

MOUNT PLEASANT NEIGHBOURHOOD FORUM

22a Calthorpe Street WC1X 0JS

PANTHER HOUSE PLANNING OBJECTION

Jonathan McClue

Chief Planning Officer, Camden Council

Sept 27th 2019

Dear Jonathan McClue,

The Mount Pleasant Neighbourhood Forum makes the following comments on this planning application:

1. We welcome the fact that the project retains more of the original listed structure of Panther House, but would like to see more details concerning the conservation of the original building, such as the external drainpipe hoppers (which were a feature required by conservation bodies in the former planning application).
2. We would like reassurance that, since there will be no extended building on the Grays Inn Road Frontage, that the old sign-writing on the adjoining wall of the mansion block, which is at present visible, and will remain visible, will be conserved, since it is of local historic interest.
3. We note that the shop frontages on Grays Inn Road have been redesigned. The original planning permission made sure that the 1920/1930s "mini-esplanade" was restored and re-furbished, which was a locally preferred solution, and we would like to see this historic frontage maintained in this new application.
4. The main issue in the last planning application was the retention of some work-shops (including "dirty" workshops for constructing artifacts, ironwork, sculpture, pottery etc) at a minimal or peppercorn rent. This application makes mention of providing a proportion of cheap lettings, but without detail. It is not clear that these "cheap lettings" are workshop lettings, nor that they include facilities for the dirtier workshop activities. A proportion of cheap lettings are always to be welcomed, but the Forum still wishes to have this application retain some of the workshop facilities which are being lost. We need to know more detail. Workshop provision is an important part of the neighbourhood's history, and the Forum campaigns for its local retention
5. The neighbours in Mullen Tower still maintain their wish to ensure they do not suffer nuisance from these new neighbours. They wish legal constraints put upon late-night entertainments (activity to stop at 10pm) and night-time electric light pollution to be constricted (only security lighting of a non-pervasive wattage after midnight). They and other neighbours would like the new complex to have proper security systems and CCTV.

This is a summary of local views we have collected. I also append, below, a local resident's comment, sent to us to forward to you. Please add this individual's comments to your published list of comments.

All in all, we think this proposal, whilst inoffensive, is visually out of tune with the surrounding buildings, does not enhance the historic structure it is conserving; we also feel the application lacks detail, particularly about cheap workshop provision. We would have preferred more information about the intended functions of this refurbishment.

Yours sincerely,

Judy Dainton (Chair, Mount Pleasant Neighbourhood Forum)

Comments from local resident:

These comments concern the impact of the new proposal on the amenity of Gray's Inn Road and on the buildings opposite the proposed development on that road:

- ∞ The planters which jut out from the proposed buildings are ugly and will have an overbearing impact on the street scene. They appear to be entirely unnecessary and merely add mass. The materials proposed for their construction will not weather as well as brick, and in a few years time, with rusted and stained planters full of dead plants, will look incredibly ugly.
- ∞ The proposed buildings along Gray's Inn Road have very large windows, which will look directly into the modest and appropriately-sized windows of the existing residences on the other side of the road, creating an unbearable sense of being overlooked and destroying all sense of privacy.
- ∞ The effect on the light available to the residences on the other side of Gray's Inn Road will be profound; slightly more than in the original proposal, but vastly more than what is currently experienced.
- ∞ The size and massing of the buildings remains, as it was in the original proposal, far too great, and will canyonize and finally destroy a much-loved and appreciated sunny corner of Gray's Inn Road.

Kind regards

David Moore

55A Gray's Inn Road





I live in No 4 Holsworthy Square which is at the side of Panther House . I have seen the proposed plans and I know they will affect the level of day light in my flat which is on the ground floor of Holsworthy Square. There have been no checks on the effect the 7th floor building would have on the adjacent flats. All the residents of this block will be affected. Our landlord is Origin Housing Association and they have not advised us or consulted us.
Please register the objections of the residents of Holsworthy Square and acknowledge my email to you.

Carla Zoso
On behalf of Holsworthy Square Residents Association

Sent from my iPhone