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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

30 May 2024

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

Your ref: 2020/3880/P // PP-13112656

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 Part-Discharge Condition 4 (Design Details) 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 part-discharge Condition 4 (Design Details) 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 part-discharge Condition 4 attached to the aforementioned planning permission (ref. 2020/3880/P). The original wording of the conditions states the following:

Condition 4 – Design Details

“Prior to commencement of the relevant works, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

- a. Details including sections at 1:10 of typical windows (including jambs, head and cill), patterned ventilation grilles/panels and external doors and canopies
- b. Plan, elevation and section drawings, of the ground floor shop fronts and commercial entrances at a scale of 1:10, including design of bespoke patterned grille/ventilation intakes/ outlets to the retail space and basement and signage zones;
- c. Patterned ventilation screens to the bin stores and substation
- d. Typical plan, elevation and section drawings of balustrading and drainage to terraces and balconies;
- e. Manufacturer's specification details or samples (as appropriate) of all facing materials;
- f. Sample panel of each of the light, mid and dark brick colour mixes showing the colour, texture, face-bond and pointing and typical elevation including a glazed opening showing reveal and header detail;**
- g. Details of relevant doors, louvres and precast concrete canopies at street level;
- h. Details of the extruded winter garden components including glazing and concrete;
- i. Details of string courses and lintels;
- j. Details of rooftop plant enclosures.**

The relevant works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during construction of the relevant works for the building.”

We write to submit details of the following details as required by the relevant parts of Condition 4. For full clarity, the submitted information, provides the following details:

- Part F: Brick Sample – Facing Materials, prepared by Myco; and
- Part J: Relevant Drawings and Design Information, prepared by Brookes Architects.

Details pursuant to the outstanding parts will be submitted as part of forthcoming application to fully discharge Condition 4.

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;
- Brick Sample – Facing Materials, prepared by Myco; and
- Relevant Drawings and Design Information, 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 £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 3736) of this office.

Yours faithfully,



Gerald Eve LLP

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