

April 6th 2020

Mark Chan

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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.

Town & Country Planning Act 1990 Submission under Section 192(1)

Certificate of Lawfulness of Proposed Use or Development (CLOPUD)

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.

On behalf of the applicant, Panther House Developments Ltd, we submit a Certificate of Lawfulness of Proposed Use or Development (CLOPUD) pursuant to Section 192(1) of the Town & Country Planning Act 1990.

This CLOPUD application is submitted in advance of work pursuant to the implementation of planning permission 2015/6955/P and in order to confirm that the proposed works described in the CLOPUD are:

- A. Lawful (subject to the approval of all relevant pre-commencement conditions (see below); and

Principal

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Registered in England
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- B. Constitute a material operation as defined in Section 56 of the Town and Country Planning Act 1990.

In relation to the above and as you are aware we have already submitted:

- A Section 96A application to vary the timing of submission of a number of the pre-commencement conditions and in so doing allow for their discharge later in the build process
- An application to discharge all remaining relevant pre-commencement conditions (Condition 16 (part), 22/23 and 26).

In addition to the above and based on our PAA discussions we have confirmed that none of the Section 106 obligations would be triggered by the works of implementation as described in this CLOPUD.

Following the approval of the Section 96a amendments and the discharge of the relevant pre-commencement conditions the Applicant will undertake the proposed works of implementation in accordance with the programme set out in the recently agreed PAA.

In addition and in order to accord with the relevant timing condition (1) attached to the extant consent we confirm that these proposed works will be completed prior to the expiry date of 01/11/2020.

As discussed following completion of these works a CLEUD will be submitted pursuant to Section 191 of the Act.

In pursuit of this CLOPUD we submit:

- A site location plan, which identifies the 'red line' of the extant consent site (2015/6955/P)
- Plans 14093A P099 03 & P100 03 which shows the approved basement and ground floor plan, which shows the layout of the proposed development and hence extant of the new build proposals.
- A method statement, which confirms the location of the proposed permanent pile required to support the proposed foundation forming part of the new build proposals approved by 2015/6955/P).
- The Bearing Pile design description, which also confirms the location of the proposed pile as designed by the Applicant's engineers.
- The completed application form (Planning Portal).
- The requisite planning fee (paid via the planning portal).

We hope the above is sufficient to enable you to determine the CLOPUD. If, however, you need any additional information please do not hesitate to contact me.

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
Director

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Direct dial: 020 7089 2131

enc
cc

Paul Cook Dukelease
Crispin Gandy Argo Real Estate Management
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