

Application ref: 2023/3024/P  
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Date: 21 December 2023

**Development Management**  
Regeneration and Planning  
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6 Mortimer Street  
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W1T 3JJ  
United Kingdom

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: Living roof details required by condition 19 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:

Landscape Management Plan, prepared by Boon Brown dated 17.07.2023; Landscape General Arrangement and Planting Plan - First Floor (dwg ref. 5013 -BB-XX-01-DR-L-0102 Rev 00); Landscape Planting Plan - Ninth Floor (dwg ref. 5013-BB-XX-09-DR-L-0104 Rev 00); Landscape Details - First Floor Roof Section (dwg ref. MC35-BB-XX-01-DR-L-520 Rev 00); Roof Types (dwg ref. 5361-BAL-XX-XX-DR-A-27-0001 Rev P1); GA Plans First Floor (dwg ref. 5361-BAL-XX-01-DR-A-03-0102 Rev P7); GA Plans Sixth Floor (dwg ref. 5361-BAL-XX-06-DR-A-03-0107 Rev P7); GA Plans Ninth Floor (dwg ref. 5361-BAL-XX-09-DR-A-03-0110 Rev P7); GA Plan Roof Sheet 9 (5361-BAL-XX-XX-DR-A-27-0209 Rev P2); BauderGREEN WB native wildflower blanket Technical Data Sheet

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

Informative(s):

1 Reason for granting permission

The submitted details include landscaping details for the first, 9th floor and the roof. The roof would have a Bauder GREEN WB native wildflower blanket and section drawings have been provided which shows the build up of the roofs and the substrate. Nature Conservation have reviewed the submitted details and the details are considered acceptable. The details demonstrate that the development would undertake reasonable measures to take account of biodiversity and the water environment in accordance with the Local Plan.

The planning and appeal history of the site has been taken into account when coming to this decision.

The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

As such, the proposed development is in general accordance with policies A3 and CC3 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), 20 (bird boxes), 21 (piling method statement), 24 (lighting strategy), 25 (contaminated land verification report), 27 (PV panel details), 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.

You are advised that details have been submitted for condition 32 (fire statement) and these are currently being assessed.

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 2023.

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