

Application ref: 2022/4269/P
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Date: 30 January 2023

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Savills
33 Margaret Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Panther House
38 Mount Pleasant
The Brain Yard
156 - 164 Grays Inn Road
London
WC1X 0AN

Proposal:

Details pursuant to Condition 28 (Mechanical Ventilation) and 29 (NO₂ System Intake Details) granted under planning reference 2015/6955/P dated 01/11/17 and 2021/1918/P dated 07/07/21 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.

Drawing Nos: Technical Note (NP/VL/P15-908/08TN (Rev F)) (July 2022), Air Quality Assessment (NP/CS/P15-908/04 Rev A) (Rev A), Building Services Specification Document, Air Filtration Units Schedule and Cover Letter (04/10/2023)

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for granting permission/consent-

Condition 28 (Mechanical Ventilation) and Condition 29 (NO₂ System Intake Details) under planning reference 2015/6955/P dated 01/11/17 requires details of the mechanical ventilation for the site including air inlet locations and evidence that an appropriate NO₂ scrubbing system has been installed and a maintenance plan in place.

The confirmed locations of the air inlets are all around the building including on Gray's Inn Road. The report justifies this by demonstrating that the sensors measure the air quality being the same standard in each location and therefore locating the air inlets on Gray's Inn Road is not significantly worse than any other area. This reasoning is accepted by the Council's Sustainability officer and the proposals are away from boiler flues as well.

The details of the scrubbing system are considered appropriate and of an acceptable quality with the planning agent confirming that the responsibility for arranging the replacement of the NO_x filters will lie with the building management and they will notify and arrange for these to be replaced at the appropriate time. Following this confirmation the Council's sustainability officer is satisfied that the proposed details are acceptable for discharge.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host building and streetscene or on neighbouring amenity.

Therefore, the proposal for plot 1 only complies with the requirements of Policies TC1, A1, A4, CC1, CC2 and CC3 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 3 (details), 5 (screening), 7 (landscaping and enclosure), 11 (waste storage and removal), 12 (cycle storage), 19 (antivibration measures), 21 (light enhancing materials), 24 (additional contamination remediation scheme), 30 (brown/green roof), 31 (bird and bat box), 32 (photovoltaic cells) and 34 (Implementation of sustainable drainage system) of planning permission 2015/6955/P dated 01/11/2017(as amended by 2020/1368/P dated 14/04/2020) are outstanding and require further details to be submitted and approved.

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', is centered within a light gray rectangular box.

Daniel Pope
Chief Planning Officer