

Application ref: 2024/1162/P
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Date: 12 August 2024

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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:

Design details required to part discharge condition 4 (parts a, b, e, g, and i) 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: Cover letter prepared by Gerald Eve dated 22 March 2024;
Vandersanden Declaration of performance GH DN025A0B L1-23020; Condition 4 -
Drawings and Information Directory prepared by Brookes Architects dated 07.02.24;
5361-BAL-XX-XX-DR-A-21-0306 P3; 5361-BAL-XX-ZZ-DR-A-31-0010 P4; 5361-BAL-XX-XX-DR-A-21-0305 P3; 5361-BAL-XX-XX-DR-A-21-0313 P3; 5361-BAL-XX-ZZ-DR-A-21-0301 P1; 5361-BAL-XX-ZZ-DR-A-21-0400 P1; 5361-BAL-XX-XX-DR-A-21-0310 P3; 5361-BAL-XX-XX-DR-A-21-0311 P3; 5361-BAL-XX-XX-DR-A-21-0312 P3; 5361-BAL-XX-XX-DR-A-21-0309 P3; 5361-BAL-XX-XX-DR-A-21-0307 P3; 5361-BAL-XX-XX-DR-A-21-0308 P3; 5361-BAL-XX-ZZ-DR-A-31-0015 P3; 5361-BAL-XX-ZZ-DR-A-31-0019 P3; 5361-BAL-XX-ZZ-DR-A-21-0307 P1; 5361-BAL-XX-ZZ-DR-A-31-0213 P1; 5361-BAL-XX-ZZ-DR-A-31-0209 P1; 5361-BAL-XX-ZZ-DR-A-31-0210 P1; 5361-BAL-XX-ZZ-DR-A-31-0201 P1; 5361-BAL-XX-ZZ-DR-A-31-0207 P1; 5361-BAL-XX-ZZ-DR-

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

Informative(s):

1 Reason for granting permission:

Details of windows and doors; shopfronts and commercial entrances; facing materials; louvres and precast concrete canopies; and string courses and lintels have been submitted to discharge parts a, b, e, g, and i of condition 4. The details have been reviewed by the Design Officer and the external materials and samples viewed on site. The details are considered to fulfil the design ambitions of the approved scheme and demonstrate that the appearance of the building and the wider area would be safeguarded.

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 D1, D2 and D3 of the Camden Local Plan 2017.

2 You are reminded that conditions 3 (details of balcony screens), 4 (design details parts c, d and h), 5 (fixed plant mechanical noise), 10 (detailed landscape plan), 33 (whole life carbon assessment), 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 conditions 24 (lighting strategy), 25 (contaminated land verification report), 27 (PV panel details) and 35 (ASHP details) 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

A handwritten signature in black ink, appearing to read 'DPope', is centered within a light gray rectangular box.

Daniel Pope
Chief Planning Officer