

29 August 2019

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Dear Sir/Madam,

**Panther House, 38 Mount Pleasant and the Brain Yard, 156-164
Grays Inn Road, London WC1X
Application for Planning Permission**

We enclose, on behalf of our client, Panther House Developments Limited, a full planning application for the following development:

'Redevelopment of the site to include retention, refurbishment and part 2, part 3 storey roof extensions of Panther House; retention and refurbishment of the Tramshed at Brain Yard; demolition of 156 and 160-164 Grays Inn Road and replacement with a 7 storey building to deliver 6,642sq.m (GIA) of employment (B1) uses across Panther House, the Tramshed and two levels of Grays Inn Road, 229sq.m of A1/A3 uses at the ground floor level of Grays Inn Road and 7 residential units (C3) equating to 949sq.m of GIA at the upper floors of the Grays Inn Road building'.

In support of the application, we enclose:

- Completed application forms and ownership certificates;
- CIL Additional Information form;
- Planning application drawings;
- Planning Statement;
- Design and Access Statement (including Verified Views and Fire Strategy);
- Air Quality Assessment;
- Arboricultural Report;
- Archaeological Assessment;
- Construction Management Plan;

Directors

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Registered Company

**Tibbalds Planning and
Urban Design Limited**

Registered in England
Company number 4877097

- Contaminated Land Assessment;
- Daylight and Sunlight Assessment;
- Delivery and Servicing Management Plan;
- Energy Statement;
- Flood Risk Assessment and Drainage Strategy;
- Heritage and Townscape Statement;
- Noise and Vibration Impact Assessment;
- Preliminary Ecological Appraisal;
- Statement of Community Involvement;
- Structural Report;
- Sustainability Statement (including BREEAM pre-assessment);
- Transport Statement;
- Travel Plan; and
- Utilities Report.

We confirm that the respective planning fee has also been paid.

The submission of this planning application represents the culmination of over two years work by the Applicant and their design team, and follows on from a previously permitted planning application which was granted in 2017 (LB Camden ref: 2015/6955/P).

The application proposals adopt a very different design approach to the one adopted by the extant consent. They recognise the unique opportunity presented by the Site and the historic warehouse buildings it supports. The proposals, rather than seeking to maximise demolition and the amount of new build floorspace, seek to work with the existing buildings and retain and refurbish as much of the historic fabric as possible and introduce new build elements that complement the existing historic fabric.

The Applicant's ambition is to deliver a new high-quality employment destination for the borough, that delivers a wide range of new flexible employment spaces and support facilities that is capable of supporting a range of large and small companies, start-ups and freelance individuals. Building orientation, layout and the provision of support facilities such as meeting/events/break-out spaces and other retail and café space have been deliberately designed to enable and encourage interface and collaboration between the businesses and individuals that the scheme will support.

In line with policy, the development also takes the opportunity to

introduce new residential development fronting onto Grays Inn Road as part of a new mixed-use building, which will replace the existing two storey buildings and in so doing will enable the site to optimise the potential of this key frontage location.

In developing their proposals, the Applicant has invested a considerable amount of time and energy into ensuring the delivery of a design of the highest quality and one that is capable of overcoming the many objections that were raised in relation to the previous extant consent.

The Applicant has, as part of the process, engaged with an intensive pre-application process that comprised eight pre-application meetings and a presentation to the Council's Design Review Panel.

Consultations have taken place with representatives from Historic England in order to ensure that the objections raised in relation to the extant scheme could be mitigated and overcome. Technical meetings have also been held with highways, access, sustainability and environmental health officers in order to ensure that the proposals are capable of delivering on the Council's technical and operational requirements.

In addition, public consultation has taken the form of three exhibitions and a number of one-to-one meetings.

The feedback from these various processes have helped to shape and inform the application proposals and the Applicant, in pursuing these various consultations, has sought to take on board as many of the comments as possible.

We therefore believe that the Application will deliver a high-quality set of proposals for the Site, which accord with the policies of the adopted and emerging Development Plan and should therefore be granted planning consent at the earliest opportunity.

We trust that the enclosed information is sufficient to enable the application to be validated and registered. However, should you have any queries, please do not hesitate to contact us.

Yours sincerely
For Tibbalds Planning and Urban Design

A handwritten signature in black ink, appearing to read 'Jennifer Ross', with a large, sweeping flourish underneath.

Jennifer Ross

Consultant

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