

Application ref: 2022/2633/P  
Contact: Ewan Campbell  
Tel: 020 7974 5458  
Email: Ewan.Campbell@camden.gov.uk  
Date: 10 January 2024

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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

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 for Condition 11 (Waste Storage), Condition 19 (Vibration) and Condition 32 (PV/Solar Panels) granted under 2015/6955/P dated 01/11/2017 for: 'Redevelopment of the site to provide a 7 storey (plus plant and basement) buildings at Panther House and Brain Yard for predominantly employment uses (including subsidised workspaces) and a new 7 storey (plus plant and basement) building at 156-164 Gray's Inn Road to provide flexible retail/restaurant uses with 15 self-contained residential units (including 3 Intermediate Rent flats) at the upper levels (summary)'.

Drawing Nos:

Condition 11 Document, TTP Consulting Letter (19/12/2023), Condition 19 document, 7127-MTT-PH-ZZ-DR-E-1100, 7127-MTT-PH-ZZ-DR-E-2300, 7127-MTT-GR-07-DR-E-1100, 7127-MTT-GR-07-DR-E-2300, Cover Letter (16/06/2022), PV Letter (05/12/2022)

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

Informative(s):

1 Reasons for granting permission.

Condition 11 requires details of the waste storage and removal to be submitted and approved. Following amendments to the waste removal and collection details, Council Officers consulted environmental health, transport and Veolia, the Council's waste collection operator. Following these discussions around possible options and the current details, the option of collection for Panther House on Elm Street was considered acceptable by all parties.

Condition 19 requires details of the anti-vibration measures to be submitted and approved and to be retained thereafter. The Council's Environmental Health Officer reviewed the anti-vibration measures submitted by Hann Tucker. The details submitted are sufficient to satisfy the requirements of Condition 19 and therefore the condition can be discharged.

Condition 32 requires the details of the PV panels (e.g. drawings/data sheets of layouts, energy generation and monitoring meter) to be submitted and approved prior to commencement and to be retained accordingly thereafter. The submitted documents contain locations and the details of the meters and a letter demonstrating the energy generation. The documents have been assessed and approved by the Council's Sustainability Officer, meeting the requirements of Condition 32.

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

As such, the proposed development is in general accordance with policies CC1, CC2, CC5, A1 and A4 of the London Borough of Camden Local Plan 2017 and of the London Plan 2021.

2 You are advised that Conditions 4 (a, b, d, e), 5, 10, 17, 18, 21, 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



Daniel Pope  
Chief Planning Officer