

Application ref: 2022/3543/P
Contact: Laura Dorbeck
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Date: 14 September 2022

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Gerald Eve LLP
One Filtzroy
6 Mortimer Street
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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:

Air Quality Monitoring details required by condition 22 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: Construction Dust Monitoring Reports by Air Quality Consultants Ltd. dated 27 May 2022, 20 June 2022 and 22 July 2022, and cover letter by Gerald Eve dated 08 August 2022.

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

Informative(s):

1 Reasons for granting permission

Condition 22 required full details of air quality monitors and evidence demonstrating that they have been in place for at least 3 months prior to the

proposed commencement date.

Details of the monitors have been submitted including the location, number and specification of the monitors, including evidence of the fact that they will be installed in line with guidance outlined in the GLA's Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance. Three months of monitoring reports have also been provided.

The details have been reviewed by the Council's Air Quality Officer who confirms the submitted details satisfy the requirements of condition 22 and that it can now be discharged.

No objections were received prior to determination. The full impact of the proposed development has already been assessed as part of the determination of the original application.

As such, the submitted details are sufficient to safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of Policies A1, A4 and CC4 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 3 (details of balcony screens), 4 (building design details), 5 (fixed plant mechanical noise), 10 (detailed landscape plan), 14, (tree protection details), 19 (living roof details), 20 (bird boxes), 21 (piling method statement), 24 (lighting strategy), 25 (contaminated land remediation scheme), 27 (PV panel details), 32 (fire statement), 33 (whole life carbon assessment), 35 (ASHP details) of planning permission 2020/3880/P granted 01/11/2021 are outstanding and require details to be submitted for approval.

Details have been submitted for condition 18 (drainage strategy) and are under determination.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

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