



GERALDEVE

London Borough of Camden
Planning and Building Development
5 Pancras Square
King's Cross
London
N1C 4AG

72 Welbeck Street London W1G 0AY
Tel. 020 7493 3338
www.geraldeve.com

FAO: Laura Dorbeck

31 May 2022

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

Your ref: 2020/3880/P // PP-11282316

Dear Sir / Madam,

Acorn House, 314-320 Gray's Inn Road, London, WC1X 8DP
Town and Country Planning Act 1990 (as amended)
Approval of Details Application to Discharge Condition 29 (Basement Engineer) of Planning Permission
Reference: 2020/3880/P

On behalf of our client, Trinco Properties Limited, we write to enclose an application for the approval of details required by condition, in order to discharge Condition 29 (Basement Engineer) attached to planning permission: 2020/3880/P in relation to development proposals at Acorn House, 314-320 Gray's Inn Road, London, WC1X 8DP.

Background

Planning permission (ref. 2020/3880/P) was granted on 01 November 2021 for the:

“Redevelopment of Acorn House as a part 6, part 10 storey mixed-use building with 33 affordable homes (with external playspace at level 6, a community room and terrace at level 9), affordable office space and retail unit at ground and basement level; together with cycle parking facilities and associated ancillary uses.”

This application seeks to discharge condition 29 attached to the aforementioned planning permission (ref. 2020/3880/P), which, in full, states the following:

Basement Engineer

“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.

Condition Discharge

This application seeks to discharge condition 29 attached to the aforementioned planning permission (ref. 2020/3880/P). This application sets out the details in relation to basement construction monitoring to be implemented at Acorn House.

Specifically, the submitted documentation outlines the details of 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.

Accordingly, we enclose the relevant details in respect of providing information on the appointed basement engineer at Acorn House, for your formal approval.

Application Documentation

In accordance with the validation requirements of the London Borough of Camden, alongside this Covering Letter, we hereby enclose the following documentation to discharge this condition:

- Completed approval of details application form, prepared by Gerald Eve LLP; and
- Confirmation of Appointment (dated 19 May 2022), prepared by AKT II.

Summary

This approval of details application has been submitted via the Planning Portal. The requisite approval of details application fee of £148.20 (including the £32.20 Planning Portal service charge) has been made concurrent to the submission of this application by our client and will follow in due course.

We look forward to confirmation of the registration and subsequent validation of this approval of details application shortly. In the meantime, should you have any queries, please do not hesitate to contact Katie Hughes (020 3486 3494) or Harry Howat (020 3486 3724) of this office.

Yours faithfully,



Gerald Eve LLP

KHughes@geraldeve.com
Direct tel. +44 (0)203 486 3494