

Application ref: 2024/2095/P
Contact: David Peres Da Costa
Tel: 020 7974 5262
Email: David.PeresDaCosta@camden.gov.uk
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Mr Andrew Jackson
Gerald Eve LLP
One Filtzroy
6 Mortimer Street
London
W1T 3JJ
United Kingdom

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
Camden
WC1X 8DP

Proposal: Details of PV panels required by condition 27 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-R-DR-A-07-0112_P2_Proposed Roof Plan; MC035-SAL-XX-XX-XX-RF-DR-1500 Rev C4; 4250Wp PV Design report prepared by SME Ltd dated 9th July 2024 (17 pages); Renusol System Datasheet; Solax X1-BOOST G3; Trinasolar Vertex S TSM-DE09R.08 datasheet; Email from Terry Warman (Surrey M&E Ltd) with details of maintenance dated 10th April 2024.

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

Informative(s):

1 Reason for granting permission

Drawings showing the location and extent of 10 PV panels have been submitted. A reduction in the number of PV panels was approved under

planning ref: 2024/1960/P. This reduction was due to the requirement for plant on the 9th floor roof. The reduction means that the predicted energy generation would be 3664 kWh. The reduction in energy generation from the level specified in Condition 27 (8500kwh/Annum) is considered to be proportionate to the reduction in the number of PV panels and is therefore considered acceptable. Importantly, the approved Energy & Sustainability Statement, submitted to discharge the associated planning obligation, demonstrated that the policy requirements for energy would nevertheless be met.

The installation includes a meter to monitor the total energy generated from the PV system. This would be monitored by the Registered Provider's maintenance contractor.

The details of maintenance provided confirms that there would be an annual full maintenance visit which would include testing of specialist equipment. Details have also been provided of the fall restraint system which demonstrates that safe roof access would be provided.

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 CC1 and CC2 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) 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 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



Daniel Pope
Chief Planning Officer