

Application ref: 2022/3847/P
Contact: Laura Dorbeck
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Date: 9 November 2022

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Gerald Eve LLP
One Fitzroy
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:

Details of tree protection during demolition phase required by (part) condition 14 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, affordable office space and retail unit at ground and basement level).

Drawing Nos: Tree Protection Plan during the Demolition Phase by John F Hunt Ltd
revision: C00 dated 20/08/2022, Letter from Gerald Eve dated 30/08/2022.

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

Informative(s):

1 Reasons for granting approval:

Condition 14 required details demonstrating how street trees shall be protected during construction work. The details are required to be submitted for approval prior to the commencement of any works.

The applicant is seeking to partially discharge the condition and has submitted

an Arboricultural Method Statement detailing how trees will be protected during the initial demolition phase of works. Updated details shall be provided to outline the tree protection details for the remainder of the construction works at a later date to fully discharge the condition. The Council's Tree Officers have confirmed it is acceptable to partially discharge the condition in this way.

The tree protection plan has been reviewed by the Council's Tree Officer. The assessment demonstrates that the street trees, identified as T1-T5, will be protected during the demolition phase of the development. The report sets out how all trees are to be retained and protected, and all proposed areas of demolition will be located outside the root protection areas of the retained trees.

The street trees are on TfL public highway and the applicant has confirmed they arranged pruning of the trees with TfL directly, who are aware of the works.

The submitted information therefore sufficiently demonstrates that the demolition will not have an adverse impact on existing trees and would maintain the character and amenity of the area.

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 details are sufficient to partially discharge condition 14 and are in accordance with the requirements of Policies D1 and A3 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, (construction phase 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 assessment (Ref: 2022/3435/P).

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

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer