

12 January 2017

The Savills logo consists of the word "savills" in a lowercase, red, sans-serif font, positioned on a bright yellow rectangular background.

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Dear Jonathan

**Panther House and 156 – 164 Grays Inn Road, WC1X**  
**Your Reference: 2015/6955/P**

Further to the recent discussions with planning officers with regard to the current planning application for the development of the above named site, on behalf of the applicant Panther House Developments Limited we are instructed to formally amend the proposed development.

This submission is a further amendment to that submitted to officers in May 2016 and follows detailed further discussion with officers on the proposals. Unless specified to the contrary, those amendments made in May 2016 remain part of the application.

The agreed offer of three of the residential units to be provided for intermediate rent is also maintained.

As such, please find enclosed the following:

- Planning Application Addendum 2 Report, prepared by AHMM;
- Revised Proposed Plans, Elevations and Sections, prepared by AHMM (within the Addendum 2 Report);
- A Schedule of all Drawings now submitted, prepared by AHMM (within the Addendum 2 Report);
- An Updated Area Schedule (within the Addendum 2 Report);
- A Letter addressing Energy and Sustainability, prepared by MTT Sustain;
- An updated Daylight/Sunlight Assessment that reflects the amended massing of the scheme, prepared by GIA;
- A Summary Note of the Alterations to the Daylight/Sunlight Assessment, prepared by GIA;
- An updated Structural Report and Basement Impact Assessment, prepared by Eckersley O'Callaghan; and
- An Addendum Report on the Acoustic Effects of the revised Plant Equipment Layout, prepared by Hann Tucker Associates.

With regard to the note prepared by MTT Sustain, this confirms that the proposed amendments to the scheme do not alter the scheme in terms of energy use and sustainability. As such, the relevant reports that were submitted with the original application remain valid and should continue to be considered.

With regard to the updated BIA, this has been reassessed to reflect the limited additional lowering of the floor level below Brain Yard in the centre of the site in order to accommodate the additional mezzanine level. The BIA concludes that the proposed development, including this minor change, will continue to meet all relevant requirements in terms of structural stability and geotechnical matters.

Eckersley O'Callaghan, who have prepared the BIA, have continued to communicate directly with the Borough's appointed assessor, Campbell Reith, about these changes. The BIA will also be sent directly to Campbell Reith and it is expected that they will be able to maintain their existing assessment that all relevant matters are in order.

### **Proposed Amendments**

A full schedule of the proposed amendments to the scheme is provided as part of AHMM's document. However, the following key items should be specifically highlighted:

- Significant increase in the quantum of proposed Class B1 floorspace offered on a subsidised basis. This includes the provision of an additional mezzanine space within the lower ground floor below Brain Yard. The increase in subsidised workspace equates to approximately 250% relative to the originally proposed level;
- Significant changes to the elevation facing onto Gray's Inn Road, including further reductions in massing and use of coloured masonry that reflects neighbouring buildings;
- Relocation and reductions in the amount of plant equipment proposed at roof level of both the Gray's Inn Road building and Panther House in order to significantly reduce massing on both blocks; and
- A return to the 'square' massing previously proposed for the third floor of Panther House.

To reiterate, this addendum also reconfirms the previously agreed offer to provide three of the residential units within the development for intermediate rent.

### **Summary**

The Applicant proposes to amend the application proposal as set out above and within the accompanying information. Please assume that all previous versions of the relevant drawings and reports have been superseded by those now submitted.

I look forward to the application being taken forward to determination on the basis of the information now submitted following the completion of appropriate consultation.

Yours sincerely

A handwritten signature in dark ink, appearing to read "Nigel Dexter", written in a cursive, slightly stylized script.

Nigel Dexter  
Associate