

Application ref: 2022/2490/P
Contact: Laura Dorbeck
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Date: 30 June 2022

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Gerald Eve LLP
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

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

Proposal:

Basement engineer details required by condition 29 of planning permission ref: 2020/3880/P granted 01/11/2021 for the redevelopment of Acorn House as a part 6, part 10 storey mixed-use building with 33 affordable homes (with external 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. Drawing Nos: Letter from AKT II dated 19 May 2022 and cover letter dated 31 May 2022.

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

Informative(s):

1 Reasons for granting approval

Condition 29 required details of a suitably qualified chartered engineer with membership of the appropriate professional body to be 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.

AKT II Ltd. have been appointed to provide structural engineering services, and will lead the structural team during the design through to the completion of the construction works. The Engineers have the relevant qualifications which comply with the requirements of the Basements CPG, including CEng.

The full impact of the proposed development has already been assessed during the determination of the original application (reference 2020/3881/P dated 01/11/2021). The planning history of the site has been taken into account when coming to this decision.

As such, the submitted details are considered sufficient to discharge condition 14 and are in accordance with policy A5 of the London Borough of Camden Local Plan 2017.

- 2 Conditions 3 (details of balcony screens), 4 (building design details), 5 (fixed plant mechanical noise), 10 (detailed landscape plan), 14, (tree protection details), 18 (drainage strategy), 19 (living roof details), 20 (bird boxes), 21 (piling method statement), 22 (air quality monitoring), 24 (lighting strategy), 25 (contaminated land remediation scheme), 27 (PV panel details), 32 (fire statement), 33 (whole life carbon assessment), 35 (ASHP details).

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer