

Application ref: 2024/2185/P
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Date: 1 August 2024

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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 required to discharge parts f (brick colour) and j (rooftop plant enclosures) of condition 4 of planning permission 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 30 May 2024; 5361-BAL-XX-XX-DR-A-07-0001 P1; 5361-BAL-XX-XX-DR-A-07-0002 P1; 5361-BAL-XX-XX-DR-A-07-0003 P1; Photograph of brick sample panel - Brick Zinnia Mortars: Y76 Dark, Y181 Medium & White Bucket Handle; Vandersanden specification sheet; Photograph of brick sample panel with window and metal screen and Spanish Dolomite; Photograph of Spanish Dolomite colour NS1/P; 5361-BAL-XX-ZZ-DR-A-21-0400 P2.

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

Informative(s):

1 Reason for granting permission:

The design assessment in the committee report for the parent application (2020/3880/P) states that "the design seeks to create layers of texture, pattern and decoration in the facade of the building through the juxtaposition of a subtle material palette and a series of shifting planes. Red-toned brickwork in dark, mid and light-coloured shades defines three distinct bands". A sample panel of the brickwork panel showing dark, medium, and light coloured bricks has been provided on site with a photograph submitted with the application. The Council's design officer has viewed the sample panel and the proposed brick shades are considered to be faithful to the permission.

There is no rooftop plant screen. The approved scheme provided space for plant on the 9th floor within an open sided rooftop pavilion. Air handling units are now required on the roof of the pavilion. There is also a need for 3 automatic opening vents (AOVs). The additional plant and AOVs have been approved through a non-material amendment application (2024/1960/P). No rooftop plant screen has been proposed and in any event the AOVs would need to project above any plant screen to allow for smoke dispersal in the event of a fire.

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.

On this basis, the requirements of parts (f) and (j) of condition 4 have been met and can be discharged. As such, the proposed development is in general accordance with policies D1, D2, and D3 of the London Borough of 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) and 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 4 design details (parts A, B, E, G and I), 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', written in a cursive style.

Daniel Pope
Chief Planning Officer