



GERALDEVE

One Fitzroy 6 Mortimer Street
London W1T 3JJ
Tel. +44 (0)20 7493 3338
geraldve.com

London Borough of Camden
Planning and Building Development
5 Pancras Square
King's Cross
London
N1C 4AG

FAO: David Peres Da Costa

05 February 2024

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

Your ref: 2020/3880/P // PP-12783525

Dear 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 24 (Lighting Strategy) 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 discharge Condition 24 (Lighting Strategy) 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 24 attached to the aforementioned planning permission (ref. 2020/3880/P). The original wording of the conditions states the following:

Condition 24 – Lighting Strategy

“Prior to commencement of the relevant part, a lighting strategy for the exterior of the building shall be submitted to and approved in writing by the local planning authority.”

The submitted External Lighting Strategy, prepared by Myco Limited, confirms the location of the external lighting at lower ground, ground, 6th and 9th level, and all apartment balconies at Acorn House. The luminaire lighting schedule provides further information on the location of the different types of lighting, manufacturing information and detailed specifications. In addition, typical apartment and communal area types and layouts have been submitted as part of this application.

Application Documentation

In accordance with the validation requirements of the London Borough of Camden, 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;
- External Lighting Strategy, prepared by Myco Limited;
- Lighting Luminaire Schedule, prepared by Synergy;
- Typical Apartment Types, prepared by Synergy; and
- Lower Ground, Ground, Sixth and Ninth Floor Lighting and Fire Alarm Layouts, prepared by Synergy.

Summary

This approval of details application has been submitted via the Planning Portal. The requisite approval of details application fee of £209.00 (including the £64.00 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

KHughes@geraldev.com
Direct tel. +44 (0)203 486 3494