

**Our ref: JCG26638/PW/SM**

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Date: 09 February 2024

Mr Daren Zuk  
Planning Officer  
London Borough of Camden  
5 Pancras Square  
London  
N1C 4AG

By Email

Dear Daren,

**PLANNING APPLICATION REFERENCE: 2023/5423/P  
THE FRANCIS CRICK INSTITUTE, 1 MIDLAND ROAD, LONDON NW1 1AT  
LEVEL 05 NE TERRACE**

I refer to our recent application in respect of Levels 05 NE and Level 06 SW at the Francis Crick Institute ("The Crick"), under Application Reference 2023/5423/P, and write to advise that following a structural review of the building, to assess the ability to accommodate the additional weight, and the knock on to the overall costs of the proposals, it has been necessary to amend the scheme in order to ensure its viability and deliver the wider benefits to staff and the environment generally.

The principal change proposed comprises the omission of the green elements on the pavilion, and this leads to a change in the overall description of development to:

*"Replacement of the existing mesh material to the decking at Level 05 NE of the Francis Crick Institute, the erection of a glazed pavilion (and incorporating a retractable awning), and the installation of a green wall to part of the NE quadrant fronting Midland Road together with biodiversity enhancements to the terraces at Level 06 SW."*

The sum total of changes to the currently submitted scheme comprises the following:

- Removal of the green roof and planters from the pavilion,
- Reduction in the extent of the green wall,
- Removing a section of the new planters on the Level 05 NE terrace, along the northern boundary, where there is an existing access gate used for maintenance and access for purposes to the building, and providing the Health & Safety connection zone to the fall-arrest system for staff working along the edge of the building (see attached photo), and,
- A small area of the proposed enhancement to the existing Level 06 SW roof, where a plant zone is needed to be retained for future use, subject to securing necessary consents.

As highlighted above, these changes are being proposed due to structural challenges and the additional weight of the structure to accommodate the planting needs for the green roof, and the costs to mitigate the issue, making the proposal unviable.

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It would be fair to say that The Crick is extremely disappointed that it is having to make these amendments, particularly in light of its Sustainability Strategy and its commitment to improving biodiversity and achieving carbon neutrality.

However, The Crick remains committed to carrying out the improvements to provide appropriate amenities for staff and the proposals continue to be in conformity with Local Plan Policies A2 Open Space and D1 Design which seek opportunities to provide private outdoor amenity space.

As you know, The Crick is also aware of the importance of delivering Biodiversity Net Gain (BNG) at the site, and its approach to this and the previous proposals, has always been focussed on delivering a positive outcome rather than a negative one. The offsetting strategy for the site has been largely based on maximising the value of open space on the Level 05 NE Terrace; by incorporating innovative biodiversity strategies to maximise the value for habitats and species alike and in enhancing the Level 06 SW terrace. The Crick continues to focus on making a meaningful compensation to the loss of the brown roof.

The submitted BNG Assessment indicates that the development proposals for the site will deliver a net gain of +6.4% for habitats (the pre-development being 0.19 biodiversity units and post-development being 0.20 biodiversity units). Whilst the amendments see a reduction in the level of BNG that we had originally hoped for, the amendments do still result in an increase over the existing and therefore meet the Local Plan Policy A3 requirement to leave the biodiversity of the site in a better state than previously. Further, as a minor development, the provisions of the Environment Act do not currently apply to proposals of this scale.

Having regard to the above, there are several plans that require amending, as follows:

| <b>Application Drawings</b>                                     |  |
|---|--|
| <b>Original Drawings (Superseded)</b>                           | <b>New Drawings (Proposed)</b>                                     |
| L5 Terrace Summary Proposed (ref. 170038-PP-ZZ-05-DR-A-15-0500) | L5 Terrace Summary Proposed V1 (ref. 170038-PP-ZZ-05-DR-A-10-0105) |
| Proposed Elevations (ref. 170038-PP-ZZ-XX-DR-A-11-0000)         | Proposed Elevations V1 (ref. 170038-PP-ZZ-XX-DR-A-11-0000)         |
| Proposed Fifth Floor Plan (ref. 170038-PP-ZZ-05-DR-A-10-0105)   | Proposed Fifth Floor Plan V1 (ref. 170038-PP-ZZ-05-DR-A-10-0105)   |
| Proposed Sixth Floor Plan (ref. 170038-PP-ZZ-06-DR-A-10-0106)   | Proposed Sixth Floor Plan V1 (ref. 170038-PP-ZZ-06-DR-A-10-0106)   |
| Planting Plan (ref. 005 Rev B)                                  | Planting Plan (ref. 005 Rev C)                                     |
| Soft Landscape Palette (ref. JSL3923_550 Rev A)                 | Soft Landscape Palette (ref. JSL3923_550 Rev B)                    |

In addition to the above, I also attach a revised Biodiversity Metric Calculation Tool reflecting the above changes.

**Summary**

The BNG Assessment indicates that the development proposals for the site will deliver a net gain of +6.4% for habitats.

Each of the relevant planning issues has been addressed in the suite of documents that have been submitted with this application already. These drawings and reports show that the proposals meet current legislative and policy requirements, would enhance private amenity space to the benefit of staff using the Institute, and most importantly will meet the Local Plan Policy A3 requirement to leave the biodiversity of the site in a better state than it is currently.

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Accordingly, we trust that we have provided sufficient information to explain the rationale for the changes proposed, changes that the Crick would have preferred not to have made, and we look forward to receiving confirmation of this in due course. However, should you require any additional information or clarification on any point, then please do not hesitate to contact me or my colleague Paul Willmott (paul.willmott@rpsgroup.com / 02072803389).

Yours sincerely,  
for RPS Consulting Services Ltd

*Sana Miraj*

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## PHOTOGRAPH



Photo – Showing maintenance gate to provide access to the edge of the Level 05 NE Terrace – This is required to remain available and necessitates the amendment to the proposed new planter at this juncture.