

Application ref: 2022/1776/P
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Gerald Eve LLP
72 Welbeck Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

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

Proposal: Amendments to 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', namely involving - omission of approved lower basement level; various changes to internal layouts; addition of central air vent and associated louvre at level 9; changes to rooflights; changes to play space enclosure; new plant access hatch at level 10; changes to layout of 2 bed 4 person apartments; increase in size of level 1 balconies.

Drawing Nos:

Superseded drawings: Prefix 18102_(00)_: 001 Site Plan With Ground Floor Plan revP02, 010 Roof Plan revP02, 098 Basement revP02, 099 Lower Ground Floor revP02, 100 Ground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 Levels07 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.

Amended drawings: PL099 P3, PL100 P3, PL101 P3, PL102 P1, PL103 P4, PL104 P1, PL105 P3, PL106 P3, PL107 P3, PL108 P1, PL109 P3, PL110 P3, PL201 P3, PL202 P5, PL203 P5, PL204 P5, PL301 P3, PL302 P3.

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, condition no.2 of planning permission 2020/3880/P shall be replaced with the following condition:

REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans:

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: PL099 P3, PL100 P3, PL101 P3, PL102 P1, PL103 P4, PL104 P1, PL105 P3, PL106 P3, PL107 P3, PL108 P1, PL109 P3, PL110 P3, PL201 P3, PL202 P5, PL203 P5, PL204 P5, PL301 P3, PL302 P3.

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-OWMAugust 2020 by Waterman; Preliminary Ecological Appraisal PJC ref: 4195E/19 19/08/20 by PJC; Transport Assessment August 2020 by TTP; Tree

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

1 Reason for granting approval:

Permission is sought for amendments to the previously approved proposals. The amendments have come about following changes to the apartment ventilation strategy, simplification of the plant strategy at basement level, further consultation with the Housing Trust and technical design development. The amendments sought are as follows:

- Omission of the basement level due to changes in the MEP strategy;
- Omission of the lower ground floor (LGF) retail storage area and relocation of the basement plant to LGF;
- Addition of a central fresh air vent with a louvre added to Level 09 on the NE elevation;
- Minor internal changes to the apartment layouts;
- Change in the number and size of rooflights to the Level 01 maintenance terrace;
- Rationalisation of the LGF retaining structure following further site investigations;
- Introduction of a new 2-bed, 4-person apartment layout to suit an affordable renter;
- Change in the shape of the playspace enclosure at Level 06 to allow for safe facade access;
- Design development of the risers resulting in a minor change to the NE facing wall at Level 09.
- Introduction of access hatch to Level 10 from the covered internal plant space.

The amendments include the removal of the previously approved basement level. A Basement Impact Assessment (BIA) addendum has been provided which confirms that the reduction in the basement depth will not impact the construction methods or impacts as set out in the approved BIA. The report was assessed by the Council's independent chartered engineers, who confirmed the justifications are reasonable and that they agree with the conclusions that the approved BIA is not affected by the changes.

The approved basement store for the retail unit would be lost as a result of the removal of the basement; however, a retail feasibility note has been provided from Savills who confirm that the reduction in storage area would not impact the viability or marketability of the ground floor retail unit. As such, there would be no material impact on the approved retail unit.

The remainder of the amendments would be minor design alterations which would not materially impact the external appearance of the approved building. The design quality and architectural aesthetic would be retained.

The proposed amendments are considered to be non-material as they do not change the nature or description of development; do not change the application


site area, increase the height of the building or result in changes to external details that would materially alter the appearance of the building, materially compromise the overall design of the building or materially impact on the character and appearance of the Conservation Area; do not materially change the impact on amenities of neighbours which may raise issues of loss of light, outlook or privacy; and do not materially impact on any neighbours or other statutory and non-statutory bodies.

The site's planning history was taken into account when coming to this decision. The full impact of the proposed development has already been assessed by virtue of the approved scheme reference 2020/3880/P granted 01/11/2021. The variations are thus considered to be a non-material amendment to a previously approved scheme.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and set out in the description and shall only be read in the context of the substantive permission granted on 01/11/2021 under reference number 2020/3880/P and is bound by all the conditions and obligations attached to that permission.

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.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer

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