

4 October 2022



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

Joe Oakden



Dear Sir/Madam

**PANTHER HOUSE, 38 MOUNT PLEASANT AND BRAIN YARD, 156-164 GRAY'S INN ROAD, WC1X  
APPLICATION FOR THE DISCHARGE OF CONDITIONS 28 AND 29 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 28 and 29 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.

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

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### 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 the conditions which are sought to be discharged);
- Discharge of condition application form (on Planning Portal);
- Ventilation system details and drawings (in pursuant of condition 28), prepared by MTT;
- NOx filters details and drawings (in pursuant of condition 29), prepared by MTT;
- Technical note, prepared by Create Consulting Engineers;
- Updated Air Quality Assessment (June 2021), prepared by Create Consulting Engineers.

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

#### **Condition 28**

Condition 28 states:

*Prior to 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.*

In pursuant of condition 28, a document prepared by MTT is submitted which contains full details of the proposed ventilation systems and provides drawings showing their locations. Whilst the condition states that "air inlet locations should be located away from roads", results of detailed air quality analysis shows that the NO<sub>2</sub> concentrations do not substantially vary across the building facades. Furthermore, it is clear that air quality in the area is improving year on year resultant of general sustainability improvements, whilst government led interventions, such as the phasing out of petrol fuelled vehicles, will only improve this further. This is evidenced within the updated air quality assessment which was undertaken in June 2021.

As a result, it is not considered that there is a reason not to have inlets on the Gray's Inn Road frontage. Full details of this assessment are outlined within the Technical Note, prepared by Create Consulting. NO<sub>x</sub> filters for the residential unit inlets, and details of this are provided in pursuant of condition 29, as set out below.

This approach has been agreed with planning officers ahead of this submission.

#### **Condition 29**

Condition 29 states:

*Prior to occupation evidence that an appropriate NO<sub>2</sub> 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.*

In pursuant of condition 29, a document prepared by MTT is submitted which contains full details of the ventilation systems to be installed and provides details showing their locations. The NO<sub>x</sub> filters will be located within the residential units and have a typical lifespan of 2 years. It will be the responsibility of the building management to notify and arrange the replacement of all NO<sub>x</sub> filters within the building.



I trust that the enclosed is sufficient to discharge conditions 28 and 29 of planning permission 2021/1056/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