

Application ref: 2025/0199/P
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Date: 11 March 2025

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Gerald Eve LLP
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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 Fixed Plant Mechanical Noise required by condition 5 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 17 January 2025; Acoustic Design Review Report 26359.ADR.01 RevA prepared by KP Acoustics Ltd dated 13/01/2025; 5361-BAL-XX-XX-DR-A-07-0001 P1; Condenser Schedule 08580-SYN-XX-XX-SH-M-0025; Nuair Summary Fan Data Sheet; Vaillant aroTherm plus Installation and maintenance instructions; Kohler M138 Soundproofing Canopy data sheet; Kohler Industrial Diesel Generator Set - J110 specification sheet; ASHP Noise Emissions Extract

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

Informative(s):

1 Reason for granting permission

An Acoustic Design Review has been submitted. This confirms that no mitigation measures would be required in order to ensure that the noise thresholds, set out in Condition 5 and as set out in Appendix 3 of the Local Plan, are not breached. The acoustic report has been reviewed by Environmental Health and the details are considered to demonstrate that the occupiers of the development and surrounding premises would not be adversely affected by noise from mechanical equipment.

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 A4 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 condition 4 (design details parts c, d and h) and this is 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



Daniel Pope
Chief Planning Officer