

July 22nd 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.**

**Town & Country Planning Act 1990 Submission under Section 191**

**Certificate of Lawfulness of Existing Use or Development (CLEUD)**

**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 Existing Use or Development (CLEUD) pursuant to Section 191 of the Town & Country Planning Act 1990.

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

- A. Lawful; and
- B. Constitute a material operation as defined in Section 56 of the Town

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and Country Planning Act 1990.

In relation to the above we have, as you are aware already obtained:

- Permission to vary the timing of submission of a number of the pre-commencement conditions and in so doing have allowed for their discharge later in the build process (LB ref: 2020/1368/P).
- Permission in relation to the discharge all remaining relevant pre-commencement conditions (Condition 16 (part), 22/23 and 26) (LB ref: 2020/1631/P).

We also confirm that prior to commencement of the works, LB Camden were notified of the commencement date and the CIL commencement notice was issued.

This submission was acknowledged in the letter dated 22 June 2020 from LB Camden Community Infrastructure Levy Team.

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 CLEUD.

The works of implementation are described in:

'Panther House Developments Limited, LB Camden Planning Permission Ref 2015/6955/P Implementation Works, Project File Note, June 2020'

A copy of this document is enclosed with this CLEUD application.

The note confirms that the proposed works were undertaken and completed during the week commencing 22<sup>nd</sup> June 2020.

The proposed works are identical to those described in the approved Certificate of Lawfulness (Proposed), which was granted on 28 May 2020 under reference 2020/1632/P.

In pursuit of this CLEUD we submit:

- A site location plan, which identifies the 'red line' of the extant consent site (2015/6955/P)
- Panther House Developments Limited, LB Camden Planning Permission Ref 2015/6955/P Implementation Works, Project File Note, June 2020, which describes the works and provides evidence of the works being carried out and completed.

- 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 CLEUD. 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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enc

cc

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