

PLANNING DECISION NOTICE

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



ISLINGTON

Development Management Service
Planning and Development Division
Environment & Regeneration Department
PO Box 3333
222 Upper Street
LONDON N1 1YA

Case Officer: Stefan Sanctuary

T: 020 7527 2953

E: planning@islington.gov.uk

Issue Date: 03 June 2016

Application No: P2016/2206/OBS

(Please quote in all correspondence)

Dear Sir or Madam

TOWN AND COUNTRY PLANNING ACTS

BOROUGH COUNCIL'S DECISION: Observations to adjoining borough - comments

Notice is hereby given, in respect to the request for observation(s), of the above stated response of Islington Borough Council, the Local Planning Authority, in pursuance of its powers under the above mentioned Acts and Rules, Orders and Regulations made thereunder. The response relates to the application / development referred to below, at the location indicated.

The observations (if any) of the Borough Council are noted below.

Location:	Panther House, 38 Mount Pleasant, The Brain Yard, 156-164 Gray's Inn Road, London, WC1X
------------------	--

Application Type:	Observations to Adjoining Borough		
Date of Application:	24 May 2016	Application Received:	31 May 2016
Application Valid:	31 May 2016	Application Target:	21 June 2016

DEVELOPMENT:

Observations to Adjoining Borough for redevelopment of existing buildings to provide part 4 storey and part 7 storey building following partial demolition of existing Panther House and Brain Yard buildings for a mix of Class B1a (office), A1 (retail) and A3 (restaurant/cafe) uses, provision of new 7 storey building at 156-164 Gray's Inn Road behind retained facade from existing building at 160-164 Gray's Inn Road to provide flexible Class A1/A3 (retail/restaurant) use at ground and basement levels and 13 self contained residential units (C3) (four x 1-bed, seven x 2-bed and two x 3-bed) at upper floor levels.

OBSERVATIONS:

The application has been reconsidered with regard to its impact on the London Borough of Islington and its residents. Whilst we have no in principle objection to the proposal as the development is a considerable distance from the borough boundary and hence would not be visible from any public

vantage points within Islington, we would still raise some concerns regarding the design of the proposal. While the bulk and mass of the proposal has been reduced since the previous version, the design still leads to a somewhat incongruous built form in an otherwise quite elegant and historic streetscape.

Certified that this document contains a true record of a decision of the Council

Yours faithfully

A handwritten signature in black ink that reads "Karen Sullivan". The signature is written in a cursive, flowing style. Below the signature, there is a short horizontal line.

**KAREN SULLIVAN
SERVICE DIRECTOR - PLANNING AND DEVELOPMENT
AND PROPER OFFICER**