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London Borough of Camden
Planning and Building Development
5 Pancras Square
King's Cross
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FAO: David Da Peres Costa

17 January 2025

Our ref: ANE/AJA/U0010962

Your ref: 2020/3880/P // PP-13703529

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 5 (Fixed Plant Mechanical Noise) 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 5 (Fixed Plant Mechanical Noise) 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 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."

Condition 5 - Fixed Plant Mechanical Noise

Condition 5 is as follows:

"Prior to installation of the relevant plant/ machinery/ equipment, details shall be submitted to and approved in writing by the Council, of the external noise level emitted from that plant/ machinery/ equipment and acoustic and anti-vibration mitigation measures as appropriate.

The mitigation measures shall ensure that the external noise level emitted from plant, machinery/ equipment will be lower than representative/typical existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

The mitigation measures shall ensure that the plant/equipment are mounted with proprietary anti-vibration isolators and fan motors are vibration isolated from the casing and adequately silenced.

All mitigation measures as approved shall be installed prior to first use of the equipment, and the equipment and mitigation measures shall thereafter be retained and maintained in accordance with the manufacturer's recommendations."

Application Documentation

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
- Acoustic Design Report, prepared by KP Acoustics;
- Plant Layout Plan, prepared by Brookes Architects;
- Condensers Schedule, prepared by Synergy;
- Fan Data Sheets, prepared by Nuaire;
- ASHP Data Sheets, prepared by Valliant;
- ASHP Noise Emissions Extract, prepared by Valliant;
- Generator Housing Data Sheet, prepared by Kohler; and
- Generator Data Sheet, prepared by Kohler.

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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