

Application ref: 2024/1644/P
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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 of ASHPs required by condition 35 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: Specification sheets (5 pages) for Mitsubishi SEZ-M35DAL2 & SUZ-KA35VA6; Data book (61 pages) for Mitsubishi AIR CONDITIONING SYSTEMS PURY-P-YNW-A, PURY-EP-YNW-A; Vaillant aroTHERM plus Operating Instructions (56 pages); EQUIPMENT SCHEDULE (PURY-EP250YNW-A; PUMY-P200YKM2; SUZ-KA35VA6; for basement, ground and 9th floor); ASHP Planning Condition No 35 prepared by Synergy Rev-01 dated 15/10/24; NINTH FLOOR HEATING AND COOLING LAYOUT ACH-SYN-ZZ-09-DR-M-1109 Rev P02; Condenser schedule 08580-SYN-XX-XX-SH-M-0025; Air Source Heat Pump equipment schedule 08580-SYN-XX-XX-SH-M-0001; Appendix A GLA Carbon reporting spreadsheet; Certification for Vaillant aroTherm Plus (4 sheets); Acorn House - Amendment No. 2 to Approved Energy and Sustainability Strategy prepared by Synergy dated 11/09/2024

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

Informative(s):

1 Reason for granting permission:

The performance details of Valiant Arotherm Plus 12Kw ASHPs have been provided along with the GLA carbon reporting spreadsheet and an Amendment to the Approved Energy and Sustainability Strategy Report. The submitted details have been reviewed by the Council's Sustainability Team.

The condition requires a Seasonal Performance Factor (SPF) of at least 2.5. As an alternative, on this occasion, we will accept a SCOP of 3.4. The ASHPs meet and exceed the required SCOP for heating at 43 degrees (4.35 SCOP) and hot water at 55 degrees (3.63 SCOP). As the SCOP meets and exceeds the min requirements, the details of the SPF are not strictly required on this occasion. The 'Be Clean' savings from the ASHPs are 84% or 26.1 tonnes and the efficiency of the ASHPs are contributing significantly to the overall carbon savings. It is noted that the 'prior to completion of superstructure' figures for baseline CO2 have fallen and carbon savings have increased from the approved development. This is welcomed. A Lifetime Maintenance Plan is included in the submission which also provides the name of the company that would maintain the ASHPs. The details are considered acceptable and would ensure that the development provides adequate on-site renewable energy facilities in accordance with the Local Plan.

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 policy CC1 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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