



GERALDEVE
A NEWMARK COMPANY

Director of Economy, Regeneration and Investment
Regeneration and Planning
London Borough of Camden
5 Pancras Square
London
N1C 4AG

One Fitzroy 6 Mortimer Street
London W1T 3JJ
Tel. +44 (0)20 7493 3338
geraldeve.com

Our ref: LJW/AKG/EGI/J7642
Your Ref: PP-13634669

19 December 2024

Dear Sir/ Madam

Land to the North of the British Library, 96 Euston Road, London, NW1 2DB
Submission of Details for Condition 51 Pursuant to Planning Permission ref. 2022/1041/P

We write on behalf of our client, The British Library Board and 'SMBL Developments Limited' ('the Applicants'), to submit an application to discharge planning condition 51 of planning permission ref. 2022/1041/P, dated 17 July 2024, at Land to the North of the British Library, 96 Euston Road, London, NW1 2DB.

Background

On 17 July 2024, planning permission (ref. 2022/1041/P) and listed building consent (ref. 2022/1320/L) were approved at the site for the following:

Planning Permission

"Demolition of the British Library Centre for Conservation, alterations to the British Library and erection of a new building of 12 above-ground storeys and two basement levels for use as library, galleries, learning, business and events spaces (Class F1) and retail and commercial spaces (Class E); provision of internal and external public spaces, landscaping and a community garden; improvement works adjacent to Dangoor Walk; provision of cycle and car parking and servicing facilities including new crossovers; provision of Crossrail 2 infrastructure; means of access; and associated works."

Listed Building Consent

"Demolition of the British Library Centre for Conservation and internal and external alterations of the Grade I listed British Library to facilitate a new building of 12 aboveground storeys and two basement levels for use as library, galleries, learning, business and events spaces (class F1) and retail and commercial spaces (Class E); and associated works. "

Following the grant of planning permission and listed building consent in July 2024, site investigations are due to commence in January 2025.

Condition 51

Condition 51 attached to the planning permission (ref. 2022/1041/P) states:

“Prior to the commencement of site investigations involving a borehole or trial pit deeper than one metre with the potential to cause impact on HS1 assets, details of the location and depth of site investigations including a method statement shall be submitted in writing and approved by the Local Planning Authority in consultation with HS1. This activity shall then be carried out only in compliance with the approved details unless previously agreed in writing by the Local Planning Authority in consultation with HS1.”

The project proposes to start geotechnical site investigations from 20 January 2025.

Prior to the main works, a site investigation has been proposed to investigate the ground conditions including boreholes, trial pits, in situ testing and monitoring.

Engagement with Network Rail has initially been sought to discuss and agree the approach for the proposed ground investigation works on the site.

A File Note has been prepared by Arup which seeks to summarise the documents issued to Network Rail in advance of the site investigation works. In addition to this, relevant correspondence with Network Rail has been included in this submission, alongside the Underground Utilities Survey Specification, Exploratory Hole Plans and Method Statement.

Submitted Documents

This application comprises the following documentation:

- Completed Application Form;
- This Covering Letter; and
- Site Investigation File Note – Summary of correspondence and documents issued to Network Rail;
- 241210 Meeting Minutes
- Arup Correspondence with Network Rail; and
- Asset Protection Enquiry – London St Pancras Thameslink Station (Midland Road);
- Exploratory Hole Plans;
- Underground Utilities Survey; and
- RAMS Method Statement.

The requisite application fee of £145 (plus the planning portal service charge) has been paid online.

We trust that we have provided all the material required for the purposes of validation and therefore await confirmation of the registration and validation of this application shortly. In the meantime, should you have any queries regarding this application please contact Erin Gillard (0203 486 3722) of this office.



GERALDEVE
A NEWMARK COMPANY

One Fitzroy 6 Mortimer Street
London W1T 3JJ
Tel. +44 (0)20 7493 3338
geraldeve.com

Yours faithfully

Gerald Eve LLP

Gerald Eve LLP

egillard@geraldeve.com
Tel. +44 203 486 3722