

13 May 2022



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

Joe Oakden

33 Margaret Street W1G 0JD

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Dear Sir/Madam,

**PANTHER HOUSE, 38 MOUNT PLEASANT AND BRAIN YARD, 156-164 GRAY'S INN ROAD, WC1X
APPLICATION FOR THE DISCHARGE OF CONDITIONS 7, 12, 21 AND 30 OF PLANNING PERMISSION
2021/1056/P**

On behalf of the applicant, Panther House Developments Limited, Savills have been instructed to prepare and submit an application providing details required to discharge conditions 7, 12, 21 and 30 of planning permission 2021/1056/P.

Background

Planning permission was originally granted on 1 November 2017 (Ref: 2015/6955/P). This approval was subject to a non-material amendment approved on 7 July 2021 (ref: 2021/1918/P) to amend the description of development to read as follows:

Redevelopment of the site to provide a 7 storey (plus plant and basement) buildings at Panther House and Brain Yard for predominantly employment uses (including subsidised workspaces) and a new 7 storey (plus plant and basement) building at 156-164 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

The original permission was also subject to an earlier non-material amendment (Ref: 2020/1368/P) approved on 14 April 2020 that revised the timing points for discharge of a number of the existing planning conditions.

Following the discharging of pre-commencement planning conditions, 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).

The approved development has recently been subject to a s73 'minor material amendment' that was approved on 30 March 2022 (ref: 2021/1056/P). This latest planning permissions maintains the timings on conditions that were previously approved.

Development of the site continues in accordance with the amended scheme approved under ref: 2021/1056/P.

Information Submitted

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

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





- This Planning covering letter;
- Approved Planning decision notice (containing conditions which are sought to be discharged);
- Discharge of condition application form (on Planning Portal);
- Condition 7 discharge documentation, prepared by AHMM;
- Condition 12 discharge documentation, prepared by AHMM;
- Condition 21 discharge documentation, prepared by AHMM;
- Condition 30 discharge documentation, prepared AHMM.

Full details of the conditions sought to be discharged and details of the information submitted pursuant to each condition is outlined as follows.

Condition 7

Condition 7 states:

Prior to commencement of the above ground superstructure works full details of hard and soft landscaping and means of enclosure of all un-built, open areas (including terraces, balconies, green roofs, the open courtyard and the pedestrian route through) shall be submitted to and approved by the local planning authority in writing. Details shall include a phased programme of works. The relevant part of the works shall not be carried out otherwise than in accordance with the details and programme thus approved.

In pursuant of condition 7, a document prepared by AHMM is submitted which includes full details of the hard and soft landscaping proposed, including a phased programme of works. The document also outlines the ground floor external works details, as well as specification sheets for the individual materials and a schedule of the proposed plant species.

Condition 12

Condition 12 states:

Prior to commencement of the above ground superstructure works details of secure and covered cycle storage area for 149 spaces (130 long stay and 19 short stay) shall be submitted to and approved by the local planning authority. The approved storage areas shall be provided in their entirety prior to the first occupation of the development, and permanently retained thereafter.

In pursuant on condition 12, a plan showing the location of the proposed cycle parking and their layout has been provided. This shows the approved 130 long-stay spaces, located at lower ground floor, to be provided as two tier josta racks. The specification of the racks is also provided.

In addition to the long stay spaces, a plan showing the location of a total of 20 short-stay spaces is shown on plan. This provision exceeds the planning condition requirement of 19 spaces. The spaces will be provided in the form of stands, separated over 2 locations within the site, one at the Mount Pleasant entrance and a second within the courtyard.

The submitted information shows details of all cycle parking to be provided and the detailed specification of the stands to be provided. This therefore fully satisfies the requirements of condition 12.

Condition 21

Condition 21 states:



Prior to the commencement of the above ground superstructure works details of the light enhancing materials (i.e. white glazed bricks or similar) to be incorporated as part of the development to ensure acceptable daylight levels at 52-54 Mount Pleasant Hostel are achieved have been submitted to and approved in writing by the local Planning Authority. The development shall be carried out in accordance with the details thereby approved and permanently maintained thereafter.

In pursuant of condition 21, a document outlining the light enhancing materials proposed has been prepared by AHMM. The proposal is for a white paint application to be applied to the existing brickwork.

It is noted that the condition does not explicitly require bricks or tiles and in this circumstance this was not considered to be suitable given that the wall in question is an existing brick wall to be retained and is open facing side of a party wall to the neighbours. Facing these bricks with glazed bricks is not considered to be appropriate to the character and detailing of the building construction, and would encroach on to the neighbour's boundary.

As set out in the accompanying AHMM documents for this condition, the white painted finish proposed would achieve a potential light reflectance value of 85%, which is greater than what white bricks would achieve. This exceeds the reflectance value of 70% as set out in the original daylight and sunlight report that accompanied the original application.

The information submitted therefore fully satisfies the requirements of condition 21.

Condition 30

Condition 30 states:

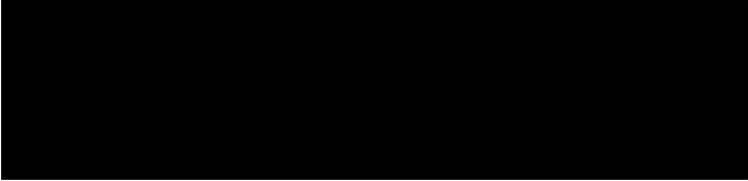
Full details in respect of the brown/green roof in the area indicated on the approved roof plan designed to support both black redstarts and invertebrates to increase bat foraging on the site shall be submitted to and approved by the local planning authority before the relevant part of the development commences. The details shall include species, planting density, substrate and a section at scale 1:20 showing adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

In pursuant of condition 30, a document outlining the full details of the biodiverse roof has been provided. This document shows the locations and the planting specifications. The schedules prescribe the species and densities that will be installed on site.

I trust that the enclosed is sufficient to discharge conditions 7, 12, 21 and 30 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,



Joe Oakden MPLAN MRTPI
Savills (UK) Ltd