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

21 March 2025

Our ref: ANE/AJA/U0010962

Your ref: 2020/3880/P // PP-13878172

Dear 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 10 (Landscaping Details) 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 10 (Landscaping Details) 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."

On 06 July 2022, a non-material amendment application (ref. 2022/1776/P) was approved for the following:

"Amendments to planning permission ref. 2020/3880/P at Acorn House, NAMELY to allow the omission of approved lower basement level; various changes to internal layouts; addition of central air vent and associated louvre at level 9; changes to rooflights; changes to play space enclosure; new plant access hatch at level 10; changes to layout of 2 bed 4 person apartments and increase in size of level 1 balconies."

This application seeks to discharge Condition 10 attached to the aforementioned planning permission (ref. 2020/3880/P). The original wording of the conditions states the following:

Condition 10 – Landscaping Details

“Full details of hard and soft landscaping shall be submitted to and approved in writing by the local planning authority before the relevant part of the development commences.

Such plan to include details of:

i) any external CCTV and security monitors/fixtures

landscaping to the communal roof terrace at level 9

location and design of all bins and seating

landscaping to the lower ground floor terrace

details for each planted area including planting species, grassland mix, size and density and a maintenance schedule

The relevant works shall be carried out in accordance with the details thus approved.

Any areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation. The relevant works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during construction of the relevant works for the building.”

Accordingly, we write to submit details of the as required by Condition 10 which include detailed landscaping plans and general arrangement plans.

Application Documentation

In accordance with the validation requirements of the London Borough of Camden, we hereby enclose the following documentation to discharge this condition:

- Completed Application Form, prepared by Newmark;
- Covering Letter (this document), prepared by Newmark;
- Detailed Landscaping Drawing & Issue Sheet, prepared Brookes Architects and Boon Brown.

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 3736) of this office.

NEWMARK

Yours faithfully,

Newmark

Newmark