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

FAO: David Peres Da Costa

26 April 2024

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

Your ref: 2020/3880/P // PP-13013810

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 35 (Air Source Heat Pumps) 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 35 (Air Source Heat Pumps) 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 35 attached to the aforementioned planning permission (ref. 2020/3880/P). The original wording of the conditions states the following:

Condition 35 - Air Source Heat Pumps

"Prior to completion of the superstructure, details, drawings and data sheets showing the location, Seasonal Performance Factor of at least 2.5 and Be Green stage carbon saving of the air source heat pumps and associated equipment to be installed on the building, shall have been submitted to and approved by the Local Planning Authority in writing.

The measures shall include the installation of a metering details including estimated costs to occupants and commitment to monitor performance of the system post construction. A site-specific lifetime maintenance schedule for each system, including safe access arrangements, shall be provided. The equipment shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter."

Accordingly, we seek to submit details to fully discharge Condition 35 attached to planning permission ref. 2020/3880.

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;
- Appendix A GLA Carbon Reporting Spreadsheet;
- Planning Condition 35 Design Note, prepared by Synergy;
- Acorn House - Amendment to Approved Energy and Sustainability Strategy, prepared by Synergy;
- Air Source Heat Pump Equipment Schedule, prepared by Synergy;
- Condenser Schedule Equipment Schedule, prepared by Synergy;
- Ninth Floor Heating And Cooling Layout, prepared by Synergy;
- aroTHERM plus Operating Instructions, prepared Valliant;
- Air Conditioning System Data Book, prepared by Mitsubishi Electric; and
- SEZ-M35DAL2, prepared by Mitsubishi Electric.

Summary

This approval of details application has been submitted via the Planning Portal. The requisite approval of details application fee of £215.00 (including the £70.00 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 Andrew Jackson (020 3486 3734) of this office.

Yours faithfully,



Gerald Eve LLP

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