

14 December 2022



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

Joe Oakden
E: joseph.oakden@savills.com
DL: +44 (0) 7977 030 125

33 Margaret Street W1G 0JD
T: +44 (0) 20 7499 8644
F: +44 (0) 20 7495 3773
savills.com

Dear Sir/Madam,

**PANTHER HOUSE, 38 MOUNT PLEASANT AND BRAIN YARD, 156-164 GRAY'S INN ROAD, WC1X
APPLICATION FOR MINOR MATERIAL AMENDMENTS UNDER SECTION 73 OF THE TOWN AND
COUNTRY PLANNING ACT 1990 (AS AMENDED)**

On behalf of the applicant, Panther House Developments Limited, Savills have been instructed to prepare and submit this application for Minor Material Amendments (MMA) under S73 of the Town and Country Planning Act 1990 (as amended) to planning permission reference 2021/1056/P.

This application seeks to vary condition 2 of planning permission reference 2021/1056/P to allow for minor alterations to the development that will differ from the detail shown on the approved drawings. These changes arise from the ongoing design development during the construction phase of the project.

This Planning Cover Letter outlines the background information to the submission and outlines an assessment of the proposals in relation to planning policy and other material considerations. This document should be read in conjunction with the following supporting documents:

- *Site Location Plan, prepared by AHMM Architects;*
- *Approved drawings, prepared by AHMM Architects;*
- *Proposed drawings, prepared by AHMM Architects;*
- *Design Document, prepared by AHMM Architects; and*
- *Copies of Decision Notices reference 2015/6955/P dated 1 November 2017 and reference 2021/1056/P dated 30 March 2022.*

Payment of the relevant application fee will be made under separate cover via the Planning Portal.

Background

Planning consent at the site was originally granted on 1 November (ref: 2015/6955/P). Permission was granted for the following:

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. Proposals would result in part 4 storey, part 7 storey (plus plant and basement) buildings at Panther House and Brain Yard for predominantly employment (B1) uses (including 1450sq.m of subsidised workspaces) and a new 7 storey (plus plant and basement) building at 156-164 Gray's Inn Road behind the retained facade

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

Savills (UK) Limited. Chartered Surveyors. Regulated by RICS.

A subsidiary of Savills plc. Registered in England No. 2605138. Registered office: 33 Margaret Street, London, W1G 0JD





of 160-164 Gray's Inn Road to provide flexible retail/restaurant (A1/3) uses at ground and basement levels with 15 self-contained residential units (C3) (including 3 Intermediate Rent flats) at the upper levels. Associated landscaping, plant and public realm works.

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 original parent permission was subject to an NMA under S96a of the TCPA which was 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 approved development has recently been subject to a s73 'Minor Material Amendment' that was approved on 30 March 2022 (ref: 2021/1056/P). The description of this permission reads as follows:

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.

A subsequent S96a NMA application was approved on 25th October 2022 which allowed for minor internal design modifications to the approved plans, with the description of this application as follows:

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.

A detailed planning history table is appended to this letter.

Proposed Amendments

The proposed amendments comprise of minor internal and external alterations to the consented scheme resultant of continued design development and alterations which have become necessary in order to comply with updated Building Regulation requirements.

Full details of the changes are outlined within the submitted drawing pack and within the accompanying Design Document prepared by AHMM. For ease of reference, the changes are summarised below.

- *Minor changes to the facades of the building in order to allow for an increased external wall thickness in order to comply with the changes to Building Regulations and advice;*
- *Widening of the bridge link to provide additional storage area to Apartment 1;*
- *Minor reduction in the passageway width and height due to the increased wall build-ups;*
- *Rationalisation of brick piers and window panels on the elevation of the building.*

The amendments do not change the principles of the approved development but simply reflect opportunity to improve and enhance the development as detailed design has continued throughout the construction phases.

The application seeks the variation of condition 2 of the extant consent under reference 2021/1056/P.

Condition 2 states the following:

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 3 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.

It is proposed to amend Condition 2 in order to replace those drawings that reflect the changes that have been proposed to the approved scheme. The changes to the approved drawings are as follows.

Drawing Title	Approved Reference	Proposed Replacement Reference
<i>Proposed Ground Floor Plan</i>	14093-AHMM-ZZ-GF-DR-A-P100 Rev P04	14093-AHMM-ZZ-GF-DR-A-P100 Rev P07
<i>Proposed First Floor Plan</i>	14093-AHMM-ZZ-01-DR-A-P101 Rev P06	14093-AHMM-ZZ-01-DR-A-P101 Rev P07
<i>Proposed Second Floor Plan</i>	14093-AHMM-ZZ-02-DR-A-P102 Rev P04	14093-AHMM-ZZ-02-DR-A-P102 Rev P01
<i>Proposed Third Floor Plan</i>	14093-AHMM-ZZ-03-DR-A-P103 Rev P04	14093-AHMM-ZZ-03-DR-A-P103 Rev P01
<i>Proposed Fourth Floor Plan</i>	14093-AHMM-ZZ-04-DR-A-P104 Rev P04	14093-AHMM-ZZ-04-DR-A-P104 Rev P01
<i>Proposed Fifth Floor Plan</i>	14093-AHMM-ZZ-05-DR-A-P105 Rev P04	14093-AHMM-ZZ-05-DR-A-P105 Rev P01
<i>Proposed Sixth Floor Plan</i>	14093-AHMM-ZZ-06-DR-A-P106 Rev P04	14093-AHMM-ZZ-06-DR-A-P106 Rev P01
<i>Proposed Seventh Floor Plan</i>	14093-AHMM-ZZ-RF-DR-A-P107 Rev P04	14093-AHMM-ZZ-RF-DR-A-P107 Rev P01
<i>Proposed Townscape Elevations</i>	14093-AHMM-ZZ-XX-DR-A-P200 Rev P03	14093-AHMM-ZZ-XX-DR-A-P200 Rev P01
<i>Proposed GIR West Elevation</i>	14093-AHMM-ZZ-XX-DR-A-P201 Rev P03	14093-AHMM-ZZ-XX-DR-A-P201 Rev P06
<i>Proposed GIR East Elevation</i>	14093-AHMM-ZZ-XX-DR-A-P202 Rev P03	14093-AHMM-ZZ-XX-DR-A-P202 Rev P06
<i>Proposed Section A-A</i>	14093-AHMM-ZZ-XX-DR-A-P301 Rev P03	14093-AHMM-ZZ-XX-DR-A-P301 Rev P06
<i>Proposed Section B-B</i>	14093-AHMM-ZZ-XX-DR-A-P302 Rev P03	14093-AHMM-ZZ-XX-DR-A-P302 Rev P01

Assessment

The proposed changes do not alter the approved scheme in terms of the overall number of residential units provided, the mix and quantum of commercial uses or the overall height of the approved buildings.

The majority of the changes proposed have resulted from changes to 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 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 has also been taken to rationalise elevations in incorporating these technical changes.

The proposed amendments will not change any of the principles of the approved development. The changes simply reflect opportunity to improve, enhance and make more efficient the layout and form of the development as detailed design has continued with the construction phases.

The changes proposed are discussed in turn below:

Proposed Change	Justification
<i>Minor changes to the facades of the building in order to allow for in increased external wall thickness in order to comply with the changes to Building Regulations and advice</i>	<ul style="list-style-type: none"> <i>The changes to the external wall thickness is as a result of updated Building Regulation guidance which must be complied with.</i> <i>The external wall build-ups must include non-combustible insulation to comply with Part B Fire Safety.</i> <i>Party walls and retained facades must now also be insulated to comply with Part L Conservation of Fuel and Power.</i>
<i>Widening of the bridge link to provide additional storage area to Apartment 1</i>	<ul style="list-style-type: none"> <i>The bridge link has been absorbed to provide more usable space for Flat 1.</i>

	<ul style="list-style-type: none"> • <i>The space as originally designed would only be used to access this flat however was ultimately still communal space (outside and beyond the front door). As a result, the resident of this flat would not have the right to (use of this space would contravene their lease) and would unlikely want to, use this space for any purpose other than accessing their property.</i> • <i>In the revised scheme, this becomes useable space and cupboards for bags/coats are provided, providing additional storage capacity.</i> • <i>This space can also be used as a space to remove shoes etc.</i> • <i>Including this wholly within flat 1 would therefore improve the standard of accommodation within this unit to the benefit of future residents.</i> • <i>The proposed internal flat layout is also now more functional with the living/dining space and bedroom flipped.</i> • <i>The entrance corridor is therefore incorporated within the kitchen/living space, giving this a feeling of openness.</i> • <i>The proposals seek to enhance the unit by using underutilised space for internal use, also adding further storage space within the unit, something which is promoted within the London Plan policy D6.</i>
<p><i>Minor reduction in the passageway width and height due to the increased wall build-ups</i></p>	<ul style="list-style-type: none"> • <i>The passageway is marginally reduced in width and height due to design-led solutions responding to technical development to comply with building regulations.</i> • <i>The passageway width is reduced by 150mm on each sides (less than a brick width) to accommodate the increased wall build-ups required to comply with Part L and Part B.</i> • <i>The minor decrease in the width of the passageway ensures that areas within the affordable flats can be partially recovered without impacting the public amenity of the covered passageway.</i> • <i>The bridge link is marginally increased in size (by 300mm) to accommodate the thermal insulation requirements for this space.</i> • <i>The bridge link finish will be changes to an opaque material as this is now part of the private flat.</i> • <i>Opportunities to provide artwork on the external facing façade of this bridge link is being explored, something which can be secured via condition.</i>

<p><i>Rationalisation of brick piers and window panels on the elevation of the building</i></p>	<ul style="list-style-type: none"> • <i>The end pier will now be 150mm deep, marginally altered from the 250mm depth of that consented under the S73 scheme.</i> • <i>The changes also include the removal of the balustrading to the Juliet balconies as some of these are, due to internal reconfigurations resultant of the technical changes to the façade build-up, now redundant. Juliet balcony balustrading has been maintained centrally ensure consistency across the façade.</i> • <i>If retained, balustrading would only be able to be cleaned and maintained externally and would be very likely to degrade over time, windows will also be more difficult to clean.</i> • <i>It is therefore considered appropriate to remove some of these elements to be replace by a single panel below the windows. The changes allow for greater flat occupancy flexibility, whilst removing these balconies will ensure that the air quality within the units is improved through a reduction in openable elements.</i> • <i>The overall uniformity within the elevation is retained, and indeed the dropping of the string course relates better to the neighbouring building which better responds to the surrounding townscape context.</i> • <i>The changes also include the removal of the balustrading to the Juliet balconies as some of these are, due to internal reconfigurations resultant of the technical changes to the façade build-up, now redundant. Juliet balcony balustrading has been maintained centrally ensure consistency across the façade.</i> • <i>If retained, balustrading would only be able to be cleaned and maintained externally and would be very likely to degrade over time, windows will also be more difficult to clean.</i> • <i>It is therefore considered appropriate to remove some of these elements to be replace by a single panel below the windows. The changes allow for greater flat occupancy flexibility, whilst removing these balconies will ensure that the air quality within the units is improved through a reduction in openable elements.</i> • <i>The overall uniformity within the elevation is retained, and indeed the dropping of the string course relates better to the neighbouring building which better responds to the surrounding townscape context.</i>
---	---

The application is made following discussions with Local Planning Authority officers to discuss the proposed changes. The proposals have evolved through these discussions to a point where officers confirmed that the changes would be acceptable.

Summary

Overall, the proposals are considered to be limited taking account of the wider scale of the approved development and will improve and enhance the design and functionality of the building, whilst also ensuring compliance with updated Building Regulation requirements.

The proposals remain in conformity with the Council's adopted development plan and all other material considerations and should therefore be considered acceptable.

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,

A handwritten signature in black ink, appearing to read "Joe Oakden". The signature is fluid and cursive, with a large initial 'J'.

Joe Oakden MPLAN MRTPI
Savills (UK) Ltd

Appendix 1- Planning History

Scope of application	LPA Reference Number	Description of development	Approval date
Original parent permission	2015/6955/P	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. Proposals would result in part 4 storey, part 7 storey (plus plant and basement) buildings at Panther House and Brain Yard for predominantly employment (B1) uses (including 1450sq.m of subsidised workspaces) 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 (A1/3) uses at ground and basement levels with 15 self-contained residential units (C3) (including 3 Intermediate Rent flats) at the upper levels. Associated landscaping, plant and public realm works.	1 st November 2017
NMA Application 1 (alteration to condition trigger points)	2020/1368/P	Non-material amendments to planning permission ref: 2015/6955/P dated 01/11/2017 (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 etc'); namely to revise the trigger points for the submission of information regarding Conditions 7, 11, 12, 19, 21, 25, 28 and 32.	14 th April 2020
Certificate of Lawful Proposed Development to confirm the scope of works which would constitute lawful implementation	2020/1632/P	Lawful Development Certificate (Proposed) for the installation of 1x 300/340mm diameter permanent pile as part of the implementation of planning permission ref: 2015/6955/P dated 01/11/2017 (as amended by 2020/1368/P dated 14/04/2020) 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. Proposals would result in part 4 storey, part 7 storey (plus plant and basement) buildings at Panther House and Brain Yard for predominantly employment (B1) uses (including 1450sq.m of subsidised workspaces) 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 (A1/3) uses at ground and basement levels with 15 self-contained residential units (C3) (including 3 Intermediate Rent flats) at the upper levels. Associated landscaping, plant and public realm works'.	28 th May 2020
Certificate of Lawful Existing Development to confirm lawful implementation	2020/3268/P	Implementation of planning permission ref: 2015/6955/P dated 01/11/2017 (as amended by 2020/1368/P dated 14/04/2020) 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. Proposals would result in part 4 storey, part 7 storey (plus plant and basement) buildings at Panther House and Brain Yard for predominantly employment (B1) uses (including	21 st October 2020

		1450sq.m of subsidised workspaces) 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 (A1/3) uses at ground and basement levels with 15 self-contained residential units (C3) (including 3 Intermediate Rent flats) at the upper levels. Associated landscaping, plant and public realm works'.	
MMA Application 1	2021/1056/P	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.	30 th March 2022
NMA Application 1 (DoD alteration)	2021/1918/P	Non-Material Amendment to facilitate change of development description to remove any reference to floorspace and use class granted under Planning Permission ref: 2015/6955/P dated 01/11/2017 (as amended by NMA ref: 2020/1368/P dated 14/04/2020) for the '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. Proposals would result in part 4 storey, part 7 storey (plus plant and basement) buildings at Panther House and Brain Yard for predominantly employment (B1) uses (including 1450sq.m of subsidised workspaces) 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 (A1/3) uses at ground and basement levels with 15 self-contained residential units (C3) (including 3 Intermediate Rent flats) at the upper levels. Associated landscaping, plant and public realm works'.	7 th July 2021
NMA Application 2	2022/1796/P	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	25 th October 2022

		<p>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.</p>	
--	--	--	--