

23 September 2022

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Dear Ewan

**PANTHER HOUSE, 38 MOUNT PLEASANT AND BRAIN YARD, 156-164 GRAY'S INN ROAD, WC1X  
NON-MATERIAL AMENDMENT APPLICATION REFERENCE 2022/1796/P**

I write further to our ongoing discussions regarding the above mentioned non-material amendment (S96a) application which sought small internal and external amendments to the approved development under planning reference 2021/1056/P (which in itself amended planning application reference 2015/6955/P) relating to the above mentioned site.

As you know, the consented development allowed for the following:

*Redevelopment of the site to provide a 7 storey (plus plant and basement) buildings at Panther House and Brain Yard for predominately 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 units (including 3 Intermediate Rent flats) at the upper levels.*

Planning consent at the site was originally granted in November 2017 under planning reference 2015/6955/P before being subsequently amended via a S73 application granted on 30 March 2022.

Due to building regulation changes, which must now be complied with, and ongoing design development, the application submitted under planning reference 2022/1796/P in April 2022 sought very minor design changes, summarised as follows:

- *Minor changes to the front elevation of the Gray's Inn Road building to incorporate the required additional insulation build-up;*
- *Rationalisation of brick piers and window panels on the rear elevation of the Gray's Inn Road building;*
- *Reduction in width of pedestrian passageway into site to incorporate the required additional insulation build-up;*
- *Replacement of secondary door to retail unit within the passageway with a picture window;*
- *Introduction of second ancillary door to residential core to comply with requirements for firefighting stair;*
- *Removal of second gate across passageway that is superfluous and would impinge on ancillary door to residential core;*
- *Change of external cladding to first floor residential link within the passageway from glazed curtain walling to metal panelling (final details to be secured via discharge of condition); and*
- *Internal reconfiguration of layouts of individual residential units at first floor level to reflect the technical changes to the façade build-ups (no change to number or mix of unit numbers or tenures).*

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As we have noted in our discussions during the course of the application, the majority of the changes have resulted from updated Building Regulation requirements relating to the build-up of insulation in the external elevations of the Gray's Inn Road building.

These are construction requirements that have changed since the original proposal was drawn up between 2015 and 2017. This results in minor changes to the external facades and wall build-ups which in turn have required minor changes to internal layouts of some residential units to reflect the difference in wall thicknesses that have resulted. Opportunity was also been taken to rationalise elevations in incorporating these technical changes.

Whilst we were strongly of the opinion that these changes would not change any of the principles of the development, and taking account of the scale of change to the approved development as a whole would be non-material.

Notwithstanding this, through our discussions we understand that have considered the external changes to be minor-material, therefore requiring a S73 application and that the LPA is unable to progress some of these changes through the current S96a application.

In order to rectify the current situation therefore, and as per you and your colleague, Jonathan McClue's advice, we propose to amend the current S96a proposals to limit its scope to cover the following elements:

- *Incorporation of the corridor into Flat 1;*
- *Reduction in the proposed occupancy of Flat 2 from a 1b2p flat to a 1b1p flat.*

A summary of the revised proposals is provided within a Design Pack, prepared by AHMM, which accompanies this letter. As such, the only plan required to be approved in this instance is the first floor plan. For ease of reference, I have provided a schedule of the submitted plans showing those which we are requesting be removed from the current application.

Drawing Title	Approved Reference No	Proposed Reference No
<del>Proposed Ground Floor Plan</del>	<del>P100-Rev-04</del>	<del>P100-Rev-05</del>
Proposed First Floor Plan	P101 Rev 04	P101 Rev 05
<del>Proposed GIR West Elevation</del>	<del>P201-Rev-03</del>	<del>P201-Rev-04</del>
<del>Proposed GIR East Elevation</del>	<del>P202-Rev-03</del>	<del>P202-Rev-04</del>
<del>Proposed Section AA</del>	<del>P301-Rev-03</del>	<del>P301-Rev-04</del>

I trust the removal of the external elements of the proposal will now allow application reference 2022/1796/P to progress to an agreeable solution.

As we have discussed previously, it is our intention to submit a S73 application in due course to agree the minor external changes further to positive discussions with the Council's Design Team.

I trust that this letter is clear, however should you wish to discuss this matter further, please do not hesitate to contact me using the details set out at the head of this letter.

Yours sincerely,



Joe Oakden MPLAN MRTPI  
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