

Olivia Stockdale
Conservation Adviser

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Jonathan McClue
Planning Department
Camden Council
5 Pancras Square
London
N1C 4AG

Your reference: 2019/4478/P
Our reference: 154158

21st October 2019

planning@camden.gov.uk

Dear Mr McClue,

RE: 38 Mount Pleasant Road and 156-164 Gray's Inn Road (Hatton Garden Conservation Area, 1901-1924); application to redevelop the site including the demolition of 156 and 160-164.

Thank you for consulting us on this application.

As an initial point, we would like to note that this is a considerable improvement on the last scheme and we welcome the more sensitive treatment of most of the existing buildings on the site, especially Panther House.

We do however have some concerns about the proposals for the Gray's Inn Road frontage. The site is included within the Hatton Garden Conservation Area, sub-area 1, and it is noted that red brick and London stock brick are the predominant materials here. Whilst we are not concerned by the proposed design of the 7-storey building, we feel that the use of concrete as the predominant material would be inappropriate within this context. The use of an alternative material such as terracotta would allow the building to compliment the other buildings within the conservation area especially those on either side of the site, and it should therefore be considered as a preferable alternative.

Furthermore, we urge the applicant to reconsider the inclusion of no. 156 Gray's Inn Road within the scheme. The small arts and crafts building not only has important group value with the sub-station, but its characterful yet compact design adds variation and interest to the streetscape and wider conservation area. The retention of this would allow the varied character of the conservation area to remain legible whilst also allowing some part of the sub-station complex of buildings to remain visible from the road.

I would be grateful if you could inform me of your decision in due course.

Yours sincerely,

Olivia Stockdale
Conservation Adviser

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1 Priory Gardens, London W4 1TT
Telephone 020 8994 1019
admin@victoriansociety.org.uk
victoriansociety.org.uk