

17<sup>th</sup> March 2020

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Dear Mark

**Panther House, 38 Mount Pleasant, The Brain Yard, 156-164 Grays Inn Road, London WC1X**

**Application 2015/6955/P, Submission of Section 96A (Non-material amendment) application to adjust the wording of conditions 7, 11, 12, 19, 21, 25, 28 and 32.**

**Redevelopment of the site following partial demolition of Panther House and Brain Yard buildings, partial demolition of 160-164 Gray's Inn Road and demolition of 156 Gray's Inn Road. Proposals would result in part 4 storey, part 7 storey (plus plant and basement) buildings at Panther House and Brain Yard for predominantly employment (B1) uses (including 1450sq.m of subsidised workspaces) and a new 7 storey (plus plant and basement) building at 156-164 Gray's Inn Road behind the retained facade of 160-164 Gray's Inn Road to provide flexible retail/restaurant (A1/3) uses at ground and basement levels with 15 self-contained residential units (C3) (including 3 Intermediate Rent flats) at the upper levels. Associated landscaping, plant and public realm works.**

We write further to our discussions in relation to the above extant consent and our client's wish to implement this consent prior to the permission expiry date of 01/11/2020.

As you are aware we are in the process of finalising application 2019/4478/P and working towards a 26<sup>th</sup> March Committee date.

Whilst we are hopeful that the Committee will still go ahead, we are mindful that given the uncertainties that exist at the moment that the scheme may be delayed and even if we do get through we will still have to finalise a Section 106 agreement, discharge pre-commencement conditions and then implement.

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Given this uncertainty and the timing of the extant consent, the Applicant has decided to instruct a series of actions that will enable the implementation of the extant consent.

At our meeting on the 12<sup>th</sup> March we ran through the various processes we intend to pursue, which will be managed via a PAA process.

As discussed the first step in this implementation process involves securing revisions to the trigger points for the submission of a number of the conditions attached to the extant consent.

The relevant conditions include **7, 11, 12, 19, 21, 25, 28 and 32** and this Section 96A (non-material amendment) application seeks to adjust the wording of these conditions as follows:

**Condition 7:** ~~No development (other than site clearance and preparation, relocation of services, utilities and public infrastructure and demolition), shall take place until~~ **Prior to the commencement of the above ground superstructure works** full details of hard and soft landscaping and means of enclosure of all un-built, open areas (including terraces, balconies, green roofs, the open courtyard and the pedestrian route through) ~~have been~~ **shall be** submitted to and approved by the local planning authority in writing. Details shall include a phased programme of works. The relevant part of the works shall not be carried out otherwise than in accordance with the details and programme thus approved.

**Condition 11:** ~~No development (other than site clearance and preparation, relocation of services, utilities and public infrastructure and demolition), shall take place until~~ **Prior to the commencement of the above ground superstructure works** details of the location, design and method of waste storage and removal including recycled materials, shall be submitted to and approved by the local planning authority in writing. The facility as approved shall be provided prior to the first occupation of any of the new units and permanently retained thereafter.

**Condition 12:** ~~Notwithstanding the approved drawings (including PP099 Rev 03), before the development (other than site clearance and preparation, relocation of services, utilities and public infrastructure and demolition) commences,~~ **Prior to the commencement of the above ground superstructure works** details of secure and covered cycle storage area for 135 spaces (including at least 19 short stay) shall be submitted to and approved by the local planning authority. The approved storage areas shall be provided in their entirety prior to the first occupation of the development, and permanently retained thereafter.

**Condition 19:** ~~No development (other than site clearance and preparation, relocation of services, utilities and public infrastructure and demolition), shall take place until~~ **Prior to the commencement of the above ground superstructure works** details of anti-vibration measures **shall be** submitted to and approved in writing by the Council. The measures shall ensure that the plant/ equipment and extract/ventilation system and ducting are mounted with proprietary anti-vibration isolators and fan motors are vibration isolated from the casing and adequately silenced. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

**Condition 21:** ~~No development (other than site clearance and preparation, relocation of services, utilities and public infrastructure and demolition), shall take place until~~ **Prior to the commencement of the above ground superstructure works** details of the light enhancing materials (i.e. white glazed bricks or similar) to be incorporated as part of the development to ensure acceptable daylight levels at 52-54 Mount Pleasant Hostel are achieved have been submitted to and approved in writing by the local Planning Authority. The development shall be carried out in accordance with the details thereby approved and permanently maintained thereafter.

**Condition 25:** ~~Before the development commences~~ **work to any existing building commences**, an intrusive Pre- Demolition and Refurbishment Asbestos Survey must be carried out in accordance with HSG264 supported by an appropriate mitigation scheme to control risks to future occupiers. The scheme must be written by a suitably qualified person and shall be submitted to the local planning authority and approved prior to commencement of the development. The scheme as submitted shall demonstrably identify potential sources of asbestos contamination and detail removal or mitigation appropriate for the proposed end use. Detailed working methods are not required but the scheme of mitigation shall be independently verified to the satisfaction of the local planning authority prior to occupation.

**Condition 28:** ~~Prior to commencement of development (excluding demolition and site preparation works) on site,~~ **Prior to the commencement of the above ground superstructure works** full details of the mechanical ventilation including air inlet locations and filters shall be submitted to and approved by the local planning authority in writing. Air inlet locations should be located away from roads and the boiler/CHP stack to protect internal air quality.

**Condition 32:** ~~No development (other than site clearance and preparation, relocation of services, utilities and public infrastructure and demolition), shall take place until~~ **Prior to the commencement of the above ground superstructure works** detailed plans showing the location and extent of

photovoltaic cells to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

In pursuit of the above amendments we enclose the completed application form and the required fee.

Given the tight timescales associated with this implementation it would be great if you could deal with the above changes within the 28-day time period.

We hope the above is sufficient for your purposes. Please do not hesitate to contact me if you require anything further.

Yours sincerely

For Tibbalds Planning and Urban Design

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