

[REDACTED]

From: graham devlin [REDACTED]
Sent: 23 May 2025 20:14
To: sam.fitzgerald@camden.goc.uk
Cc: Planning
Subject: Application 2025/1684/P

[REDACTED]

Dear Sir/Madam

I write as a resident of Thanet Street (number 13) to raise concerns about the proposed changes to the 2022 development proposal for 105 Judd Street.

The differences between the earlier granted application 2022/1817/P and the S73 revised application 2025/1684/P cause concern and invite objection. These include the increase to the planned massing at the higher levels due to the proposed rooftop extensions (2 extra storeys) which will have negative impact on the access to light for neighbouring buildings. Moreover, whilst the originally approved plans did not include significant structural changes beyond rooftop extensions, the substantially amended new application proposes the extension of the southwest stair core and the addition of a bridge link over the lightwell to improve internal circulation.

Probably most importantly - and more worryingly - the newly proposed scheme has introduced Mechanical Systems Rooftop plant which includes general mechanical and ventilation layouts suitable for a commercial office setup and laboratory/research use including detailed plans for containment cabinets and extract flues, indicating a shift in the building's intended use or design priorities - from an office building with laboratory-enabled facilities and a café open to the public, to a fully functioning biochemical laboratory with offices and meeting rooms.

Heretofore, the local community had been given no indication as to whom the end-user of 195 Judd Street might be. Now, however, we know it to be LifeArc, a company which develops drugs/disease treatments and will be conducting further research on site. There are no guarantees that such processes will not risk causing serious health issues to humans (or pets) through the air we breathe. The optimal solution to this would be for the Planning Committee to refuse the S.73 application. If that is not forthcoming, we need to have assurances, enforced by planning conditions, that reduce or eliminate such risks from the outset and as far as is reasonable, protect the adjacent community and residents from, firstly, dangerous and toxic materials being discharged from roof top flumes and, secondly, other gaseous materials that will negatively impose on the environment and the lives of all local residents in any way. Such assurances would need to cover adjacent streets and residential blocks including University properties and Camden Town Hall.

A further concern relates to the initially proposed café on Judd Street that was offered as a means of enhancing street-level engagement and providing amenities for both building occupants and the public. In the new application, this café facility has been omitted which further changes (diminishes) the development's community value, reinforcing the change in function from a mixed-

use commercial space with public amenities to a more specialized, research-focused facility with significantly less public benefit.

I trust that Camden Council will consider the arguments in this letter and respond positively to them

Yours sincerely

Graham Devlin CBE

[Redacted signature]