

Application ref: 2022/1796/P
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Date: 25 October 2022

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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
London
WC1X 0AN

Proposal: Amendments to planning permission reference 2015/6955/P dated 01/11/17, as varied by planning permission ref 2021/1056/P dated 30/03/22 (for 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 and erection of part 4 storey, part 7 storey (plus plant and basement) buildings at Panther House and Brain Yard for predominantly employment uses 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 at ground and basement levels with 15 self-contained residential units at the upper levels), namely to facilitate minor internal design modifications to approved plans.

Drawing Nos:

Superseded plan- P101 rev 04

Proposed plan- P101 rev 06; No.156-164 Gray's Inn Road Areas and Minor Amendments October 2022 (14093_AHMM-ZZ-XX-RP-A-00005 Rev 01), Cover Letter (20th October 2022)

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, condition no.2 of planning permission 2015/6955/P, as amended by 2021/1056/P dated 30/03/22, shall be replaced with the following condition:

REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans-

OS Map Scale 1:1250;

Existing drawings: [01] P001, P099-105, P200-206 and P301-304 Rev 02.

Demolition drawings: [12] P099-106 Rev 04.

Proposed drawings: [00] P099, 100, 102, 103, 104, 105, 106, 107 (all Rev 04); P101 rev 06; P200-203 Rev 03; P204 Rev 02; P205-P206 Rev 03; P301-304 Rev 03.

Supporting documents: Design and Access Statement (26th February 2021) Rev 03, Energy Addendum (February 2021), s73 Heritage Appraisal (February 2021), Acoustics Letter (February 2021), CIL Form, Cover Letter (8th March 2021), Daylight and Sunlight S73 Amendments (25th February 2021), Panther House Development Appraisal (14th May 2021), Panther House Residential Update, Market Update Leasing, Panther House Stage 3 Cost Plan Revision 2 (21st May 2021), Pre Contract Change Control Report (18th May 2021), Affordable Housing Solutions Appraisal (May 2021), Independent Viability Review (July 2021), BPS Development Appraisal (25th August 2021), Design and Access Statement dated 08/12/2015; Planning Statement dated December 2015; Heritage and townscape appraisal dated December 2015 and Addendum dated May 2016; Environmental Noise Survey and Noise Impact Assessment Report (22233/NIA1) dated 10/08/2015; Air Quality Assessment (LP/CC/P15-908/01) dated November 2015; Historic environment assessment dated Old Plans: December 2015; Structural Report and Basement Impact Assessment dated 04/12/2015; Basement Impact Assessment Report dated March 2016; Flood Risk Assessment and Surface Water Drainage Statement (5501/001/R01) dated November 2015; Statement of Community Involvement December 2015; Sustainability and energy report dated 08/12/2015; Draft Workplace Travel Plan dated December 2015; Transport Statement dated December 2015; Phase 1 Preliminary Risk Assessment dated August 2015; Arboricultural Report (151224-PD-11) dated January 2016; Preliminary Ecological Appraisal Report dated January 2016; Public Realm Security Features & Design Elements; Financial Viability Assessment Report; Planning Application Addendum 2; Structural Report and Basement Impact Assessment Issue 2 dated 09/01/2017; Daylight and Sunlight (ref: 9109) dated 09/01/2017; No.156-164 Gray's Inn Road Areas and Minor Amendments October 2022 (14093_AHMM-ZZ-XX-RP-A-00005 Rev 01), Cover Letter (20th October 2022)

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Reason for granting approval-

The application seeks to amend internal elements of the site. These are minor

design-led amendments that seek to address technical problems, comply with updated Building Regulations, recover consented areas and restore minimum space standards in the affordable flat. External wall build ups, insulated party walls and façade retention in relation to Part L of Building regulations are proposed. There are also internal alterations, including incorporating the 'link' bridge into the GIA of one of the residential apartments, in order to increase the GIA of the flats. The changes to the overall party walls allow minimum space standards to be retained in the affordable unit but not in the market unit Flat 2, although the latter does comply with minima for room sizes. Nevertheless this latter layout was approved in the s73 permission ref 2021/1056/P, meaning there is no material difference to the approved scheme.

The full impact of the scheme has already been assessed by virtue of the previous approval ref 2015/6955/P dated 01/11/17. In the context of the permitted scheme, it is considered that the amendment would not have any material effect on the approved development in terms of use, appearance and neighbour impact. It is considered that the changes are relatively minor in the context of the approved scheme and can therefore be regarded as a non-material variation of the approved scheme.

- 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 subsequent permission ref 2021/1056/P dated 30/03/2022 and NMAs refs 2020/1368/P dated 14/04/2020 and 2021/1918/P dated 07/07/2021) and is bound by all the conditions and obligations attached to that permission.
- 3 You are advised that this approval only relates to the internal changes to floorplan layouts as shown in the plans hereby approved and to no other changes to the sections and elevations of the building which would require a S73 application to regularise.

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.

Yours faithfully



Daniel Pope
Chief Planning Officer

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