



Dear Jonathan McClue,

I have attached a comment on application 2015/6955/P, the proposed development at 160 Gray's Inn Road/Panther House. I tried to submit this through the website, but was unable to attach an image.

The text is copied in below and included in the attached word document (if that is easier). The image is also attached to this email. The details that I would have included in the web form are

Edward Gryspeerdt
Flat 23, Dulverton Mansions, 168 Gray's Inn Road



Thanks
Edward

**Comment on the proposed 160 Gray's Inn Road/Panther House development
(Application 2015/6955/P)**

While I understand that the current two story building at 160 Gray's Inn Road is noticeably smaller than the surrounding buildings and that there are some reasons for development, the proposed design is not suitable for the area.

A significant problem with the current proposal is its impact on the historic western side of Gray's Inn Road. The proposed building is large compared to the surrounding buildings - it is approximately the same height as Dulverton Mansions, yet will be built right up to the pavement (similar to Dawlish and Tiverton Mansions). Over two stories higher than much of the surrounding area, it will tower over the road and result in a very imposing structure.

The design and access statement in the application notes on page 19 that the area is not 'dominated by a particular style'. While this may be true of this section of Gray's Inn road in general, even the design and access statement makes it clear that it is not true of the western side of the road, which is dominated by large red-brick buildings. Although a token effort has been made in the design of the proposed building on Gray's Inn Road (by keeping the current facade), it is clear that a large concrete and glass structure will not fit in with the red-brick buildings that exist for over 60m in both directions. Comparing the proposed structure to 200 Gray's Inn Road (as is done in the design and access statement) is rather misleading, given that the ITV/ITN building is 100m away.

The addition of pedestrian access through the building appears to be a feature designed to benefit the local community. However, I hope that this is not considered as

such by the planning committee, as it is unclear what benefit/access this passageway actually provides. Both Elm Street and Mount Pleasant provide access from Gray's Inn Road to the back of Panther House. Almost the only route it would shorten significantly is one from the front to the back of the proposed development. This new passageway does not appear to link any important locations or provide any access that doesn't already exist.

Finally, is the design of the proposed building such that it looks like a monster devouring the shopfronts intentional, or just a coincidence (see attached image)? This seems to highlight a lack of consideration for how the development will fit in with the local area and businesses.