



105 Judd Street - Statement of Community Involvement April 2025

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1. Introduction

This Statement of Community Involvement (SCI) is submitted on behalf of 105 Judd Street Ltd (hereafter ‘the Applicant’). It accompanies the Section 73 planning application for changes to the previously consented plans for the redevelopment of 105 Judd Street (‘the Site’) within the London Borough of Camden. The description of development (‘the Proposed Development’) is as follows:

Application under S73 of the Town and Country Planning Act 1990 (as amended) to allow the variation of Condition 2 (Approved Drawings) and Condition 20 (Fire Safety) of planning permission ref. 2022/1817/P dated 10 May 2023 to allow for the following amendments:

- I. Provision of new louvres in existing openings at lower ground, ground and first floor levels;*
- II. Infill of existing windows to south elevation;*
- III. Provision of bridge over existing lightwell to Thanet Street;*
- IV. Design & massing amendments to plant enclosure at roof level;*
- V. Extension of southwest second stair core;*
- VI. Provision of additional extract flues at roof level;*
- VII. New main entrance doors to north east corner with addition of accessible ramp and amendments to approved steps;*
- VIII. Works to south & west parapets in brickwork & stone; and*
- IX. Adjustment of levels of approved main entrance plinth for alignment with internal levels.*

This SCI demonstrates that a considered approach has been taken to consultation around these proposals with local residents and community groups, as well as engagement with councillors and officers at the London Borough of Camden.

Specifically, it outlines the pre-application public and stakeholder consultation strategy developed for this planning application, the activities and engagement that took place with key stakeholders and the local community, the comments that were received throughout the consultation period and how the Applicant sought to address the feedback raised.

The Applicant proactively sought to hold a variety of consultation activities and events, to ensure the proposals were widely promoted and everyone had a chance to comment. These included a public exhibition, held over two days at a venue near the site, political and community stakeholder meetings, and correspondence with numerous local residents, groups and businesses. A detailed communications and engagement strategy is provided later in the document.

All engagement activities outlined in this document were undertaken by the Applicant and its core project team which included the lead architects Stiff and Trevillion, planning consultants Newmark, and community consultation specialists LCA (‘the project team’).



The consultation activities that have taken place are in accordance with the London Borough of Camden's updated Statement of Community Involvement (2024) and reflect the principles for consultation in the National Planning Policy Framework (2024).



2. Consultation and feedback at-a-glance

Our outreach to the local community has included:



2440

Newsletters delivered locally promoting the consultation



779

Visits to the consultation website



34

People attended consultation events



8

Feedback forms completed



9

Resident queries responded to



3

Meetings held with political and community stakeholders



3. The site & proposals

The site and its context

The former Royal National Institute of the Blind (RNIB) building at 105 Judd Street lies within the Bloomsbury ward of the London Borough of Camden.

The existing building was built in two phases, from between 1900 and 1946 and is bound by Hastings Street to the north, Judd Street to the east, Thanet Street to the west, with a frontage on each street. To the south, the site is bound by listed terraced residential homes.

The building's first occupant was the Salvation Army, which located its trading operations on the Site for nearly 90 years. They were subsequently replaced by the Royal National Institute for the Blind (RNIB) which occupied the building until redevelopment commenced, relocating to a more suitable modern building. Both occupiers used the Site as a commercial office building.

2022 Planning consent

The existing building having been in need of refurbishment, both inside and its exterior, the Site was purchased in 2021 by the Applicant, 105 Judd Street Limited. The Applicant submitted a planning application to Camden Council in 2022 to refurbish the building and ensure that it is suitable for use by a Knowledge Quarter user, whilst simultaneously activating the surrounding streetscape.

The planning application, **2022/1817/P**, received a resolution to grant planning approval from Camden Council's Planning Committee in September 2022 for the following:

- A two-storey roof extension and a new café on the ground floor
- Laboratory enabled space for Knowledge Quarter uses to accommodate a life science tenant.
- A low carbon refurbishment and extension by retaining and reusing the existing building
- An attractive refurbishment of an existing Bloomsbury building, through the cleaning and repair of the exterior of the existing building, and replacement and upgrade of existing windows
- Two areas of new green or wildflower planting on Thanet Street
- Replacement, repair or enhancement of all paving around the site and further areas of new planting
- Reactivation of street frontages to Judd, Thanet and Hastings Street
- Comprehensive public realm and new areas of planning and urban greening
- Improved lighting, CCTV coverage and other measures to reduce anti-social behaviour



- Extension of a bridge over the lightwell on Thanet Steet to meet additional servicing requirements.
- Extension of the goods lifts to First and Second floors to facilitate lab deliveries.



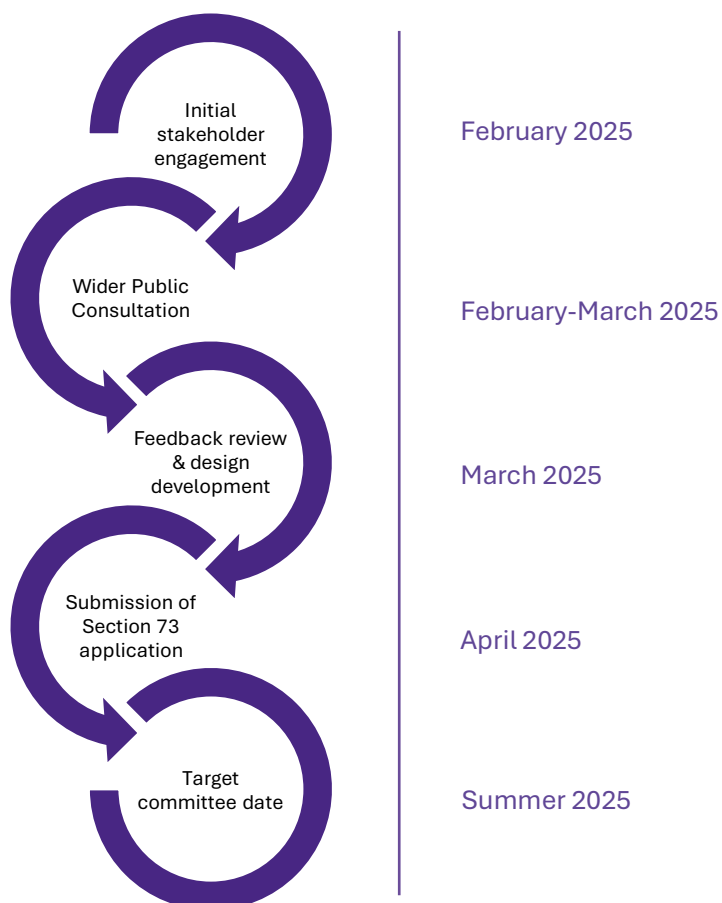
4. Our approach

LCA was appointed by the applicant to lead a programme of consultation on the proposals. This was undertaken alongside consultation with planning officers and statutory consultees.

The objectives of the consultation were:

- A. **To conduct a targeted consultation**, engaging with the residents living closest to the site, including through various resident and community organisations, as well as local politicians and businesses.
- B. **To explain clearly the aims behind the proposals** and how they would benefit the area, exhibiting all the proposals with as much detail as available at the time.
- C. **To be honest and up front**, not least about the issues that are known to be of interest to residents already, including the increased plant height, and associated impact on views from Thanet Street and Hastings Street.
- D. **To provide opportunities for people to express their views** through various communications channels, including stakeholder meetings, public exhibitions, a consultation website, freephone and email correspondence.
- E. **To ensure the Applicant and consultant team engaged directly with the public**, reflecting how committed the team is to consultation and understanding people's views.
- F. **To work closely with planning officers and councillors as well as the Greater London Authority**, so that they are aware of the proposed development, key consultation activities and outcomes.

Consultation timeline



5. Consultation activities

This section details all the consultation activities undertaken in advance of planning submission.

The London Borough of Camden has also been consulted and involved in the design throughout the development of the scheme and have been kept up to date on our public consultation plans.

This engagement was undertaken between February and March 2025, in two phases:

- **Early engagement with political, community and business stakeholders** - February 2025
- **Wider public consultation with the community** – February-March 2025

The consultation activities set out the site context, including the existing planning consent, as well as the prospective tenant and the design changes required to the existing consent to accommodate their needs. Consultation activities during the pre-application period are set out below and detailed throughout this section:

- The existing consultation website 105juddstreetconsultation.co.uk was updated with comprehensive information on the Section 73 proposals, as well as information presented at the public exhibition. The website was viewed 779 times by 279 users during the consultation period.
- A newsletter sent to 2,440 local residents and businesses, in an area surrounding the site that matched the original consultation for the full planning consent. The newsletter included proposed views of the site compared to the already permitted views and also details about what changes are proposed within the Section 73 application.
- Letters to political and community stakeholders to introduce consultation, which led to three one-to-one meetings being held with the project team.
- A public exhibition, held over two days, attended by 34 people.
- In-person and online meetings with key stakeholders.

EARLY ENGAGEMENT

An introductory letter was sent by email on 7 February to key stakeholders for the site, which introduced the prospective tenant and context for the Section 73 application. Recipients included the following:

- Immediate party wall neighbours of the Site on Thanet Street
- Bloomsbury Ward Councillors, which included the Cllr Adam Harrison, Cabinet Member for Planning and a Sustainable Camden, and Cllr Sabrina Francis, Cabinet Member for Jobs, Young People and Culture
- Bloomsbury Association
- Sandwich House and Thanet Street Residents' Association
- Bloomsbury Conservation Area Advisory Committee
- Bloomsbury Residents' Action Group

These emails invited the recipients to attend a briefing with the Applicant and architect to discuss the proposed changes. Details of meetings carried out are included later in this section. Simultaneously, the Applicant and design team were undertaking a series of pre-application meetings and workshops with the Council, which are also included in the tables below.

These initial meetings with stakeholders took place concurrently with the wider public consultation, details of which are included below. Following a period of design development, the Applicant contacted the stakeholders again on 14 February with a copy of the newsletter to be distributed to the wider consultation area. This email also invited the stakeholders to attend the public exhibition. The email sent to key stakeholders at the start of consultation is shown in Appendix B.



The full list of stakeholders for this project is set out in the table below in Figure 1. This stakeholder list was developed by LCA at the start of the project to ensure the widest possible consultation and added to throughout the pre-application process where needed. The stakeholders within Figure 1 were kept updated on the progress of the project throughout consultation.

Type	Stakeholder
POLITICAL STAKEHOLDERS	Cllr Adam Harrison – Cabinet Member for Planning and a Sustainable Camden, ward councillor for Bloomsbury
	Cllr Sabrina Francis - Cabinet Member for Jobs, Young People and Culture, ward councillor for Bloomsbury
	Cllr Rishi Madlani - ward councillor for Bloomsbury
	Cllrs Liam Martin-Lane, Jonathan Simpson and Lotis Bautista – Neighbouring ward councillors for Kings Cross
COMMUNITY GROUPS	Residents of 17 Thanet Street (party wall neighbours)
	Sandwich House and Thanet Street Residents' Association
	London Cycling Campaign – Camden Branch
	Bloomsbury Association
	Bloomsbury Conservation Area Advisory Committee
	Bloomsbury Residents' Action Group
OTHERS	Holy Cross Church
	Argyle Primary School

Figure 1: List of stakeholders kept updated during the consultation

Meetings

In response to the stakeholder emails sent out to the stakeholders listed in Figure 1, the applicant arranged briefings with the project team on the proposals for all those that requested them.

These meetings, held either in-person or online, were attended by the Applicant, planning consultant, architect, and communications consultant; the team gave a presentation on the emerging designs and then sought feedback and answered questions from the stakeholder. These meetings, held in March 2025, are detailed below.

Stakeholder	Date
Residents of 17 Thanet Street (party wall neighbours)	Thursday 13 March 2025
Cllr Adam Harrison – Cabinet member for planning and a sustainable Camden, Ward Councillor for Bloomsbury	Monday 17 March 2025
Bloomsbury Residents' Action Group	Tuesday 8 April 2025



WIDER PUBLIC CONSULTATION

Newsletter

A two-page A4 flyer was sent via door-to-door delivery to 2,440 local addresses around the site on 14 February 2025.

The newsletter contained information about the site and existing consent and the changes sought to this consent via the Section 73 application; it also introduced the prospective tenant and included site views from numerous angles to show the difference between the consented and proposed designs. The newsletter also referenced the consultation website and promoted the public exhibition with a map on the back page showing the site and the exhibition venue.

Consultation website

Our consultation website for the proposals, 105juddstreetconsultation.co.uk was updated on 14 February 2025, at the start of the wider public consultation and the same date that the newsletter was delivered. It included all of the information included on the newsletter, including the various site views to show the consented and proposed designs. On 27 February, the website was again updated to include digital copies of all the materials presented at the public exhibition.

Email inbox and freephone line

A freephone line and email address were already in use for the project, having been set up for the original planning application. These were monitored at all times, for the public to write to or speak with the project team regarding the Section 73 application. The promotional materials included these contact details for members of the public to contact us with any questions or feedback.

The project team has responded to every neighbour or stakeholder who has contacted us with feedback or questions regarding the scheme. In total, nine emails have been replied to with substantive responses or answers to questions about the Section 73 application. Feedback from this correspondence is documented in Section 6.

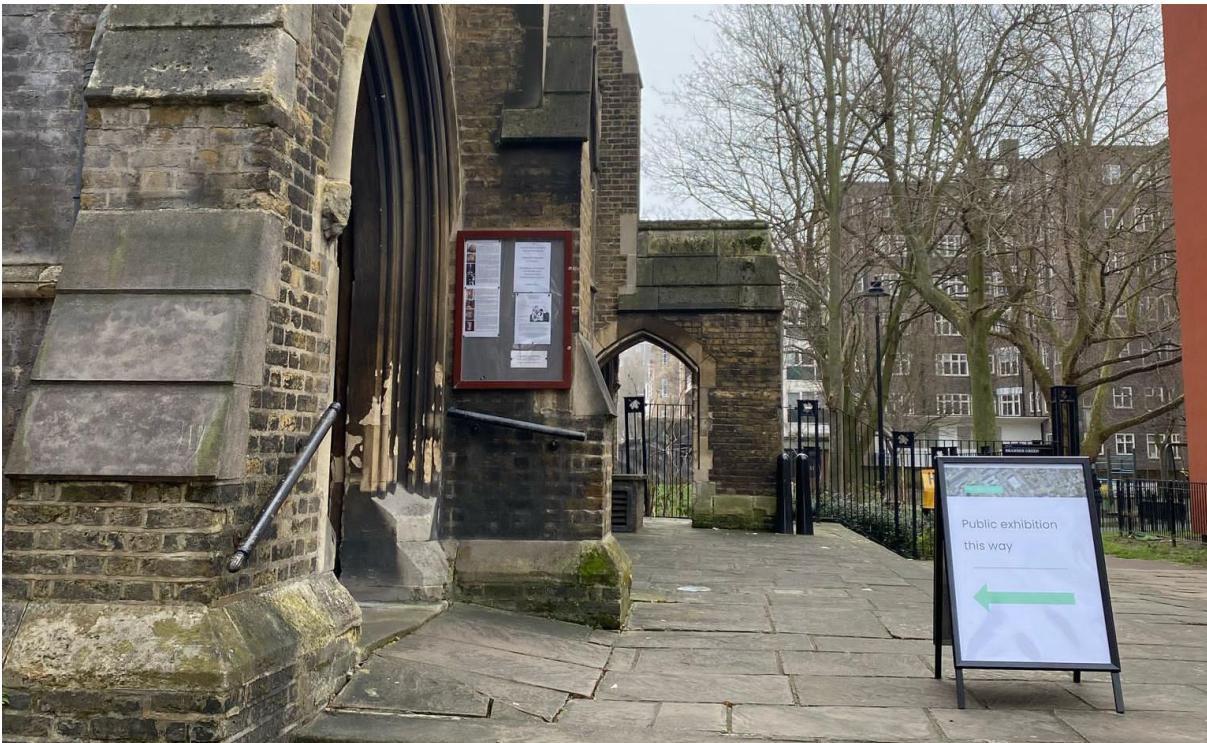
In-person public exhibitions

Our public exhibition was held across two days on the times below. The applicant purposefully held events over a period covering the morning, afternoon and evening, to allow people to attend on their way back from school collection, after work, or prior to an evening appointment.

Date	Time	Number of attendees
Thursday 27 February 2025	5:30pm - 8pm	14
Saturday 1 March 2025	10am – 1:30pm	20
Total	6 hours	34

The exhibition was held at **Holy Cross Church, Cromer Street, London WC1H 8JU**. The venue is within short walking distance of the site, and of neighbouring residential neighbours on Judd Street, Thanet Street and Hastings Street. The location was well signposted with A-boards and posters providing signage. A map showing the venue location was printed on our newsletters and website.





The proposed updated designs, along with background details on the site and existing consent were displayed on a series of 14 exhibition boards in a range of sizes from A3 to A0. These boards are shown in Appendix E. After the first day of the exhibition, they were uploaded to our consultation website for the public to view online and download.

Board	Summary of Contents
Welcome	Introduced the exhibition and project team. Included information about the prospective tenant and Section 73 application.
The Site	Introduced the site and its history, with information about the Knowledge Quarter and Bloomsbury Conservation Area.



The consented scheme	Provides information about the 2022 planning application, including an overview of the proposals and information about the current construction works.
Introduction to our proposed amendments	Set out the nature of a Section 73 application and outlined the proposed changes to the designs.
Views	An image board, showing side-by-side views of the consented and proposed designs from various vantage points.
Image board	Semi-aerial view from the south west, over Thanet Street.
Image board	Semi-aerial view from the north east over Judd Street and Hastings Street.
Image board	Elevation view of the top floors and rooftop plant from the west over Thanet Street.
Image board	Elevation view of the top floors and rooftop plant from the east over Judd Street.
Image board	Street level view from the north west from Hastings Street.
Image board	Street level view from the north east from Judd Street.
Image board	Street level view from the south west from Thanet Street.
Image board	Street level view from the south east from Judd Street.
Next steps	Sets out a summary of proposals, project timeline, and contact details.

Also provided were A4 feedback forms (shown in Appendix G) for attendees to leave their contact details and comments. **8 feedback forms were returned**, and the feedback from them is integrated into the summary in Section 6.

Attendees at the exhibition included local residents from the streets surrounding the site. The feedback from the exhibition, both verbal feedback and written feedback on the feedback forms, is summarised in Section 6 of this document.



6. Feedback

This section includes a summary and analysis of all feedback received throughout the pre-application consultation period.

A feedback form was provided at the public exhibitions, so that residents could provide their feedback on the proposals they had seen. Comments received from the feedback have been analysed, and the results detailed throughout this section. There was also extensive verbal feedback gathered by the project team from stakeholder meetings and public exhibitions, which has been summarised in this section. All written and verbal feedback was examined by the project team to inform the designs for the site. In addition, any questions asked were responded to by the team.

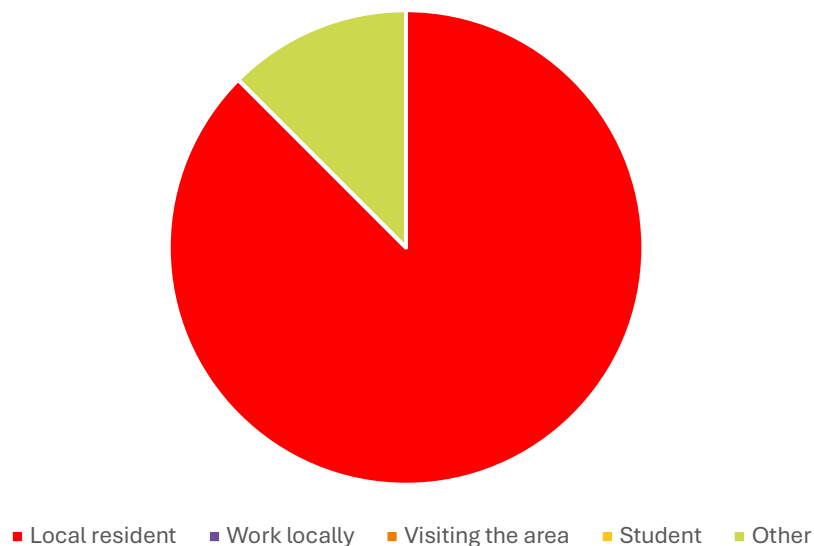
Aside from the main consultation activities, feedback has also been received by email and our freephone line. The Applicant has endeavoured to respond in detail to all comments and questions received.

WRITTEN FEEDBACK

Written feedback was received from eight attendees at the public exhibitions, of whom seven lived at an address near to the site.

The results of each question are shown below:

What is your relationship to the site?



Eight people answered this question, of whom seven (87.5%) identified themselves as local residents.



Were you able to find the information you were looking for about the tenant and proposed changes to the development today?

All respondents (8) replied to this open-comment question, of whom 4 (50%) indicated that they were able to find the information they were looking for, while 2 respondents (50%) indicated that they were able to find some of the information they were looking for, and a further 2 respondents (25%) gave responses that were critical of the application.

Response	Frequency
Positive responses	4
Yes	2
<i>Yes. I appreciate the details of the plans [unclear] of not knowing.</i>	1
<i>The development team were attentive to my enquiries and explained the reasons and proposals clearly. I was glad to have the chance to find out more.</i>	1
Response	Frequency
Neutral responses	2
<i>Some of it. Nature of the labs still to be revealed. Interesting information about lift, location of labs, height of roof to hide flues.</i>	1
<i>To some extent. My concern is the level of plant being added to the roof. The potential for noise from the fans. This is a chemistry lab – there need to be safeguards about any fumes escaping into the general atmosphere.</i>	1
Response	Frequency
Critical responses	2
<i>Changes coming in that were not in the original application. Loss of light is a great concern.</i>	1
<i>The new grey storeys on the building will ruin the view of the sky from my flat, and take away my afternoon sun – resulting in higher heating bills. Now they want to add extra flues against the planning approval Condition 6. As someone affected on a daily basis by this development, I am extremely concerned about the developers changing their application to the detriment of local people – visually and possibly in terms of air pollution which could result from any fault in the vent systems. Please do not allow this change. They are already spoiling the neighbourhood. Please don't let them carry on. Thank you.</i>	1

Do you have any other comments about our proposals to deliver new laboratory spaces for a life sciences charity at 105 Judd Street?

Five respondents replied to this open-comment question. A range of responses were given, which are included in full below.

Response
<i>Yes. It does nothing for the residents in the area as it seems irresponsible to all these sort of experiments in a highly residential area.</i>
<i>I still feel this is an over-development and adding yet a further floor to the building along with lots of flues and ducting detracts from the original architecture of the early C20th design.</i>
<i>No, all fine. The more benefits for residents / locals or facilities we can use, the better!</i>
<i>Needs active frontage at ground level. Needs concrete guarantee, enforceable, of no noise addition. Needs to be screened so that plant etc is invisible from top floors of neighbouring</i>



blocks. Needs assurance of inspection / registration to avoid any bio risk – including potential for accidents.

I think the proposed building looks aesthetically very pleasing.

VERBAL FEEDBACK

The public exhibition was attended by 34 people, held over two days at a venue near the site. The applicant and project team had detailed discussions with many attendees about the proposals during these events. Additionally, verbal feedback was collected from the stakeholder meetings held in March 2025. Feedback from all these sources is summarised below:

Public exhibitions

- **Design details:** One resident asked for exact details of the changes to the dimensions to rooftop plant.
- **Future tenant:** Much of the verbal feedback concerned the future tenant and the nature of its research activities, containment level and emissions.
- **Plant-enclosure louvres:** There was mixed feedback on the louvres, with some exhibition attendees feeling that these would help to hide the plant, while others felt they would add to the visual mass of the building.
- **Window louvres:** Some exhibition attendees were concerned about the louvres included within the window frames, and asked for these to be removed, or better concealed.
- **Height and overshadowing:** Several attendees at the public exhibition were concerned about the overall height increase. Two specifically expressed concerns about reduced sunlight/daylight to their properties.

Meeting with party wall neighbours at 17 Thanet Street

- **Light wells:** Clarification around the changes to the light wells was requested by the site neighbours, who asked whether these would be visible from their property.
- **Daylight/sunlight and overlooking:** Residents enquired about the changes to the south-west corner of the site, and whether these would lead to a loss of daylight/sunlight to their property. They also asked about the dimensions and accessibility of the terrace at this corner and whether staff at the redeveloped building would be able to use this to overlook the neighbours' house or garden.
- **Future tenant:** Neighbours emphasised that they had a positive view of the future tenant, but asked for further information about why they were interested in relocating to this site, and to what extent this would replace or supplement their activities at other locations.
- **Future site use:** Further details of the research to take place on site, as well as associated environmental impact and containment, were requested.
- **Design and architecture:** The design of the rooftop plant was questioned, along with how this would present from various viewpoints.
- **Parapet wall:** The site neighbours requested that the parapet wall be made more aesthetically pleasing, including by replacing the railings with another course of capping stones.



Meeting with Cllr Adam Harrison, Bloomsbury ward councillor, Deputy Leader of the Council and Cabinet Member for Planning and a Sustainable Camden

- **Consultation:** Cllr Harrison asked who was being met with as part of the consultation, and in particular who was being engaged to discuss building operations.
- **Louvres:** The louvres were questioned, including their position within the historic, original windows on the buildings.
- **Additional staircase:** More detail was requested on whether this was a general improvement in line with regulations or if this was specifically a need of the new tenants.
- **Façade:** Cllr Harrison felt that the façade on the corner of Thanet Street was quite stark and could be softened. In particular, Cllr Harrison felt that blank wall could be broken up with detail, artwork or a window. He was reassured that this was a retention of the existing façade at this location, and had been concerned that the building would be brick panels, though given the existing nature of the wall and the improvements to the façade he withdrew his initial comment.
- **Lab space operations:** Some residents had been in touch with the councillor regarding the use of the labs and operations, particularly whether they would be containment level 2 laboratories.

Meeting between LifeArc and local residents

- **Scale of development:** One resident expressed an ongoing concern that the scale of the development, particularly in the rooftop plant, was out of scale with the setting. Particular mention was made of the visual impact of the plant from the upper floors on neighbouring apartment buildings. The size of the flues was a topic of discussion, with an attendee asking why these were being proposed to be 3m tall, and whether this could be any lower in practice.
- **Future tenant:** There was a general warm reaction to LifeArc's charitable medical research, there were queries about their operations on this site.
- **Suitability of the site for LifeArc's research:** Attendees asked why LifeArc had chosen to relocate much of its operations to the area. Questions were asked specifically about the benefits of offices and laboratories being co-located, as well as the merits of the Knowledge Quarter for collaborative research, as compared to a campus environment. One resident asked whether 105 Judd Street offered sufficient space for LifeArc's biological research activities.
- **Site use:** One resident queried the principle of the Knowledge Quarter, and that 105 Judd Street was not a suitable location for scientific research. The site has a history of "people-focused" charitable work, and residents did not feel that LifeArc will engage local residents and forge community connections in the way the previous occupiers did. Another attendee pointed out that a future occupier may not share LifeArc's charitable credentials, or conduct research that came with the same public benefit. An attendee asked whether patients would be directly engaged on site. Further commitments were also sought that no animal testing would be undertaken on site.
- **Public accessibility and community engagement:** One attendee was concerned that the designs should allow sufficient public space and that this should be accessible, including no security prior to the public space. It was noted that the original planning application included a café, which would have made the site highly permeable to the community. Another resident questioned how the development and tenant would provide facilities and services to the community.
- **Amenity impact:** Residents stated that they felt the building should only operate during working hours. They also asked that internal lights were turned off at night, to minimise light pollution and disturbance to neighbours. Questions were also asked about how noise restrictions would differ



from the existing consent. Residents sought further information on deliveries during operation, including number of vehicles, loading bays and routing to and from site.

- **Emissions from rooftop flues:** The residents were concerned about the type and volume of emissions from the flues. In particular, assurances were sought that no pathogens will be emitted. Attendees wanted to know whether particulates would be emitted, and what volume and concentration of solvents would be emitted. Further to this, there were concerns about which environmental regulations would apply, which bodies would enforce these, and whether it would be appropriate for any planning conditions to be attached to this. Residents asked that regular air quality checks be undertaken and that residents be updated regarding these.





7. Design response to feedback

At the end of the public consultation, LCA reported all feedback received back to the design team for review and consideration. This informed the design process in the period prior to submission, in parallel with the pre-app meetings being undertaken with planning officers.

Response to feedback

The feedback from the public consultation, set out in Section 6, was analysed by the project team and informed the design development.

Common feedback topics, and the applicant's response, are shown in the table below.

Feedback theme	Applicant response
Design details, including louvres 	<p>Key design feedback on the proposals included concerns regarding the amount of additional plant on the roof, the number of louvres included on windows and queries regarding the design of the plant enclosures.</p> <p>In response to this, the team have continued to update the design of the proposals included within the Section 73 application ahead of submission of the application to Camden Council.</p> <p>Firstly, the team have reduced the number of windows with louvres, with none now located on Judd Street, and reduced the impact of these remaining louvres by minimising their changes to the existing windows and keeping the current window arrangements where possible.</p> <p>The footprint of the roof plant has also been amended and has been reduced from 590sm to 520sqm. This includes the stepping back of the plant on the northeast corner to minimise the impact on the historic turret and the removal of the low-level plant enclosure on the south side of the building. Both measures will reduce the visual impact of the amendments and improve the view from street level.</p> <p>Finally, the plant enclosure of the west side of the building has been improved to better integrate into the existing building by extending the existing brick pillars from lower floors. This will help to improve the design and integration of the plant enclosure into the existing plans.</p>
Future tenant and operations 	<p>The project team were aware that there were ongoing questions regarding the proposed tenant, LifeArc, that the team were unable to answer during public consultation.</p> <p>In response to this, the team have continued discussions with residents and will share a newsletter with local residents to provide further details about LifeArc and their operations. This will go to all residents who were invited to the consultation in March 2025 and will be shared around the submission of the Section 73 application to Camden Council.</p>



Height



Residents were concerned that the increased plant height and changes to the building may mean further or additional impacts on neighbouring properties. In particular, some queried whether additional floors would block out light and sun. Given the small scope of the proposed increase to the height of the building and the lack of any additional floors to the building, any additional impacts will be limited and not significant. The Section 73 application will not add any additional floors and is focused on the aspects defined within the Design and Access Statement.

Full studies of the impacts have been undertaken and accompany this SCI as part of the submission and planning documents.



8. Conclusion

The Applicant has undertaken an extensive programme of consultation including pre-application discussions with the London Borough of Camden, the GLA, as well as meetings with the site's neighbours, political stakeholders, the local community and interest groups through a targeted public consultation.

The Applicant has carried out a thorough consultation with a range of digital and physical consultation methods, including face-to-face consultation events and meetings held both in-person and online. Our comprehensive project website was kept updated with the latest information on the scheme and an email address and phone number to contact the Applicant and the project team. Meetings, public exhibitions were held at a range of different dates and times, to ensure everyone had a chance to participate in the consultation.

The consultation was well advertised with a mix of digital and physical promotion, including newsletters, and emails. Those who were not confident using the internet were sent a newsletter on the proposals via the post and were able to give feedback over the phone, in written form or at our in-person public exhibition if they preferred.

Overall, the feedback received focused on design changes, the nature of the future research to be undertaken on site, height and overshadowing, amongst other topics. The Applicant and project team considered all feedback carefully, and this fed into the design development process prior to submission. A detailed breakdown of feedback is included in Section 6, and the Applicant's response in Section 7.

The Applicant has committed to maintaining close engagement with the local community after the application has been submitted and throughout the planning and construction process. This will include ongoing engagement with the Community Liaison Group (CLG) which meets monthly when there is work underway on site, to manage construction and ensure the community are kept updated on the progress of the scheme.

The Applicant would like to thank all members of the local community and others who have taken the time to participate in the consultation, ask questions and provide feedback to the project team.



9. Appendices

Appendix A: Newsletter distribution area

Appendix B: Stakeholder letter

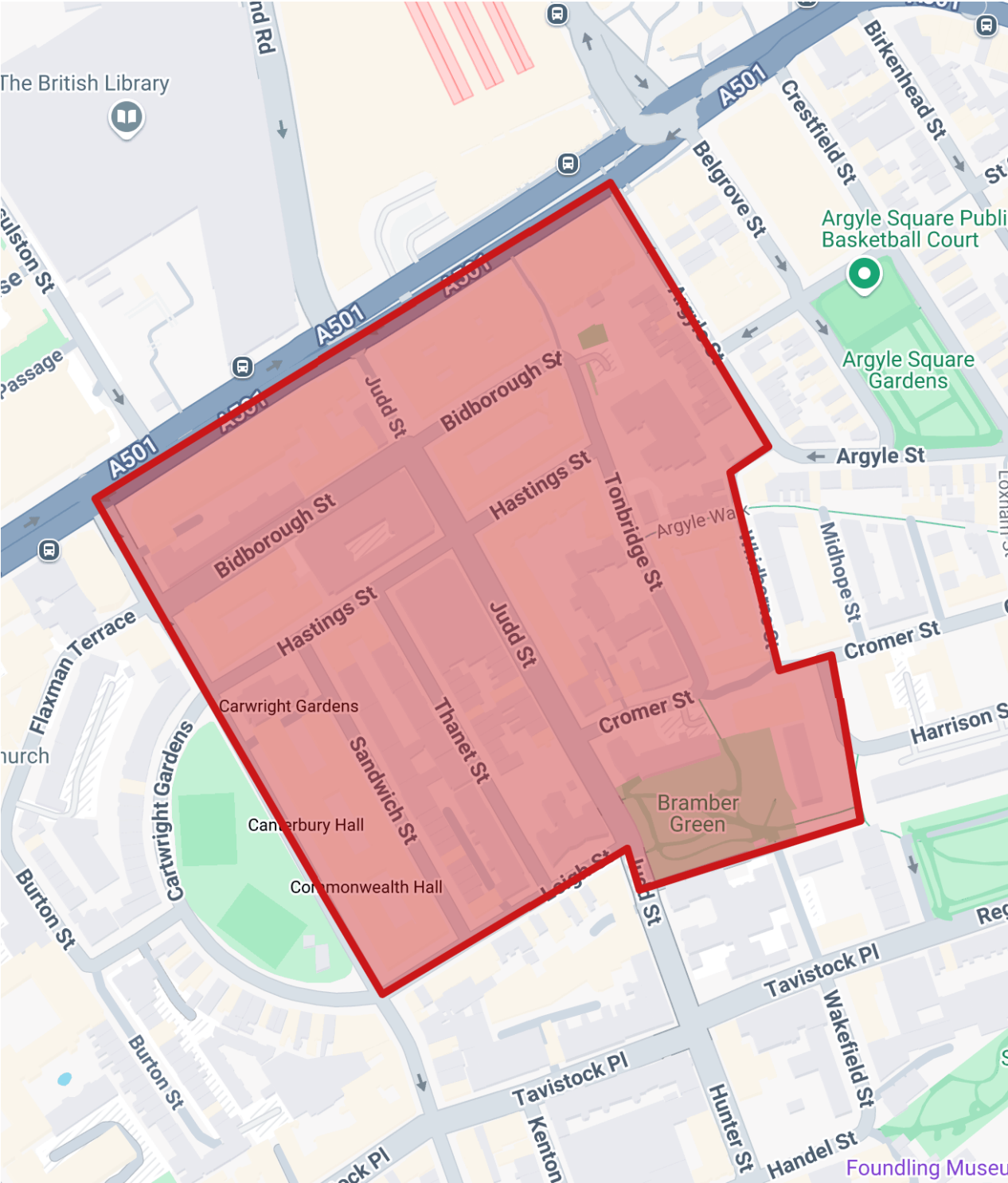
Appendix C: Newsletter

Appendix D: Exhibition boards

Appendix E: Exhibition feedback form



Appendix A: Newsletter distribution area



Appendix B: Stakeholder letter

Dear Stakeholder,

I am writing on behalf of Native Land, the owner and developer of 105 Judd Street.

We would like to thank you for your continued engagement with our proposals for 105 Judd Street, and we are pleased to be able to provide an update on the development of the building, as well as confirm that the developer has signed heads of terms with a life sciences tenant who will be occupying the whole of 105 Judd Street once the development is complete.

As you are aware, planning permission was granted in September 2022 for plans to redevelop the building to meet local demand for Knowledge Quarter uses in the heart of the Knowledge Quarter. Over the past year, soft strip and demolition works have been taking place on site, with construction works due to commence later this spring.

We are pleased to share that we are in negotiations with LifeArc, a well-known British not-for-profit medical research organisation, as the tenant for the redeveloped building.

Now that we have specific requirements from the future tenant, there are some minor adjustments to the existing permission needed to accommodate the lab and collaboration space for their research work. This will require the submission of a Section 73 application to Camden Council.

We will shortly be holding a public consultation on this application, where we will share these plans with the local community and stakeholders. You will have the opportunity to view the plans in detail, speak to the team and share your feedback. We will be in touch soon to provide further details of this public consultation.

Ahead of this, we would be very keen to meet you over the next couple of weeks to discuss the proposed changes to the plans. If this is something that would interest you, please let me know some times over the next couple of weeks when you are available, either in person or online.

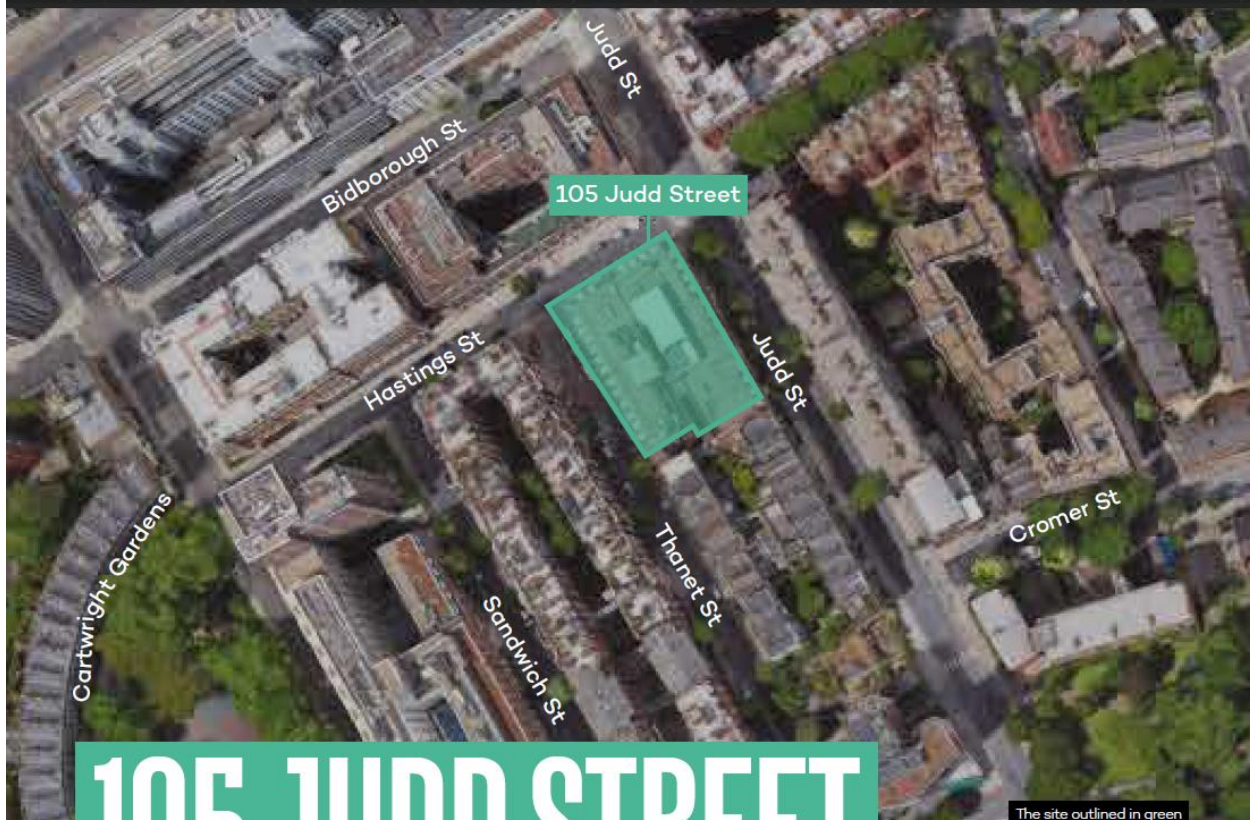
In the meantime, should you have any questions about the Section 73 application, please do not hesitate to get in touch by email on 105JuddStreet@londoncommunications.co.uk. The latest information will also be made available on our website: 105juddstreetconsultation.co.uk/

Kind regards

Dan Clarke

Executive Director, Native Land





105 JUDD STREET

Learn more about Native Land's Section 73 application for 105 Judd Street.

In May 2023 Native Land was granted planning permission to refurbish the vacant former RNIB building at 105 Judd Street and deliver new life science labs and office space to help meet demand for Knowledge Quarter space.

These plans are ongoing, with work now underway to bring Bloomsbury's first commercial office building back to life with a careful restoration and two storey extension.

A potential tenant

In exciting news for Camden and the Knowledge Quarter, LifeArc, a British medical research charity, is in discussions with Native Land to take on the occupation of the entire building.

Now that we have clarity on the future tenant, there are some minor adjustments needed to accommodate the tenant and provide the right space for their requirements.

Changes to the existing consent

To make these changes to the building, we will need to submit a Section 73 application to Camden Council to amend the planning permission that we have received.

Read on to find out more about the adjustments we are proposing to accommodate the company as part of a Section 73 application to Camden.

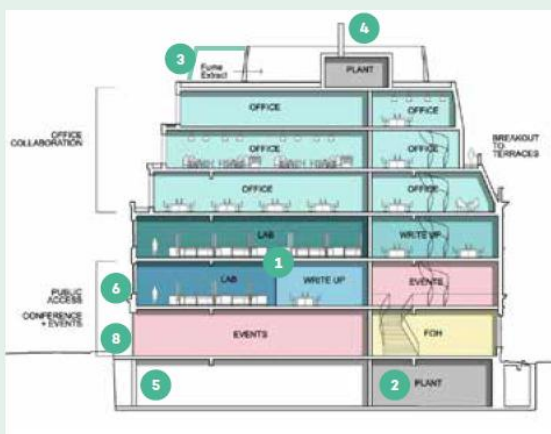


WHAT IS A SECTION 73 APPLICATION?

A Section 73 application allows for the variation of conditions for the current permission from this site. When Camden Council approved the application in 2023, several conditions were attached to the permission. By submitting a Section 73 application, we can look to vary these conditions to amend the scheme and make changes.

The proposed changes will ensure that the building is suitable for the tenant to occupy and make full use of the building for future life science research.

Illustrative view of the changes



THE PROPOSALS

To accommodate the potential tenant within the building we need to make several changes to the existing planning consent. These changes include:

- 1 An increased external plant to meet the needs of the tenant
- 2 Additional plant accommodated within the building
- 3 Slight extension of the plant enclosure from 440sqm to 595sqm on the roof to accommodate the tenant's laboratory research
- 4 New flues, extending 3 metres above the plant enclosure at roof level
- 5 Extension to the existing substation in the basement of the building
- 6 New louvres at Lower Ground, Ground and First Floor
- 7 Extension of the stair core on the southwest of the building on Thanet Street to comply with London Fire Brigade and provide additional means of escape from the upper floors
- 8 Extension of a bridge over the lightwell on Thanet Street to meet additional servicing requirements
- 9 Extension of the goods lifts to First and Second floors to facilitate lab deliveries



VIEWS

The below images show the updated views of the building with these changes designed into the building.



Judd Street looking south



Judd Street looking north



Thanet Street looking north



Judd Street elevation



PROVIDE YOUR FEEDBACK

To learn more about Native Land's Section 73 application and provide your feedback, you can:



Visit our website at **105JuddStreetConsultation.co.uk**

Our project website has been updated with information around the Section 73 application, and the consultation materials will be uploaded on 27 February.

Here you will be able to learn more about the proposals, benefits and provide your feedback on the updated plans.



Attend our public exhibition

At these events, you will be able to learn more about the plans, meet the project team and ask questions. There will also be opportunities to provide your feedback on the updates.

We are hosting on

📅 27 February 5:30pm – 8pm

📅 1 March 10am – 1:30pm

📍 Holy Cross Church, Cromer St, London WC1H 8JU



Get in touch

If you cannot make these events or would like to speak to the team, please get in touch via the contact details below:

📞 0800 092 0384

✉️ 105JuddStreet@LondonCommunications.co.uk





WELCOME

In May 2023 Native Land was granted planning permission to refurbish the vacant former RNIB building at 105 Judd Street and deliver new life science labs and office space to help meet demand for Knowledge Quarter space.

These plans are now underway, with work ongoing to bring Bloomsbury's first commercial office buildings back to life with a careful restoration and two storey extension.

A Knowledge Quarter tenant

In exciting news for Camden and the Knowledge Quarter, LifeArc, a British medical research charity, is in discussions with Native Land to take on the occupation of the entire building.

Now that we have clarity on the future tenant, there are some minor adjustments needed to accommodate the tenants and provide the right space for their requirements.

Minor amendments to the existing consent

To make these changes to the building, we will need to submit a Section 73 application to Camden Council to amend the planning permission that we have received.

The Section 73 application will be submitted by Native Land – the owner and developer of the site, with all architectural and design changes made by Stiff + Trevillion, the original architects for the previous application.

Read on to find out more.

Updated view of the proposed amends

WHO WE ARE



Native Land is a development company that is experienced at delivering residential and mixed-use developments with a resolute focus on quality and great design.

Stiff + Trevillion

Stiff + Trevillion is a well-established West London practice with a strong reputation for elegant and sophisticated architecture.



THE SITE

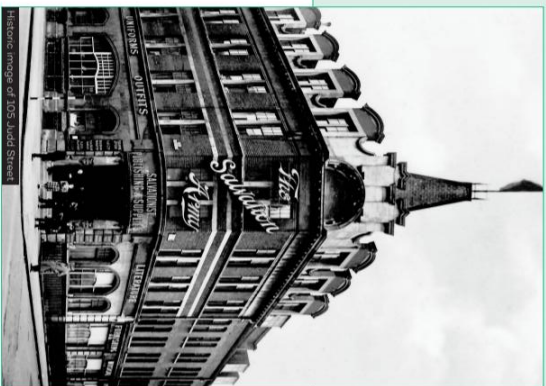
ABOUT 105 JUDD STREET

105 Judd Street is a four-storey building located within the Bloomsbury Conservation Area. The building is one of London's first purpose-built office blocks and has been home to the Salvation Army and RNIB before the latter vacated for a more suitable building.

Unusually, it was built in two phases. The first section, built between 1900 and 1910, is the L-shape section on the north and west of the site and the second, facing southeast onto Judd Street, was built between 1922 and 1946.

The building presents a highly decorative style on its east elevation and northeast corner with a simpler, more residential scale and character to the west and northwest – in keeping with its immediate neighbours and context.

The site benefits from excellent public transport links and is a short distance to a number of underground stations and also national rail connections to the wider UK and mainland Europe.

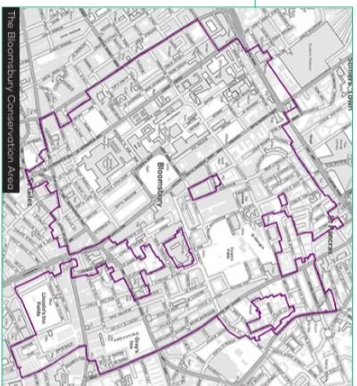


BLOOMSBURY

105 Judd Street is situated in the Bloomsbury Conservation Area, just south of St Pancras station and Euston Road.

The site is highlighted as a Bloomsbury Positive Building on the Bloomsbury Conservation Area Townscape Appraisal map. The proposals offer opportunity to restore and refurbish a historic building sensitively to ensure it can meet the needs of a modern tenant.

Both inside and out the building was in need of refurbishment, with the previous tenants adopting it to suit their needs and requirements. We see this ongoing project as a real opportunity to undo some of the previous rudimentary adaptations done to the building and ensure that it is fit for the future.



KNOWLEDGE QUARTER

The Knowledge Quarter is an established cluster of organisations and has brought together over 100 cultural research, scientific, business and academic institutions, both large and small, under one umbrella, including The British Library, The Francis Crick Institute, and Camden and Islington NHS Foundation Trust.

These plans embrace this unique opportunity to deliver life sciences in the heart of the Knowledge Quarter, using and refurbishing on existing building which is a first for the area.



NATIVE
LAND



THE CONSENTED SCHEME

Following consultation and discussion with local residents, stakeholders and Camden Council, a full planning application was approved by Camden Council's Planning Committee in September 2022, with full formal approval in May 2023.

Work has since started on site, with much of the enabling works for the development already undertaken, though the building is not yet complete. J Coffey are continuing to undertake construction works on-site for the original permission, with McLaughlin & Harvey taking over the works in September 2025.

The redevelopment of 105 Judd Street presents an opportunity to bring a vacant unoccupied building back into use whilst delivering premium life sciences workspace in the heart of the Knowledge Quarter helping to meet demand for this type of space within the Knowledge Quarter.

THE ORIGINAL PERMISSION FOR THE BUILDING INCLUDES:



The delivery of new, much needed life sciences workspace within the Knowledge Quarter



The retention, reuse and refurbishment of a historical building to ensure it meets the standards required by modern tenants



The repair, cleaning and refurbishment of the existing facade



Replacement and upgrade to the existing windows which are in need of repair



A sensitive two-storey extension to the building, which will be stepped back to minimise impact



Redesigned entrance areas including landscaping to improve the streetscape

The Section 73 application will not materially change this application or the principles that guided it. It will, instead, allow us to make tweaks to the building to allow us to accommodate to the needs of the new tenant.

View of the consented scheme

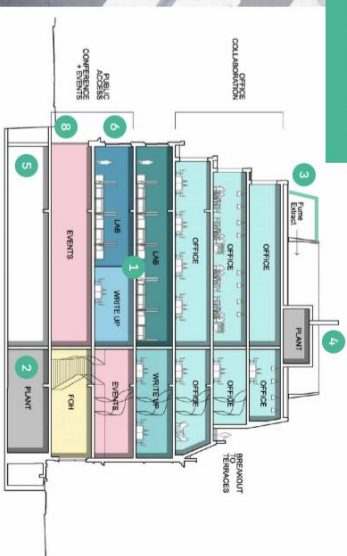


AN INTRODUCTION TO OUR PROPOSED AMENDMENTS

WHAT IS A SECTION 73 APPLICATION?

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The proposed changes will ensure that the building is suitable for the tenant to occupy and make full use of the building for future life science research.



THE PROPOSALS

To accommodate the potential tenant within the building we need to make several changes to the existing planning consent. These changes include:

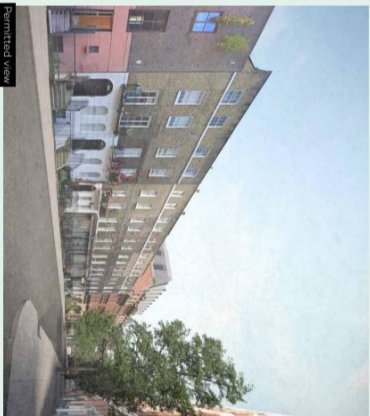
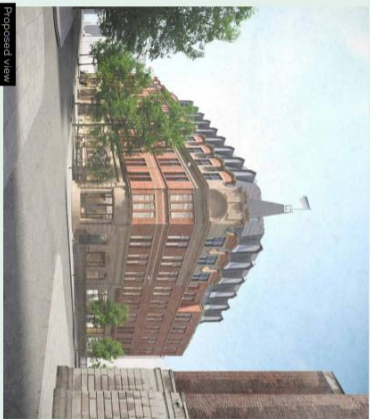
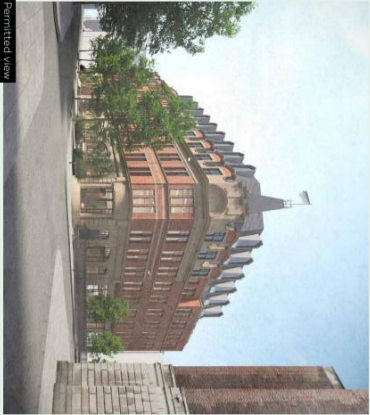
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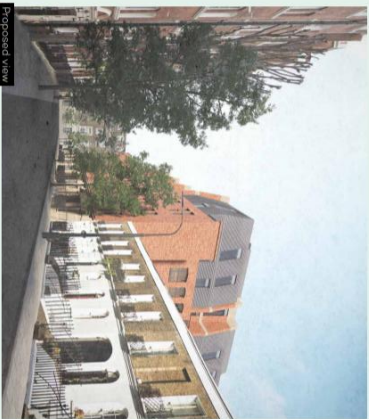
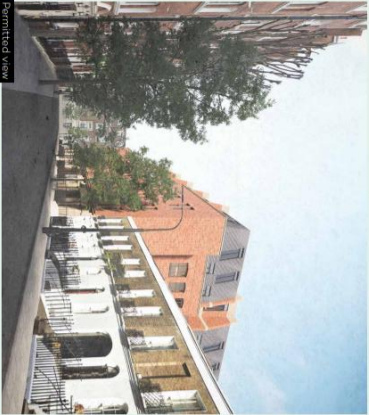
Illustrative view of the changes

VIEWS

The below images show the updated views of the building with these changes designed into the building.



Judd Street looking south



Thanet Street looking north

Judd Street looking north



Judd Street elevation



NEXT STEPS

Thank you for attending the public consultation on the Section 73 application for 105 Judd Street. We hope that you found the information on display useful and informative.

We'd love to hear your thoughts on the updated plans, and you can provide your feedback by completing one of the surveys provided or by speaking to a member of the team. Our consultation window closes on 7 March 2025, and we hope to submit the Section 73 application to Camden Council shortly after.

TIMELINE

Given that works have started and continue to be ongoing, and the minor changes included within the S73, we hope that our construction timetable should not dramatically change.

We are still hoping that structural works will take be completed in October 2025, with the project completed in late 2026.



GET IN TOUCH

If you have any questions, please get in touch using the contact details below:

- 105juddstreetconsultation.co.uk
- 105JuddStreet@LondonCommunications.co.uk
- 0800 092 0384**

Construction works are ongoing, and if you have any queries specifically related to construction, please use the details above or write to J Coffey on:

- 105juddstreet@jcoffey.com
- 0755 227 6929**
(Between the hours of 9am - 5.30pm)
- 0780 747 1529**
(Out of hours telephone number: Anthony)



Proposed view of updated building

 **NATIVE
LAND**



PROVIDE YOUR FEEDBACK

Name (optional) _____

Email address _____

Postcode _____

☐

Tick here to sign up to our mailing list and we will keep you updated about the progress of the planning application.

LCA is collecting feedback on behalf of Native Land, in relation to the redevelopment of 105 Judd Street and in line with the terms of the LCA Privacy Policy <https://thisislca.com/privacy-policy/>

1. What is your relationship to the site?

☐

Local resident

☐

Student

☐

Work locally

☐

Other (please specify)

☐


Visiting the area

2. Were you able to find the information you were looking for about the tenant and proposed changes to the development today?



This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

If you have any further feedback, or questions on the proposals, please contact the team:

 0800 092 0384

