

Application ref: 2022/2171/P  
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**Development Management**  
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Savills  
33 Margaret Street  
London  
W1G 0JD

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**Panther House**  
**38 Mount Pleasant**

**The Brain Yard**

**156-164 Grays Inn Road**  
**London**  
**WC1X 0AN**

Proposal:

Details pursuant to Condition 7 (Hard and soft landscaping), Condition 12 (Secure and covered cycle storage area), Condition 21 (Light enhancing materials) & Condition 30 (Brown/green roof specifications) granted under planning reference 2015/6955/P dated 01/11/17 and 2021/1918/P dated 07/07/21 for redevelopment of the site following partial demolition of Panther House and Brain Yard buildings, partial demolition of 160-164 Gray's Inn Road and demolition of 156 Gray's Inn Road. Proposals would result in part 4 storey, part 7 storey (plus plant and basement) buildings at Panther House and Brain Yard for predominantly employment (B1) uses (including 1450sq.m of subsidised workspaces) and a new 7 storey (plus plant and basement) building at 156-164 Gray's Inn Road behind the retained facade of 160-164 Gray's Inn Road to provide flexible retail/restaurant (A1/3) uses at ground and basement levels with 15 self-contained residential units (C3) (including 3 Intermediate Rent flats) at the upper levels. Associated landscaping, plant and public realm works.

Drawing Nos: Office Entrance Planning Condition document (26/04/2023), Condition 7:

Roof Types document, Revised Condition 12: Cycle Parking Document, Condition 21: Light Enhancing Materials Document, Condition 30: Biodiverse Roof Document, 14093-AHMM-PH-XX-DR-A-24412 (P03), 14093-AHMM-PH-XX-PH-A-24605 (P01), Cover Letter (13/05/2022)

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

Informative(s):

1 Reasons for granting permission/consent-

Details pursuant to Condition 7 (Hard and soft landscaping), Condition 12 (Secure and covered cycle storage area), Condition 21 (Light enhancing materials) & Condition 30 (Brown/green roof specifications) have been provided. The principle of the development has been approved under the previous application 2015/6955/P dated 01/11/2017

For condition 7 (Hard and soft landscaping), the submitted details include elevation drawings and floor plans of the site. In conjunction with comments from transport and biodiversity the scheme is of an acceptable nature. Following concerns raised regarding the reception entrance doors onto the passageway, the revised document has shown these stepped back away which is a welcome and positive move. Overall the scheme is of good quality and therefore the condition can be discharged.

For condition 12 (Secure and covered cycle storage area) plans and information were submitted demonstrating the required 120 cycle storage spaces were to be provided on site. Once the amendments to the landscaping were provided, which included more accessible routes for bikes, the storage is considered acceptable by the transport team.

For condition 21 (Light enhancing materials) a supporting document outlining the paint product, location and an extract from the original daylight/sunlight report has been provided. In the report it sets out that if the material used has a reflective value of 70% it will mean an adequate amount of daylight/sunlight will be acceptable for the windows of the adjacent hostel. Considering the reality of the existing wall to be faced in white bricks was deemed that inappropriate and would encroach onto the adjoining neighbours land. Therefore the option of painting the bricks is proposed. This is accepted and the paint actually provides a reflective value of 85% which exceeds the requirement. The approach and the type of paint has been confirmed as acceptable by the Conservation officer as well and therefore the details can be discharged.

For condition 30 (Brown/green roof specifications) details show biodiverse roof details and sectional drawings for substrate depth. Within consultation with the tree officer, the biodiverse roof details show a high quality scheme with sufficient depth of substrate and maintenance schedule to demonstrate sustainability. Therefore the details can be discharged.

The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the development complies with the requirements of policies D1, D2, D3, T1, A1, CC1, CC2 and CC3 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that conditions 5, 10, 17, 18, 19, 21, and including condition 4(a), (b), (d), (e) which need details to be submitted, have been approved.

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 written over a light blue rectangular background.

Daniel Pope  
Chief Planning Officer