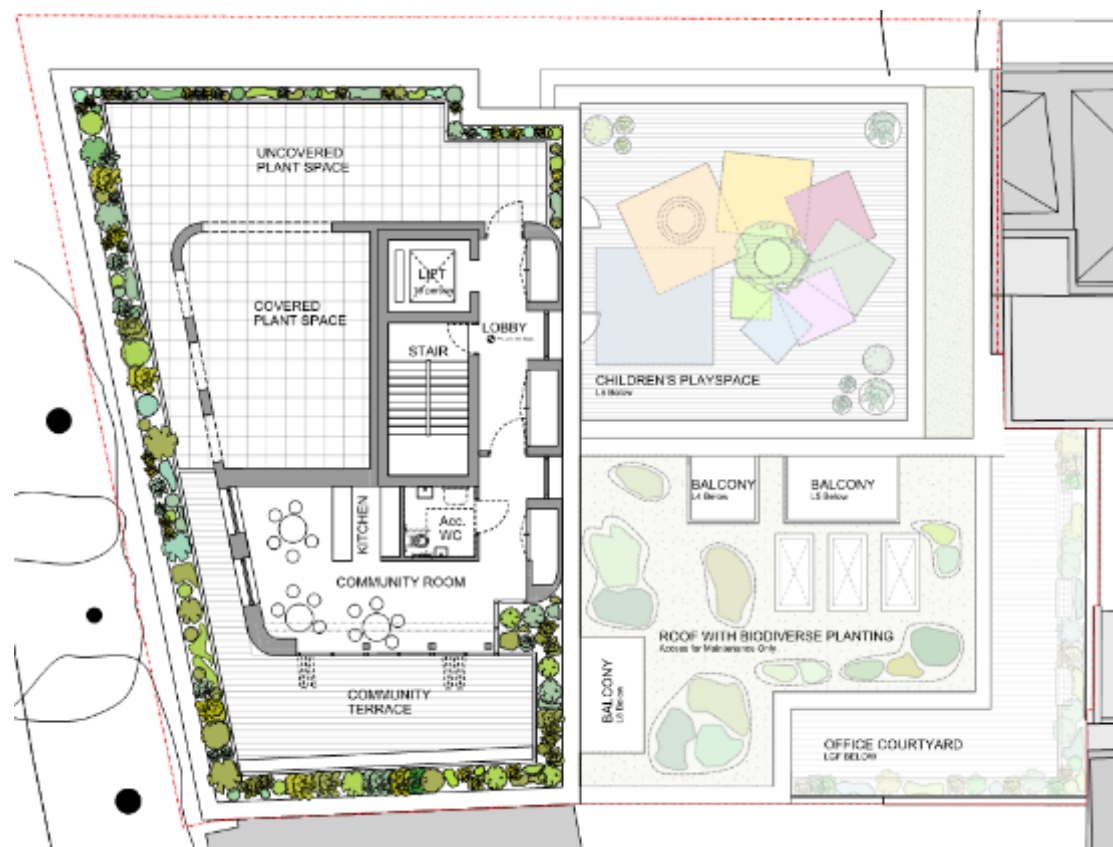
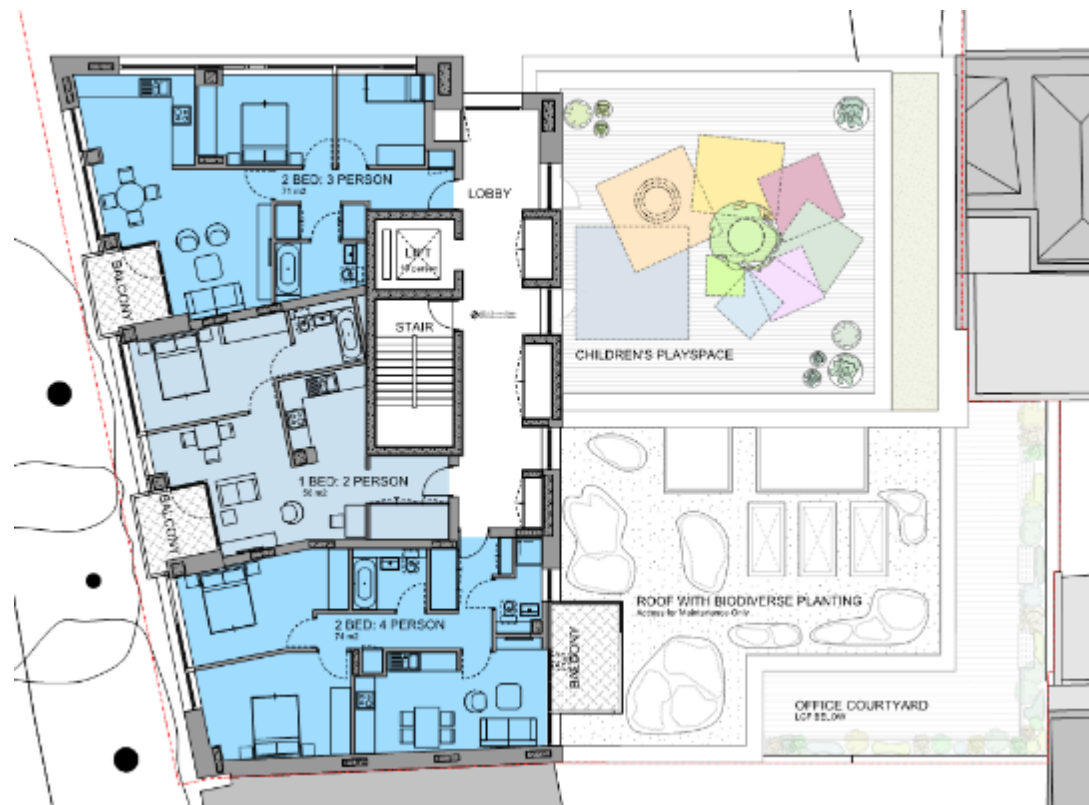


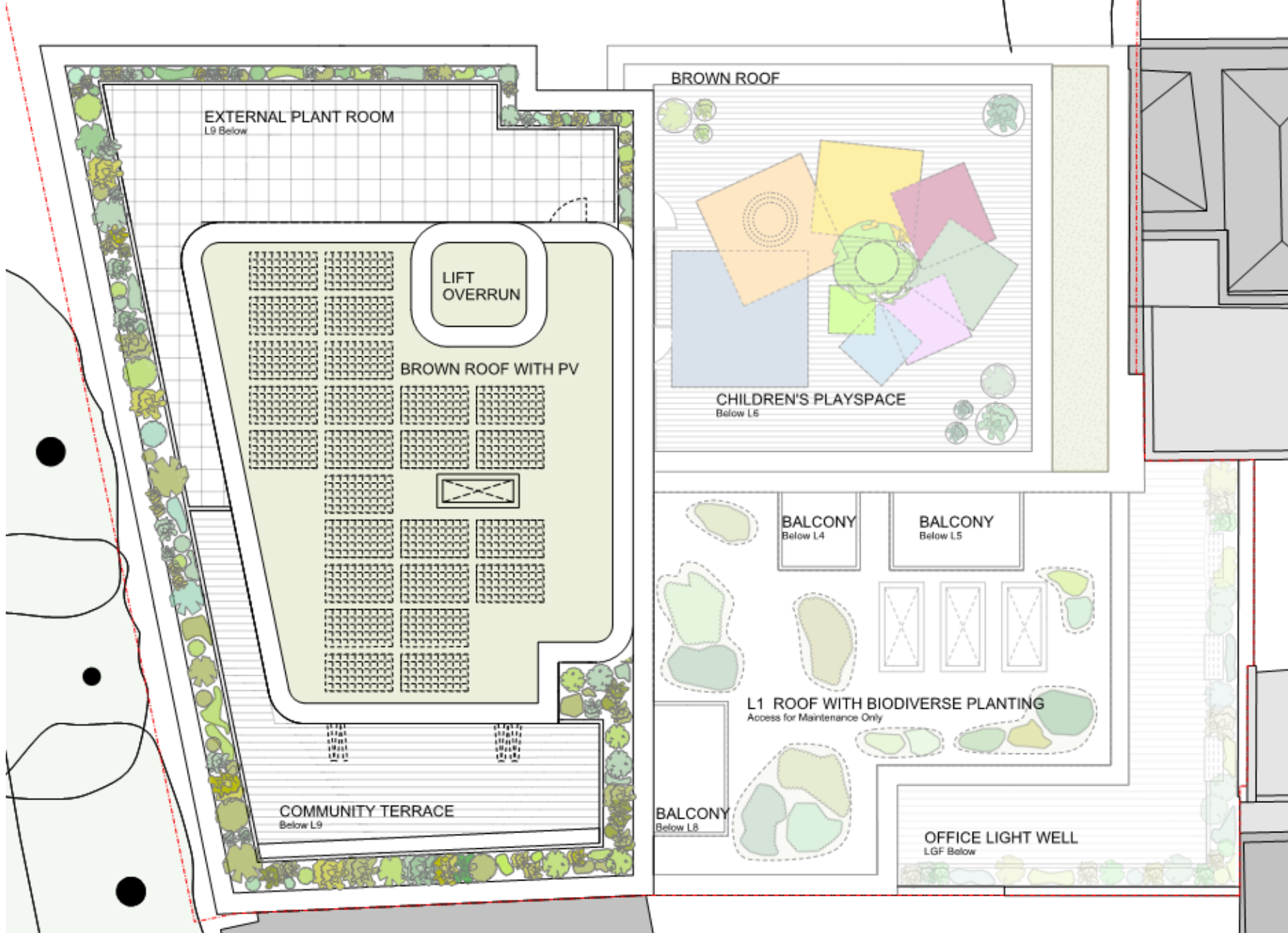






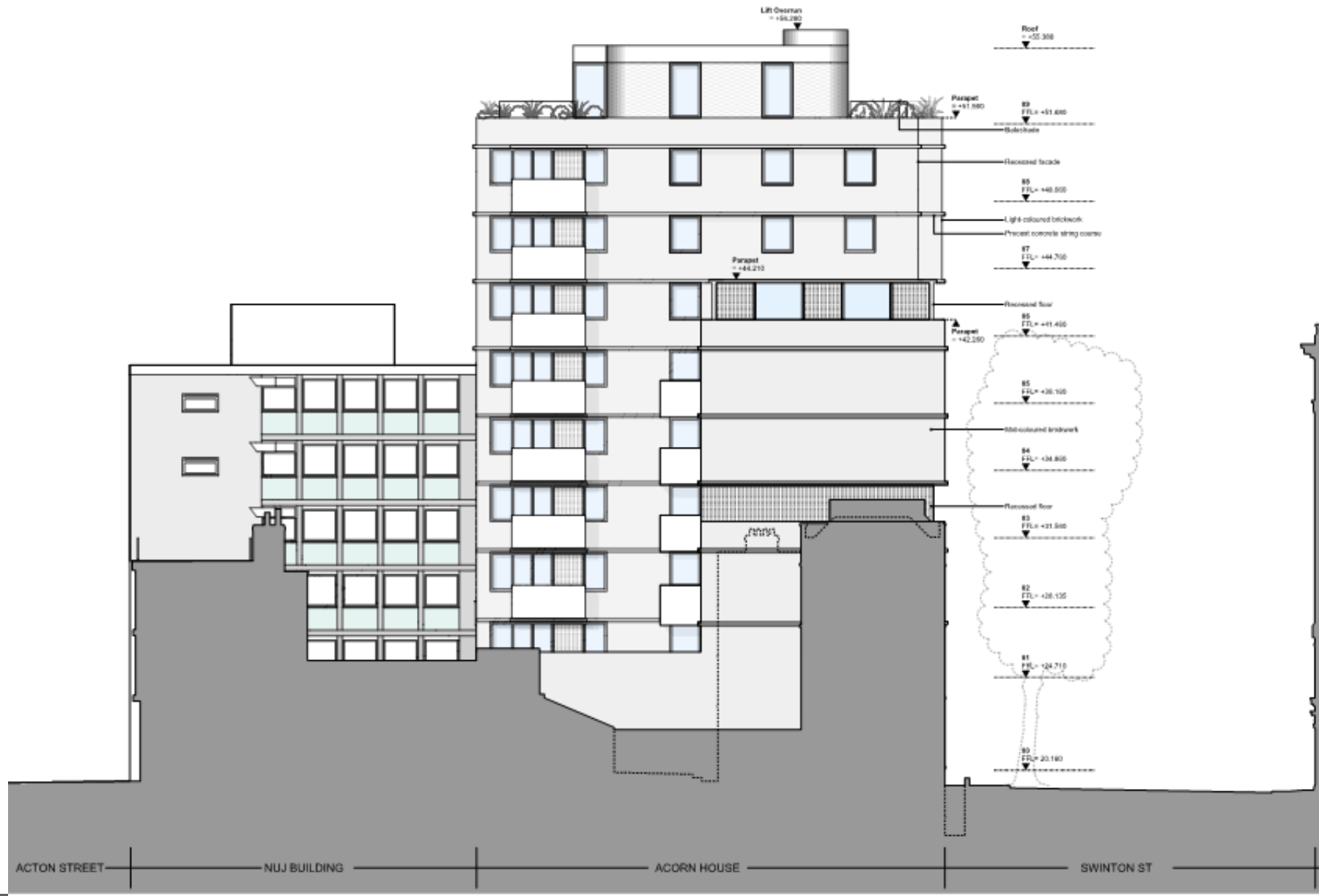
camden.gov.uk Left: Proposed 5th floor; Right: Proposed 6th floor with rooftop playspace











Proposed:

South courtyard
elevation

L9 Community Rm & Plant

Perimeter planting

Soldier brick course

String courses

Brick: Light- colour mix

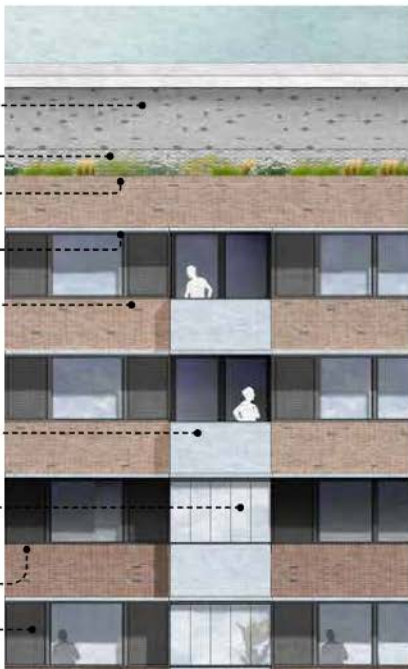
Lightest colour brickwork, multi brick mix using fewer dark/ black bricks with lighter mortar.

Balcony: Precast Concrete

Retractable Winter Gardens

Soldier brick course

Linear windows



1

Tiled screens

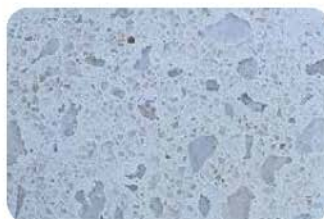
Geometric patterned screen using mix of complimentary colours



2

Brick: Light- colour mix

Lightest colour brickwork, multi brick mix using fewer dark/ black bricks with lighter mortar.



3

Precast Concrete

White/ light coloured precast concrete

Brick: Mid-colour mix
Mid-colour brickwork, multi brick mix using fewer dark/ black bricks with mid-colour mortar.

Precast concrete
Winter Garden projecting volume

Recessed ribbon window

Soldier brick course

Patterned panel

Brick: Dark colour mix
Dark-colour brickwork, multi brick mix using dark/ black bricks with mid-colour mortar.

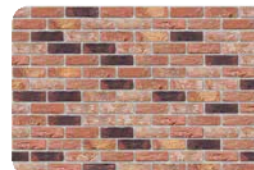
Projecting string course

Canopy over entrance

Textured concrete

Retail windows

Office entrance



4

Brick: Mid-colour mix

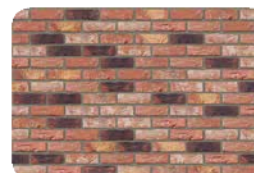
Mid-colour brickwork, multi brick mix using fewer dark/ black bricks with mid-colour mortar.



5

Linear windows with patterned panels

Black/ dark grey window frames with bespoke patterned infill panels where ventilation / blanking panels are required

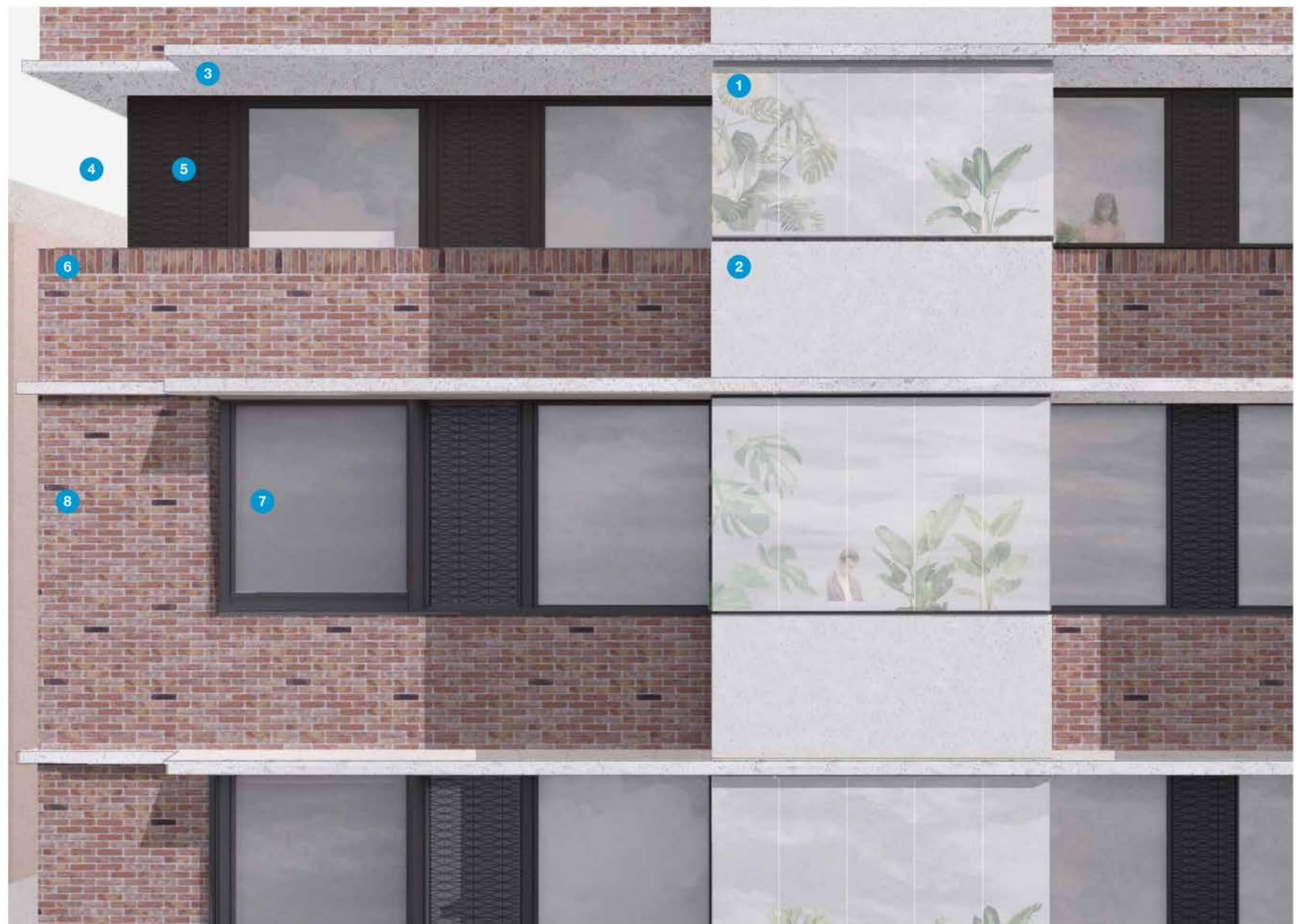


6

Brick: Dark colour mix

Dark-colour brickwork, multi brick mix using dark/ black bricks with mid-colour mortar.

- 1 Retractable Winter Garden glazing**
Retractable glazing provides a winter garden for apartments facing Gray's Inn Rd.
- 2 Extruded Winter Gardens**
The stacked winter gardens are articulated by a contrasting white precast concrete cladding.
- 3 Horizontal string courses & lintels**
String courses in a contrasting white concrete wrap around the building at each level, creating lintels where they intersect with windows. Above the windows, the lintel projects out to provide solar shading. Where the glazing is recessed, the lintel will extend to window line to provide an attractive yet durable finish visible from the street below.
- 4 Recessed windows at L3 & L6**
Recessed ribbon windows at L3 & L6 relate to the neighbouring buildings, dividing the facade into three distinct brick volumes.
- 5 Ribbon windows & patterned blanking panels**
Windows with a dark grey/black frame create a continuous ribbon wrapping around the building at L3 & L6. Patterned blanking panels and vent panels are interspersed with double-glazed units to suit the internal arrangement.
- 6 Parapet: Brick soldier course**
A subtle brick soldier course detail is used at the top of each parapet
- 7 Recessed linear windows**
Recessed linear windows continue the horizontal emphasis of the architecture
- 8 Stretcher bond brickwork**
A simple stretcher bond with flush pointing creating a monolithic brick surface



Gray's Inn Rd: Illustrative Detail

L9 Community Rm & Plant

Perimeter planting

Soldier brick course

String courses

Precast concrete cladding panel

Brick: Light- colour mix

Lightest colour brickwork, multi brick mix using fewer dark/ black bricks with lighter mortar.

Recessed vertical facade

L6 Playspace enclosure

Recessed ribbon window

Soldier brick course

Linear windows

Brick: Mid-colour mix

Mid- colour brickwork, multi brick mix using fewer dark/ black bricks with mid-colour mortar.

Recessed ribbon window

Soldier brick course

Patterned panel

Brick: Dark colour mix

Dark- colour brickwork, multi brick mix using dark/ black bricks with mid-colour mortar.

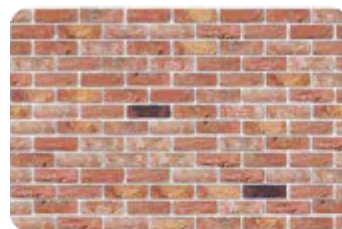
Precast concrete plinth

Ventilation at high level

Canopy over entrance

Residential entrance

Bin store screen



1

Brick: Light- colour mix

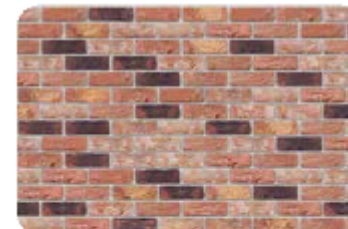
Lightest colour brickwork, multi brick mix using fewer dark/ black bricks with lighter mortar.



2

Linear windows with patterned panels

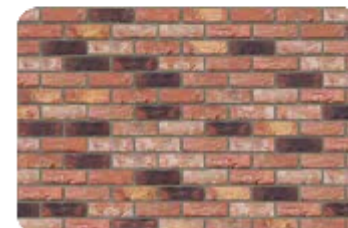
Black/ dark grey window frames with bespoke patterned infill panels where ventilation / blanking panels are required



3

Brick: Mid-colour mix

Mid-colour brickwork, multi brick mix using fewer dark/ black bricks with mid-colour mortar.



4

Brick: Dark colour mix

Dark-colour brickwork, multi brick mix using dark/ black bricks with mid-colour mortar.



5

Precast Concrete

White/ light coloured precast concrete



6

Tiled screens

Geometric patterned screen using mix of complimentary colours





4277_0143

Existing





















