

Application ref: 2021/2321/P
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Date: 21 September 2021

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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)

Approval of Details Granted

Address:

Panther House
38 Mount Pleasant
The Brain Yard
156-164 Grays Inn Road
London
WC1X 0AN

Proposal: Details of a Stage 2 Written Scheme of Investigation for archeological remains pursuant to condition 26 of planning permission 2015/6955/P for the redevelopment of the site for 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.

Drawing Nos: Cover Letter and Stage 2 WSI (dated 09/04/2016)

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for granting permission/consent-

Condition 26 requires a stage 1 written scheme of investigation (WSI) to investigate archaeological interests on site. If these are found then a stage 2 WSI shall be submitted and approved by the Local Planning Authority. Under planning reference 2021/1631/P the Stage 1 WSI was approved. Following on

from this, the current application includes the stage 2 WSI.

Historic England along with GLAAS has assessed the comments and considered them according with the relevant standards and guidance and therefore compliant with condition 26.

As such, the proposed development is in general accordance with Section 12 of the NPPF and ensures the identification of and minimises damage to important archaeological remains which exist on this site, in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 3 (details), 5 (screening), 7 (landscaping and enclosure), 11 (waste storage and removal), 12 (cycle storage), 19 (anti-vibration measures), 21 (light enhancing materials), 24 (additional contamination remediation scheme), 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 2021.

You can find advice about your rights of appeal at:

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

Yours faithfully



Daniel Pope
Chief Planning Officer