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London Borough of Camden  
Planning and Building Development  
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**FAO: Laura Dorbeck**

25 July 2022

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

**Your ref: 2020/3880/P // PP-11383708**

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 18 (Drainage Strategy) 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 18 (Drainage Strategy) 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 18 attached to the aforementioned planning permission (ref. 2020/3880/P). The original wording of the conditions states the following:

### **Condition 18 - Drainage Strategy**

**"Prior to commencement of development, full details of the sustainable drainage system including at least 32.75m<sup>3</sup> of blue roof and 10m<sup>3</sup> of either additional blue roof or attenuation tank shall be submitted to and approved in writing by the local planning authority.**

**The details to include (as necessary) a revised drainage statement, SuDS pro- forma and supporting evidence.**

**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 runoff rates approved by the Local Planning Authority.**

**The details shall include the proposed lifetime maintenance plan for each element.**

**All such systems shall thereafter be retained and maintained in accordance with the approved details.”**

### **Non-Material Amendment**

A non-material amendment application has been submitted alongside this application to amend the wording of the original condition which has been in principle with Camden. As such, this application seeks to discharge condition 18 as worded below:

**“Prior to commencement of development, full details of the sustainable drainage system including at least 31.5m<sup>3</sup> of blue roof and 20m<sup>3</sup> of attenuation tank shall be submitted to and approved in writing by the local planning authority.**

**The details to include (as necessary) a revised drainage statement, SuDS pro- forma and supporting evidence.**

**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 runoff rates approved by the Local Planning Authority.**

**The details shall include the proposed lifetime maintenance plan for each element.**

**All such systems shall thereafter be retained and maintained in accordance with the approved details.”**

The submitted documentation outlines the details of the sustainable drainage system proposed which includes a blue roof system, an attenuation tank, and green roofs. Detailed figures and calculations have been provided in the appendices at the end of the document. Accordingly, we enclose the relevant details in respect of providing information on the proposed drainage strategy 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 Application Form, prepared by Gerald Eve LLP; and
- Drainage Strategy (dated July 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**

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