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London Borough of Camden  
Planning and Building Development  
5 Pancras Square  
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London  
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**FAO: David Da Peres Costa**

23 December 2024

**Our ref: ANE/AJA/U0010962**

**Your ref: 2020/3880/P // PP-13659613**

Dear Sir / 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 Discharge Condition 3 (Balcony Screens) 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 discharge Condition 3 (Balcony Screens) 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 play space 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."**

This application has been submitted concurrently with a non-material amendment (Ref: PP-13065681) to the extant permission which will reduce the amount of PV panels that are proposed from 25 to 9.

### **Condition 3 - Balcony Screens**

**"Prior to the commencement of the relevant works, details of the privacy measures to be installed on balconies on the south and east elevations at levels 2 to 8 as indicated on the approved plans shall be submitted to and approved in writing by the local planning authority."**

**All such measures shall be fitted prior to first occupation of the relevant residential units and shall be retained permanently thereafter."**

### **Application Documentation**

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In accordance with the validation requirements of the London Borough of Camden, alongside this covering letter, 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; and
- Balcony Drawing Details and Elevations, prepared by Brooksby.

### 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 Andrew Jackson (020 3486 3734) of this office.

Yours faithfully,



**Gerald Eve LLP**

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