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**FAO: Laura Dorbeck**

29 March 2023

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

**Your ref: 2020/3880/P // PP-12056500**

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 Part-Discharge Condition 14 (Tree Protection) of Planning Permission**

**Reference: 2020/3880/P (as amended by 2022/1776/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 part-discharge Condition 15 (Tree Protection) attached to planning permission: 2020/3881/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."**

On 06 July 2022, a non-material amendment application (ref. 2022/1776/P) was approved for the following:

**"Amendments to planning permission ref. 2020/3880/P at Acorn House, NAMELY to allow the 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 and increase in size of level 1 balconies."**

This application seeks to discharge Condition 14 attached to the aforementioned planning permission (ref. 2020/3880/P). The original wording of the conditions states the following:

### **Condition 14 – Tree Protection**

**"Prior to commencement of any works on site, details demonstrating how street trees (identified as T1 – T5 on plan PJC5493/20/A in the approved Arboricultural Survey ref PJC 5493/20/01 rev01 March 2020) shall be protected during construction work shall be submitted to and approved by the Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction" and should include details of appropriate working processes in the vicinity of trees, and details of an auditable system of site monitoring.**

**All trees on the site, or parts of trees growing from adjoining sites, unless shown on the approved drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details."**

On 10 November 2022, Condition 14 was partially discharged (ref. 2022/3847/P) relating to the protection of trees during the demolition phase of the development. This application is therefore seeking to fully discharge Condition 15 by providing details in relation to the demolition phase of the development.

The submitted documentation, prepared by MYCO, provides further details of all tree protection methods and controls that the main contractor will implement during the life of the construction phase following the demolition phase now completing.

#### **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;
- Covering Letter (this document), prepared by Gerald Eve LLP; and
- Acorn House: Tree Protection Plan (Construction Phase) , prepared by MYCO.

#### **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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