

Application ref: 2025/0669/P
Contact: David Peres Da Costa
Tel: 020 7974 5262
Email: David.PeresDaCosta@camden.gov.uk
Date: 11 April 2025

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Andrew Jackson
Newmark
One Filtzroy
6 Mortimer Street
London
W1T 3JJ
United Kingdom

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 design (ventilation screens, balustrading and winter gardens) required by condition 4 (to discharge parts c, d, and h) 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 Newmark dated 17 February 2025; 5361-BAL-XX-XX-DR-A-07-: 0022 P1; 0020 P2; 0021 P2; 0030 P1; 0031 P1; 0032 P1; 0033 P2; 0029 P1; 0028 P1; 0027 P1; 0026 P1; 0023 P1; 0024 P2

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

Informative(s):

1 Reason for granting permission

Drawings of the patterned ventilation screens to the bin store and substation;
the balustrading to the first floor terraces, ninth floor terrace and sixth floor

playspace; and the components of the winter gardens have all been submitted. While condition 4d refers to balustrading to balconies, these details were approved under condition 3 (2025/0028/P). The submitted details have been reviewed by Urban Design and are considered acceptable. The submitted details demonstrate that the appearance of the building and the character and appearance of the wider area would be safeguarded 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 D2 of the Camden Local Plan 2017.

- 2 You are reminded that condition 33 (whole life carbon assessment) of planning permission 2020/3880/P granted 01/11/2021 is outstanding and require details to be submitted for approval.

You are advised that details have been submitted for conditions 10 (detailed landscape plan) and these are 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', is written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer