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London Borough of Camden
Planning and Building Development
5 Pancras Square
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N1C 4AG

FAO: David Peres Da Costa

22 February 2024

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

Your ref: 2020/3880/P // PP-12827634

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 20 (Bird Boxes) 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 20 (Bird Boxes) 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 20 attached to the aforementioned planning permission (ref. 2020/3880/P). The original wording of the conditions states the following:

Condition 20 – Bird Boxes

“Prior to completion of the superstructure of the building, plans and elevations showing details of bird box locations and types, indication of species to be accommodated, and a maintenance methodology for annual cleaning, repair/replacement of the installed boxes, prepared in accordance with the recommendations of para 4.5.3 and 4.5.4 of the preliminary ecology appraisal as approved, shall be submitted to and approved in writing by the local planning authority.

The boxes shall be installed in accordance with the approved plans prior to the occupation of the relevant building and thereafter retained and maintained in accordance with the approved maintenance methodology.”

The submitted information, prepared by Brooke Architects, provide information of the proposed location of the bird boxes at Acorn House as well as their specifications and dimensions. It is proposed that 2no. Schwegler 1SP boxes will be positioned at Level 04 on the north-east elevation and 2no. Schwegler 2HW boxes will be positioned at roof level on the south-west elevation. Document ref. 5361-BAL-XX-XX-DR-A-07-0011 Rev P01 confirms the suitability of each of these boxes for the relevant birds, their dimensions and materiality, as per the wording of the planning condition.

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;
- Bird Box Location/Proposed Elevations, prepared by Brookes Architects; and
- Bird Box Specifications/Dimensions, prepared by Brookes Architects.

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

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