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London Borough of Camden
Planning and Building Development
5 Pancras Square
King's Cross
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FAO: David Da Peres Costa

23 May 2024

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

Your ref: 2020/3880/P // PP-13093805

Dear Sir / 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 27 (Photovoltaic Panels) 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 27 (Photovoltaic Panels) 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 play space 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."

This application has been submitted concurrently with a non-material amendment (Ref: PP-13065681) to the extant permission which will reduce the amount of PV panels that are proposed from 25 to 9.

Condition 25 – Photovoltaic Panels

"Prior to completion of the building superstructure, drawings and data sheets showing the location, extent and predicted energy generation of no less than 8500kw/Annum of photovoltaic cells and associated equipment to be installed on the building shall be submitted to and approved by the Local Planning Authority in writing.

The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. A site-specific lifetime maintenance schedule for each system, including safe

roof access arrangements, shall be provided. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.”

Application Documentation

In accordance with the validation requirements of the London Borough of Camden, alongside this covering letter, 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; and
- Proposed Roof Plan, prepared by Brookes Architects;
- System Datasheet, prepared by Renusol;
- X1-Boost G3, prepared by Solax;
- PV Panel Document, prepared by Surrey M&E Ltd;
- Maintenance Email, prepared by Surrey M&E Ltd; and
- DT-M A Datasheet, prepared by Vertex.

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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