

10 May 2021

The Savills logo consists of the word "savills" in a lowercase, sans-serif font, colored red, set against a solid yellow rectangular background.

Regeneration and Planning
Culture and Environment
London Borough of Camden
5 Pancras Square
London
N1C 4AG

Joe Oakden
E: joseph.oakden@savills.com
DL: +44 (0) 7977 030125

33 Margaret Street W1G 0JD
T: +44 (0) 20 7499 8644
F: +44 (0) 20 7495 3773
savills.com

Dear Sir/Madam,

**PANTHER HOUSE, 38 MOUNT PLEASANT AND BRAIN YARD, 156-164 GRAY'S INN ROAD, WC1X
APPLICATION FOR THE RE-DISCHARGE OF CONDITION 26 OF PLANNING CONSENT 2015/6955/P (AS
AMENDED BY NON-MATERIAL AMENDMENT APPROVAL 2020/1368/P)**

On behalf of the applicant, Panther House Developments Limited, Savills have been instructed to prepare and submit an application providing details of a Stage 2 Written Scheme of Investigation (WSI) as required to re-discharge condition 26 of planning permission 2015/6955/P (as amended by non-material amendment approval 2020/1368/P), which was previously discharged under reference 2020/1631/P on the 27th May 2020.

Planning permission was granted on 1 November 2017 (Ref: 2015/6955/P) 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”

A Non-Material Amendment application (2020/1368/P) was approved on 14th April 2020 which revised the trigger points for the submission of information for a number of conditions before a discharge of pre-commencement planning conditions application was approved on 27th May 2020 under application reference 2020/1631/P. Following this, the planning permission was implemented in June 2020 through the installation of a number of piles that will form part of the consented development's foundations. This implementation was formally confirmed through the issuing of a Certificate of Lawful Existing Development dated 21 October 2020 (Ref: 2020/3268/P).

Planning permission 2015/6955/P (as amended by NMA approval 2020/1368/P) included a number of conditions which requires the submission of details to be formally approved by the Council prior to work starting on the relevant parts of the development.

Condition 26 stated:

No demolition or development shall take place until a stage 1 written scheme of investigation (WSI) has been submitted to and approved by the Local Planning Authority in writing. 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. If heritage assets of archaeological interest are identified by stage 1 then for

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

Savills (UK) Limited. Chartered Surveyors. Regulated by RICS.

A subsidiary of Savills plc. Registered in England No. 2605138. Registered office: 33 Margaret Street, London, W1G 0JD



those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:

A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works.

B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

The written scheme of investigation will need to be prepared and implemented by a suitably professionally accredited heritage practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London.

In compliance with Condition 26, a stage 1 Written Scheme of Investigation (WSI) was submitted and approved in writing by the Local Planning Authority under planning reference 2020/1631/P. Following this approval, and in accordance with condition 26, this application now seeks the formal approval of the Local Planning Authority of a stage 2 WSI.

The Stage 2 WSI has been, prior to the submission of this application, submitted to Historic England who have confirmed this document to be acceptable, as shown in email correspondence dated 30th April 2021.

In support of this discharge of condition application, please therefore find enclosed the following information:

- This Planning covering letter;
- Approved Planning decision notice (containing conditions which are sought to be discharged);
- Discharge of condition application form (on Planning Portal)
- Stage 2 Written Scheme of Investigation, prepared by MOLA;
- Email correspondence with Historic England (dated 30th April 2021) confirming the acceptability of the Stage 2 WSI;
- The relevant fee (£116 + £23.33 (+VAT) administration fee), to be paid by the client.

I trust the enclosed is sufficient to discharge condition 26 of planning permission 2015/6955/P. Should you require any further information at this stage, please do not hesitate to contact me on the details at the head of this letter.

Yours faithfully,

A handwritten signature in blue ink that reads "Savills UK".

Joe Oakden
Graduate Planner
Planning
Savills (UK) Ltd