

Application ref: 2021/1056/P
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Date: 30 March 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)

Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement

Address:

Panther House
38 Mount Pleasant
Brain Yard and 156-164 Gray's Inn Road
London
WC1X

Proposal:

Variation of Condition 2 (Approved Plans) of planning permission ref: 2015/6955/P dated 01/11/2017 (as amended by 2020/1368/P dated 14/04/2020 and 2021/1918/P dated 07/07/2021) for: ('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 (summary)). THE CHANGES include: namely relocation of the main office entrance and reception, internal and external alterations and extensions to Panther House and the building fronting Gray's Inn Road, consolidation of the plant room at 4th floor of Brain Yard building to roof level of Panther House, removal of 'Lower Ground Floor 2' basement floorspace and replacement of glazed curtain walling at 2nd to 4th floor at Brain Yard building.

Drawing Nos: Superseded Plans:

Proposed Drawings [00] P098 Rev 00, P099-107 Rev 03, and P200-203 and 205-206 Rev 02.

Approved Plans:

Proposed Drawings [00] P099-107 Rev 04; P200-203 Rev 03; P204 Rev 02; P205-P206 Rev 03; P301-304 Rev 03;

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).

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 This condition is intentionally left blank
- 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] P099-107 Rev 04; 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 and Daylight and Sunlight (ref: 9109) dated 09/01/2017

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

- 3 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall, unless otherwise indicated below as already having been discharged, be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:
- a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates;
 - b) Plan, elevation and section drawings, including fascia, cornice, pilasters and glazing panels of the new shopfronts at a scale of 1:10;
 - c) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site);
 - d) Method plan and details of the cobbles within Brain Yard being retained and reused (as discharged under 2021/1299/P dated 28/06/2021 or other such details submitted);
 - e) Details for reuse of metalwork inside Brain Yard building;
 - f) Details for reuse and rebuilding of west wall of Brain Yard building including wall, details and thresholds.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works. All other new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the Camden Local Plan 2017.

- 4 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, satellite dishes or rooftop 'mansafe' rails shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the local planning authority.

Reason: To safeguard the appearance of the premises and the character of the

immediate area in accordance with the requirements of policies D1 and D2 of the Camden Local Plan 2017.

- 5 Prior to the occupation of the development, full details of screening, obscure glazing and other measures to reduce instances of overlooking and loss of privacy to neighbouring occupiers (including screening of the residential and commercial terraces/balconies and obscure glazing of the commercial extensions above Brain Yard and Panther House) shall be 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.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the Camden Local Plan 2017.

- 6 All work shall be carried out in accordance with the relevant recommendations of British Standard 3998: 2010. (Recommendation for Tree Work)

Reason: To ensure the preservation of the amenity value and health of the tree(s) in accordance with the requirements of policies D1 and D2 of the Camden Local Plan 2017.

- 7 Prior to the 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.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies D1 and D2 of the Camden Local Plan 2017.

- 8 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development, prior to the occupation for the permitted use of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies D1 and D2 of the Camden Local Plan 2017.

- 9 The retail/restaurant (A1/A3) uses hereby permitted shall not be carried out outside the following times: 07:00hrs to 23:30hrs Monday to Thursday and 07:00hrs to 00:00hrs Friday and Saturday and 08:00hrs to 23:00hrs on Sundays and Bank Holidays. The commercial use of the open courtyard (as shown in P100 Rev 03) should not be used outside of 08:00hrs to 22:00hrs 7 days a week.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1, A4 and TC1 of the Camden Local Plan 2017.

- 10 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the Camden Local Plan 2017.

- 11 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.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policies A1 and CC5 of the Camden Local Plan 2017.

- 12 prior to the 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.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the Camden Local Plan 2017 and table 6.3 of the London Plan 2016.

- 13 The development hereby approved shall achieve a maximum internal water use of 110litres/person/day. The dwellings shall not be occupied until the Building Regulation optional requirement has been complied with.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policies CC1, CC2 and CC3 of the Camden Local Plan 2017.

- 14 All non-Road mobile Machinery (any mobile machine, item of transportable industrial equipment, or vehicle - with or without bodywork) of net power between 37kW and 560kW used on the site for the entirety of the demolition and phases of the development hereby approved shall be required to meet Stage IIIA of EU Directive 97/68/EC. The site shall be registered on the NRMM register for the demolition and construction phases of the development.

Reason: To safeguard the amenities of the adjoining occupiers, the area generally and contribution of developments to the air quality of the borough in accordance with the requirements of policies CC1, CC2 and CC4 of the Camden Local Plan 2017.

- 15 All units hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (2) with at least 10% designed and constructed in accordance with Building Regulations Part M4 (3) adaptable.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy H6 of the Camden Local Plan 2017.

- 16 Piling details shall be completed in accordance with ref 2020/1631/P approved on 27th May 2020 and ref 2021/1299/P approved on 28th June 2021 from the original permission reference 2015/6955/P, or other such details submitted to and approved in writing by the Local Planning Authority of Camden

Reason: To safeguard existing below ground public utility infrastructure and controlled waters in accordance with the requirements of policies CC1, CC2 and CC3 of the Camden Local Plan 2017.

- 17 The approved terraces for the employment uses (B1), as shown on the 2nd floor (P102 Rev 04) and 4th floor (P104 Rev 04), shall not be used outside the hours of 08:00 and 20:00 Monday-Friday.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the Camden Local Plan 2017.

- 18 All external doorways, except for fire doors or for access to utilities, should not open outwards towards the public highway/footway/courtyard spaces. The proposed doors must either open inwards or have a sliding door so they do not restrict the flow of pedestrians or risk being opened onto those passing by.

Reason: In order to enhance the free flow of pedestrian movement and promote highway safety and amenity in accordance with policies D1 and T1 of the of the Camden Local Plan 2017.

- 19 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.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the Camden Local Plan 2017.

- 20 The noise level in rooms at the development hereby approved shall meet the 'Good' noise standard specified in BS8233:1999 for internal rooms and external amenity areas.

Reason: To safeguard the amenities of the future occupants of the development in accordance with the requirements of policies A1 and A4 of the Camden Local Plan 2017.

- 21 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.

Reason: In order to ensure acceptable levels of daylight are achieved for the adjoining occupy so that the amenities of those occupiers are retained in accordance with the requirements of policy A1 of the Camden Local Plan 2017.

- 22 The scheme of assessment shall be completed in accordance with ref 2020/1631/P approved on 27th May 2020 from the original permission reference 2015/6955/P, or other such details submitted to and approved in writing by the Local Planning Authority. The assessment should consist of site reconnaissance, conceptual model, risk assessment and proposed schedule of investigation must be submitted to the Local Planning Authority. The scheme of assessment must be sufficient to assess the scale and nature of potential contamination risks on the site and shall include details of the number of sample points, the sampling methodology and the type and quantity of analyses proposed. The scheme of assessment must be approved by the Local Planning Authority and the documentation submitted must comply with the standards of the Environment Agency's Model Procedures for the Management of Contamination (CLR11).

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policy A1 of the Camden Local Plan 2017.

- 23 The Site Investigation shall be completed in accordance with ref 2020/1631/P approved on 27th May 2020 from the original permission reference

2015/6955/P, or other such details submitted to and approved in writing by the Local Planning Authority. This should be undertaken in accordance with the approved scheme of assessment and the written results provided to the Local Planning Authority for their approval. Laboratory results must be provided as numeric values in a formatted electronic spread sheet. Before development commences a remediation scheme shall be agreed in writing with the Local Planning Authority and the scheme as approved shall be implemented before any part of the development hereby permitted is occupied.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policy A1 of the Camden Local Plan 2017.

- 24 Additional significant contamination discovered during development shall be fully assessed and any necessary modifications made to the remediation scheme shall be submitted to the local planning authority for written approval. Before any part of the development hereby permitted is occupied the developer shall provide written confirmation that all works were completed in accordance with the revised remediation scheme.

Reasons: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policy A1 of the Camden Local Plan 2017.

- 25 The intrusive pre-demolition and refurbishment asbestos survey shall be completed in accordance with ref 2021/1299/P approved on 28th June 2021 from the original permission reference 2015/6955/P, or other such details submitted to and approved in writing by the Local Planning Authority. The scheme must be written by a suitably qualified person and shall be submitted to the local planning authority and approved prior to commencement of the development. The scheme as submitted shall demonstrably identify potential sources of asbestos contamination and detail removal or mitigation appropriate for the proposed end use. Detailed working methods are not required but the scheme of mitigation shall be independently verified to the satisfaction of the local planning authority prior to occupation.

Reasons: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policy A1 of the Camden Local Plan 2017.

- 26 The Stage 1 written scheme of investigation shall be completed in accordance with ref 2020/1631/P approved on 27th May 2020 from the original permission reference 2015/6955/P, or other such details submitted to and approved in writing by the Local Planning Authority. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:

A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works.

B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

The written scheme of investigation will need to be prepared and implemented by a suitably professionally accredited heritage practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London.

Reason: Built heritage assets on this site will be affected by the development. The planning authority wishes to secure building recording in line with NPPF, and publication of results, in accordance with Section 12 of the NPPF and in order to ensure the identification of and minimise damage to important archaeological remains which may exist on this site, in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 27 The approved gates on the 156-164 Gray's Inn Road building shall remain open between 06:00 and 00:00 7 days a week.

Reason: To allow freedom of pedestrian movement and activity while insuring the safety and amenity of residents is protected in accordance with policy A1 of the Camden Local Plan 2017.

- 28 Prior to the commencement of the above ground superstructure works full details of the mechanical ventilation including air inlet locations and filters shall be submitted to and approved by the local planning authority in writing. Air inlet locations should be located away from roads and the boiler/CHP stack to protect internal air quality.

Reason: To protect the amenity of residents in accordance with London Plan policy 7.14. To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies TC1, A1 and A4 of the Camden Local Plan 2017.

- 29 Prior to occupation evidence that an appropriate NO₂ scrubbing system on the mechanical ventilation intake has been installed and a detailed mechanism to secure maintenance of this system as detailed in the Air Quality Statement (Create Consulting Engineers Ltd, August 2016) should be submitted to the local planning authority and approved in writing.

Reason: To safeguard the amenities of the prospective occupiers, adjoining premises and the area generally in accordance with the requirements of

policies A1, CC1, CC2 and CC3 of the Camden Local Plan 2017.

- 30 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.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CC1, CC2 and CC3 of the Camden Local Plan 2017.

- 31 Prior to first occupation of the development a plan showing details of bird and bat box locations and types and indication of species to be accommodated shall be submitted to and approved in writing by the local planning authority. The boxes shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of the London Plan (Consolidated with Alterations Since 2004) and Camden Planning Guidance 2006 and policies CC1, CC2 and CC3 of the Camden Local Plan 2017.

- 32 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.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policies CC1 and CC2 of the Camden Local Plan 2017.

- 33 The sustainable drainage system as approved (Flood Risk Assessment And Surface Water Drainage Statement, Robert West, November 2015) shall be installed as part of the development to achieve a minimum 50% reduction in run off rate/greenfield run off rates. The system shall include green and brown roofs and a minimum of 36m³ below ground attenuation, as stated in the approved drawings and shall thereafter retained and maintained in accordance with the approved maintenance plan.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies

CC1, CC2 and CC3 of the Camden Local Plan 2017.

- 34 Prior to occupation, evidence that the system has been implemented in accordance with the approved details (Flood Risk Assessment And Surface Water Drainage Statement, Robert West, November 2015) as part of the development shall be submitted to the Local Planning Authority and approved in writing. The systems shall thereafter be retained and maintained in accordance with the approved maintenance plan.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CC1, CC2 and CC3 of the Camden Local Plan 2017.

- 35 Notwithstanding drawing no. 14093 A [00] P100 Rev 04 (Proposed Ground Floor Plan), within the Gray's Inn Road frontage no more than one of the frontages at 156, 160, 162 and 164 shall be in Class Eb use at any one time.
Reason: To protect against the effect of non-retail development on the shopping provision and character of the Central London Area as well as the cumulative impact of food, drink and entertainment uses, in accordance with policies A1 and A4 of the Camden Local Plan 2017.

- 36 Prior to the first occupation of the building, an opaque film or covering shall be applied to the glazed elements of the roof extension above Panther House. The implemented film or covering shall be retained permanently thereafter.

Reason: In order to reduce light spillage from the proposed extension into neighbouring premises and to protect those resident's amenities in accordance with the requirements of policies G1, D1, D2 and A1 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting.

This application includes minor-material amendments to a major planning permission ref: 2015/6955/P dated 01/11/2017 (as amended)

Overall the works are considered to be minor-material in the context of the original approval, and would result in a development that would be in accordance with the Development Plan (and relevant supporting guidance). The proposed changes include:

- Relocation of the main office entrance and reception.
- Internal and external alterations and extensions to Panther House and the building fronting Gray's Inn Road,
- Consolidation of the plant room at 4th floor of Brain Yard building to roof level of Panther House,
- Removal of 'Lower Ground Floor 2' basement floorspace
- Replacement of glazed curtain walling at 2nd to 4th floor at Brain Yard building.

Land use

The land use changes include the affordable workspace increasing 89sqm, the overall office use increasing 438sqm, the retail (ancillary subterranean elements) is decreasing by 403sqm and the residential has increased only by 10sqm. These changes mostly result from reconfiguration of the ground floor and relocation of the plant equipment and consolidating it on the fourth floor as well as the loss of the part of the basement. In terms of the alterations, whilst of some significance in themselves, do not add up to make a significant difference to the scheme as a whole and how it will function. The loss of ancillary retail space is not considered to be of concern as the main ground floor frontage would remain in retail use. The overall mixture of residential and commercial is not materially changing and is considered acceptable on balance. The improvement (in quantity and quality) of affordable workspace is welcomed and therefore the proposal can be considered acceptable in land use terms.

2 Design and conservation

The landscaping and public realm improvements are considered acceptable; the removal of the basement and relocation of office reception to a central position is a welcome move which helps elevate Brain Yard and the route through to Mount Pleasant. The double height entrance is also supported and balanced with the retention of parts of the original building fabric. The landscaping scheme proposes more planting and greenery which is also positive and is secured through a condition on this application.

The Brain Yard passage as amended is more contextual and responds better to the character of the existing with the retention of brick on the ground floor also being less intrusive and responding better to the building. The rear elevation of the frontage building (on Gray's Inn Road) has been changed to brick which, again, is supported with the material being more sympathetic and in keeping with the surrounding area.

The massing to the main Panther House building to the rear, whilst overall increasing slightly, is stepped up the building, relocating all the plant to one location and providing an adequate set back in terms of scale. The scale now reads better with the forms of the buildings and the change is supported. The rusted steel material incorporated in a number of features throughout the building is welcomed as it is more sympathetic and reduces the amount of glass within the proposal. The Council's Conservation and Urban Design Officers support the changes.

Transport

The Council's Principal Transport Officer confirmed that the proposals do not raise any significant issues from a transport point of view. The addition of further cycle storage is welcomed and are secured via planning condition.

Residential amenity

The approved buildings would not be increased in size significantly and there would be no new windows that would materially overlook surrounding

occupiers. To the front (Gray's Inn Road building) the arrangement is very similar and so the impact is minimised. Whilst the massing to the rear (Panther House building) is increased the building is still adequately set back on the higher floors which means any impact is further minimised. Therefore issues of privacy, outlook, sense of enclosure, light or noise are sufficiently mitigated.

3 Quality of Accommodation

The layout of the units is staying relatively similar and with the reduction in glass on the employment building, any issues of overlooking for the occupiers is reduced. The sunlight and daylight assessment confirms the changes do not result in any significant changes in impact for both residents and neighbours and therefore is considered acceptable.

Comments received

No objections have been received prior to making this decision, the Hatton Garden CAAC have raised no objection to the proposal. The planning history of the site has been taken into account when coming to this decision.

Policy

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. As such, the proposed amendments are in general accordance with policies A1, A4, D1, D2, T1, T2, T3, T4 and DM1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 4 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 5 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 6 You are advised that this proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation.

Both CIL's will be collected by Camden after the scheme has started and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement and/or for late payment. We will issue a formal liability notice once the liable party has been established. CIL payments will also be subject to indexation in line with the construction costs index.

- 7 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 8 This site is within an area of archaeological significance/archaeological potential where development is likely to result in the destruction of ancient remains. Your attention is drawn to the British Archaeologists and Developers Liaison Group Code of Practice agreed by the British Property Federation and the Standing Conference of Archaeological Unit Managers. The Council recognises and endorses this Code and will expect the developer and approved archaeological organisations to abide by its provisions.
- 9 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 10 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 11 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying

out construction other than within the hours stated above.

- 12 You are advised that condition 09 means that no customers shall be on the premises and no noise generating activities associated with the use, including preparation and clearing up, shall be carried out otherwise than within the permitted time.
- 13 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer