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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 11, 19 AND 32 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 11, 19 and 32 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.

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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:

- 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 11 discharge documentation, prepared by AHMM;
- Condition 19 discharge documentation, prepared by AHMM;
- PV Layouts and LV Schematics, prepared by MTT (pursuant to condition 32).

The relevant fee of £116 (plus £32.20 administration fee) will be paid via the Planning Portal.

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

### **Condition 11**

Condition 11 states:

*“Prior to the commencement of the above ground superstructure works details of the location, design and method of waste storage and removal including recycled materials, shall be submitted to and approved by the local planning authority in writing. The facility as approved shall be provided prior to the first occupation of any of the new units and permanently retained thereafter.”*

In pursuant of condition 11, a document prepared by AHMM, with input from TTP Transport Consultants, is submitted which contains plans identifying the location and size of the waste storage areas as well as outlining the collection arrangements. The waste store for Panther House will be located in the north-east corner of the building with convenient access for collection from Mount Pleasant. Collection will be arranged on a daily basis to reduce the number of bins to be collected at any one time. Along the Gray’s Inn Road frontage, waste will be collected in accordance with the existing arrangements for residential and commercial premises. Waste will be stored on site, with separate storage areas for the residential and commercial uses.

### **Condition 19**

Condition 19 states:

*“Prior to the commencement of the above ground superstructure works details of anti-vibration measures shall be submitted to and approved in writing by the Council. The measures shall ensure that the plant/equipment and extract/ventilation system and ducting are mounted with proprietary anti-vibration isolators and fan motors are vibration isolated from the casing and adequately silenced. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.”*

In pursuant of condition 19, a document prepared by AHMM, with input from Hann Tucker, is submitted outlining full details of the location and anti-vibration measures to be installed on site. The air handling units and extracts for the Panther House commercial buildings are to be located at roof level and various vibration isolator measures will be installed.

### **Condition 32**

Condition 32 states:

*“Prior to the commencement of the above ground superstructure works detailed plans showing the location and extent of photovoltaic cells to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter”*

In pursuant of condition 32, detailed plans, prepared MTT, have been prepared showing the location and extent of the PV panels to be installed on the building. In addition, an LV schematic is provided which shows the inclusion of a meter which will monitor the output from the approved renewable energy systems.

I trust that the enclosed is sufficient to discharge conditions 11, 19 and 32 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 black ink, appearing to read "Joe Oakden". The signature is written in a cursive, flowing style.

Joe Oakden MPLAN MRTPI  
Savills (UK) Ltd