

Application ref: 2023/1336/P  
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**Development Management**  
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Gerald Eve LLP  
One Fitzroy  
6 Mortimer Street  
London  
W1T 3JJ

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 pre-construction tree protection required by condition 14 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: Tree Protection Plan during the Demolition and Construction Phase  
revision: C00 dated 28/02/2023, cover letter dated 29/03/2023.

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

Informative(s):

1 Reasons for granting approval-

Condition 14 required details demonstrating how street trees shall be protected during construction work. The details are required to be submitted for approval prior to the commencement of any works. The applicant previously partially

discharged the condition, submitting an Arboricultural Method Statement detailing how trees will be protected during the initial demolition phase of works. The details were acceptable and were discharged under reference 2022/3847/P on 09/11/2022.

An updated Arboricultural Method Statement has now been submitted detailing tree protection measures to be implemented for the remainder of the construction works to fully discharge the condition. The Council's Trees Officers have reviewed the submitted details and confirmed they are sufficient in demonstrating that the existing trees would be adequately protected during construction. The street trees are on TfL public highway and the applicant has confirmed they have arranged pruning of the trees with TfL directly, who are aware of the works.

The submitted information therefore sufficiently demonstrates that the construction of the development will not have an adverse impact on existing trees and would maintain the character and amenity of the area.

The full impact of the proposed development has already been assessed as part of the determination of the original application.

As such, the details are sufficient to fully discharge condition 14 and are in accordance with the requirements of policies D1 and A3 of the 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), 19 (living roof details), 20 (bird boxes), 21 (piling method statement), 24 (lighting strategy), 25 (contaminated land verification report), 27 (PV panel details), 32 (fire statement), 33 (whole life carbon assessment), and 35 (ASHP details) of planning permission 2020/3880/P granted 01/11/2021 are outstanding and require details to be submitted for approval.
- 3 This decision in no way prejudices the rights of the owner(s) of the tree(s) in question whose consent should be obtained prior to the implementation of any works. In this case the owners of the trees in question are Transport For London.

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

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left corner of the page.

Daniel Pope  
Chief Planning Officer