

Application ref: 2022/3425/P
Contact: Laura Dorbeck
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Date: 18 November 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:

Details of drainage strategy required by condition 18 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: Cover letter dated 25 July 2022, Drainage Strategy document by AKT II Ltd. titled 'Response to Planning Application comments' dated July 2022, details received by email dated 16 November 2022.

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

Informative(s):

1 Reasons for granting approval

Condition 18 required full details of the sustainable drainage system (SuDS) which should include at least 31.5m³ of blue roof and 20m³ of attenuation tank to be submitted to and approved in writing by the local planning authority.

Details have been submitted confirming these specifications, and include a drainage strategy which demonstrates that the SuDS is designed to accommodate all storms up to and including a 1:100 year storm with a 40% provision for climate change. The details also include a lifetime maintenance plan for each element and confirm that the maintenance owner will be Newlon Housing Trust.

The details have been reviewed by the Local Lead Flood Authority, and following clarification of certain details it has been confirmed that the submitted information is sufficient to discharge condition 18.

No objections were received prior to determination. The full impact of the proposed development has already been assessed as part of the determination of the original application.

As such, the submitted details sufficiently demonstrate that the development would 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.

- 2 You are reminded that conditions 3 (details of balcony screens), 4 (building design details), 5 (fixed plant mechanical noise), 10 (detailed landscape plan), 14, (construction phase tree protection details), 19 (living roof details), 20 (bird boxes), 21 (piling method statement), 24 (lighting strategy), 25 (contaminated land remediation scheme), 27 (PV panel details), 32 (fire statement), 33 (whole life carbon assessment), 35 (ASHP details) of planning permission 2020/3880/P granted 01/11/2021 are outstanding and require details to be submitted for approval.

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