

Application ref: 2025/0028/P  
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Date: 3 March 2025

**Development Management**  
Regeneration and Planning  
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Newmark  
One Fitzroy  
6 Mortimer Street  
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United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**314-320 Acorn House**  
**Gray's Inn Road**  
**London**  
**WC1X 8DP**

Proposal:

Details of balcony screens required by condition 3 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: Cover letter prepared by Gerald Eve dated 23 December 2024; MC035-BPL-XX-XX-XX-XX-DR-5664 Rev C3; MC035-BPL-XX-XX-XX-XX-DR-5665 Rev C3; MC035-BPL-XX-XX-XX-XX-DR-5666 Rev C3; 5361-BAL-XX-ZZ-DR-A-05-0101 Rev C3; 5361-BAL-XX-ZZ-DR-A-05-0104 Rev C3

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

Informative(s):

1 Reason for granting permission

The balcony privacy screens would be fitted to one side of the balconies on the south east courtyard elevation to prevent overlooking between the

neighbouring balconies / living space which are approximately 1m apart. They would also be fitted to one side of the balconies on the north east courtyard elevation to prevent overlooking of the south east facing balconies / living space which are separated by approximately 6.2m. The privacy screens to the side of the balconies of the upper floor flats on this elevation would prevent overlooking of the 6th floor playspace.

The balcony privacy screen would be 0.4m higher than the 1.1m balustrade. This is considered to be sufficient to minimise overlooking.

The balcony privacy screens would match the design approach of the balconies balustrade which would be solid from the outside with railings on the inside. The vertical railings provide structural support for the solid panels fixed to the outer face of the balconies. The solid panels would have a light grey polyester powder coated aluminium finish to RAL 7044 (to match the concrete finish on the main façade). The solid balconies at the back of the building are intended to match the visual language of the precast winter gardens on the Gray's Inn Road elevation. A separate application (2025/0669/P) has been submitted to discharge parts of condition 4 (design details) including the details of the design of the balcony balustrading and this is being assessed. Urban design have reviewed the details of the privacy screens and the screens are considered to be of an acceptable design which would prevent unreasonable overlooking of neighbouring occupiers and the play space 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 D1 and A1 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 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 to discharge conditions 4 (design details parts c, d and h) and 5 (fixed plant mechanical noise), 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 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', written in a cursive style.

Daniel Pope  
Chief Planning Officer