



Historic England

Mr Jonathan McClue  
London Borough of Camden  
Development Management  
Town Hall  
Judd Street  
London  
WC1H 9JE

Direct Dial: 0207 973 3777

Our ref: P01107450

3 October 2019

Dear Mr McClue

**T&CP (Development Management Procedure) (England) Order 2015  
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**PANTHER HOUSE, 38 MOUNT PLEASANT THE BRAIN YARD, 156-158 GRAY'S  
INN ROAD 160-164 GRAY'S INN ROAD LONDON WC1X  
Application No. 2019/4478/P**

Thank you for your letter of 9 September 2019 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

**Historic England Advice**

**Background**

As you are aware, Historic England previously commented on proposals for this site and was particularly concerned with the most recent grant of planning permission by the London Borough of Camden in 2016, reference 2015/6955/P. In response to that application, we provided detailed comments in a letter dated 13<sup>th</sup> January 2016. This letter set out our views in relation to the heritage significance of the site and the policy context surrounding the proposals. In these regards, our advice remains unchanged, although the National Planning Policy Framework was revised in July 2018 and paragraphs 193, 194, 196 and 200 reflect the policy referred to in our letter.

**Proposals**

The current application proposals are significantly different from those approved in 2016 and comprise the following:

- Demolition of the Gray's Inn Road frontage buildings and their replacement with a new building of scale similar to the approved planning permission. This building would contain a mix of uses, including retail, co-working space and residential flats;



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- Retention of the tram shed at the centre of the site and its conversion into a flexible use events and 'roaming' space associated with the proposed co-working offices;
- Retention and conversion of the Panther House buildings into flexible co-working office space and creation of contemporary two storey roof extensions over the blocks fronting onto Mount Pleasant and to the west of the site. Creation of a new three storey bridge link over the entrance way onto Mount Pleasant, in a similar manner to the approved planning permission.

### Historic England Position

The proposals now include the complete demolition of all buildings fronting onto Gray's Inn Road, including 160-164, which was previously proposed to be demolished behind a retained façade. Historic England is still of the view that the proposed demolition of these buildings will cause a significant level of harm to the character and appearance of the Hatton Garden Conservation Area. However, we accept that the previous planning permission is a material consideration and that a large amount of demolition of heritage fabric was granted under that permission. It should be noted that we welcome the proposed retention of heritage fabric that was previously granted planning permission for demolition, including the courtyard elevations of Panther House and the former tram substation at the centre of the site.

In our response to the previous application, we also we raised concerns regarding the proposed retention of the façade of 160-164 Gray's Inn Road, which in our view resulted in the loss of architectural character and integrity of the proposed new building on that part of the site. The historic facade is now proposed to be removed in the current proposals order to create an entirely new building that has the potential for greater architectural integrity. It should be noted that we do not wish to raise any objection to the bulk, height and scale of the proposed new building onto Gray's Inn Road or the additions to Panther House. However, we acknowledge that these are bold and modern new additions to the Conservation Area and would recommend that the views of your Council's specialist design officers and relevant design advice panels are sought on these matters.

In conclusion, Historic England does not wish to object to these proposals. We consider the proposed harm caused through the loss of heritage fabric is 'less than' substantial. As such, we would recommend that your authority weigh up the harm resulting from the proposals and only consider them acceptable if there are clear and convincing public benefits, in accordance with policy 196 of the National Planning Policy Framework.



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**Recommendation**

Historic England has no objection to the application on heritage grounds. In determining this application you should bear in mind the statutory duty of section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

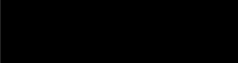
Your authority should take these representations into account in determining the application. If there are any material changes to the proposals, or you would like further advice, please contact us. Please advise us of the decision in due course.

This response relates to designated heritage assets only. If the proposals meet the Greater London Archaeological Advisory Service's published consultation criteria we recommend that you seek their view as specialist archaeological adviser to the local planning authority.

The full GLAAS consultation criteria are on our webpage at the following link:

<https://www.historicengland.org.uk/services-skills/our-planning-services/greater-london-archaeology-advisory-service/our-advice/>

Yours sincerely



**Claire Brady**

Inspector of Historic Buildings and Areas

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