

Application ref: 2020/1631/P  
Contact: Mark Chan  
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Date: 27 May 2020

**Development Management**  
Regeneration and Planning  
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Tibbalds Planning and Urban Design  
19 Maltings Place  
169 Tower Bridge Road  
London  
SE1 3JB

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**Panther House**  
**38 Mount Pleasant**  
**The Brain Yard**  
**156-164 Grays Inn Road**  
**London**  
**WC1 0AN**

Proposal: Details of Condition 16 (Piling - partial discharge), 22 (Scheme of Assessment), 23 (Site Investigation) and 26 (Archaeology WSI) of planning permission ref: 2015/6955/P dated 01/11/2017 (as amended by 2020/1368/P dated 14/04/2020) for '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'.

Drawing Nos: COSHH Assessment dated 04/01/2020 , Remediation Method Statement dated 27/03/2020, Ground Investigation Report dated March 2020, Piling Method Statement dated 20/03/2020, Bearing Pile Design dated 20/03/2020 and Piling High Risk Task Briefing, and Cover Letter

The Council has considered your application and decided to grant permission

Informative(s):

1 Reasons for approval:

Condition 16 (partial) requires a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) to be submitted and approved in writing by the local planning authority in consultation with Thames Water before the relevant piling is to take place in order to safeguard the existing below ground public utility infrastructure and controlled waters.

A piling method statement, a bearing pile design for the installation of a single pile, a COSHH risk assessment and a piling high risk task briefing have been provided with sufficient details and at the required scale. Thames Water has been consulted and reviewed this application and raised no objection. The existing below ground public utility infrastructure and controlled waters are considered safeguarded, and thus is acceptable. The condition is only partially discharged as further details are required for any further piling.

Condition 22 requires a written detailed scheme of assessment consisting of site reconnaissance, conceptual model, risk assessment and proposed schedule of investigation to be submitted and approved by the Local Planning Authority at least 28 days before the development commences. The scheme of assessment must be sufficient to assess the scale and nature of potential contamination risks on the site and shall include details of the number of sample points, the sampling methodology and the type and quantity of analyses proposed. The documentation submitted must comply with the standards of the Environment Agency's Model Procedures for the Management of Contamination (CLR11) in order to protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site.

A Ground Investigation Report which described the findings of a desk study and review of site investigation and a Remediation Method Statement have been provided with sufficient details. The Council's Environmental Health Officer has reviewed this application and raised no objection to the submitted plans and documents apart from the risk pathways associated with radon. The applicant has further explained with reference to records compiled by the Health Protection Agency (formerly the National Radiological Protection Board) which indicates that the site falls within an area where less than 1% of homes are affected by radon emissions and therefore radon protective measures would not be necessary. Future occupiers of the development are therefore protected from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site.

2 Condition 23 requires a site investigation to be undertaken in accordance with the approved scheme of assessment and the written results to be submitted

and approved by the Local Planning Authority before development commences. Laboratory results must be provided as numeric values in a formatted electronic spread sheet and the scheme as approved shall be implemented before any part of the development hereby permitted is occupied in order to protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site.

A Ground Investigation Report which includes the site investigation work undertaken has been provided with sufficient details. It is not envisaged that there would be a need for any remediation work and hence the information submitted in relation to condition 22 would be sufficient in the discharge of condition 23. The Council's Environmental Health Officer has reviewed this application and raised no objection to the submitted plans and documents in relation to condition 23.

Condition 26 requires a stage 1 written scheme of investigation (WSI) to be submitted to and approved by the Local Planning Authority in writing before any demolition or development take place. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works to safeguard the built heritage assets on this site from being affected by the development and to ensure the identification of and minimise damage to important archaeological remains which may exist on this site.

An Archaeological Written Scheme of Investigation (WSI) was prepared by Museum of London Archaeology and submitted to Historic England. Historic England has reviewed the submission and recommended approval of the WSI. As such, the built heritage assets on this site would not be adversely affected by the development and the identification of and minimise damage to important archaeological remains which may exist on this site are ensured, thus is considered acceptable.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The full impact of the proposed development has already been assessed.

As such, the details provided are in general accordance with policies A1, CC1, CC2, CC3, D1 and D2 of London Borough of Camden Local Plan 2017.

- 3 You are reminded that conditions 3 (details), 5 (screening), 7 (landscaping and enclosure), 11 (waste storage and removal), 12 (cycle storage), 16 (piling - partial), 19 (anti-vibration measures), 21 (light enhancing materials), 24 (additional contamination remediation scheme), 25 (Asbestos Survey), 28 (mechanical ventilation details), 29 (NO2 scrubbing system), 30 (brown/green roof), 31 (bird and bat box), 32 (photovoltaic cells) and 34 (Implementation of sustainable drainage system) of planning permission 2015/6955/P dated 01/11/2017 (as amended by 2020/1368/P dated 14/04/2020) are outstanding

and require further details to be submitted and approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer