

Application ref: 2021/1918/P
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Savills
33 Margaret Street
London
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

**Panther House
38 Mount Pleasant
The Brain Yard
156-164 Gray's Inn Road
London
WC1X 0AN**

Proposal: Non-Material Amendment to facilitate change of development description to remove any reference to floorspace and use class granted under Planning Permission ref: 2015/6955/P dated 01/11/2017 (as amended by NMA ref: 2020/1368/P dated 14/04/2020) for the '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'.

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, the description of development for planning permission reference 2015/6955/P dated 01/11/2017 (as amended by NMA ref: 2020/1368/P dated 14/04/2020) shall be replaced with the following description:

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, part 7 storey (plus plant and basement) buildings at Panther House and Brain Yard for predominantly employment uses (including subsidised workspace) 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 uses with 15 self-contained residential units (including 3 Intermediate Rent flats) at the upper levels. Associated landscaping, plant and public realm works.

Informative(s):

1 Reasons for approval:

The application seeks to amend the description of development to remove any specific references to the area of floorspace, use class and floor levels of the flexible retail/restaurant from the description.

The effect of the change to the description is considered 'non-material' as the scheme is ultimately still the same, and no material changes to the proposals nor their impact would result.

2 You are advised that this decision relates only to the changes set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 01/11/2017 under ref: 2015/6955/P (as amended by NMA ref: 2020/1368/P dated 14/04/2020) and is bound by all the conditions attached to that permission.

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.

Yours faithfully



Daniel Pope
Chief Planning Officer

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