

Application ref: 2024/0720/P
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Gerald Eve LLP
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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 bird boxes required by condition 20 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: 5361-BAL-XX-XX-DR-A-07-0011 Rev P2; 5361-BAL-XX-XX-DR-A-07-0010 Rev P2

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

Informative(s):

1 Reason for granting permission

Elevation drawings have been submitted which show the proposed location of the bird boxes as well as their specifications and dimensions. It is proposed that 2no. Schwegler 1SP boxes would be positioned at Level 04 and 2no. Schwegler 2HW boxes would be positioned on the lift overrun, all on the north-east elevation. The Schwegler 2HW boxes would be suitable for Black Redstart

in accordance with the recommendation of the preliminary ecological appraisal.

The submitted details have been reviewed by Nature Conservation and the details are considered to demonstrate that appropriate features would be provided to conserve and enhance wildlife habitats.

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 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), 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 24 (lighting strategy) 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