

# **British Library Access Planning Application**

## **1. Covering Letter**

Assistant Director (Planning)  
Planning and Development Control  
London Borough of Camden  
5th Floor, Camden Town Hall Annex  
Argyle Street  
LONDON  
WC1H 8EQ

30 July 2010

Dear Sir

**TOWN & COUNTRY PLANNING ACT 1990, AS AMENDED**  
**MIDLAND ROAD NW1 - RELOCATION OF THE BRITISH LIBRARY'S MIDLAND ROAD ACCESS**

We act for the UKCMRI Construction Ltd who, as you are aware, have an interest in the land to the north of the existing British Library site. This land is currently owned by the Wellcome Trust Limited as trustee of the Wellcome Trust, as trustee for the Medical Research Council, Cancer Research UK, the Wellcome Trust and University College London.

The sale of the northern site by the Department for Culture Media & Sport (DCMS) included a land swap arrangement with the British Library and a reconfiguration of the ownership boundaries to establish the existing land ownership arrangement. The relevant agreements placed requirements on both British Library, and the purchaser of the northern site to investigate and pursue a planning application for the relocation of the current temporary British Library access to Midland Road to its service yard and staff car park.

At that time, the British Library's preferred alternative location was for a new access to Ossulston Street and an application for planning permission was submitted by the British Library in 2007 (ref: 2007/0894/P). At the current time that application remains undetermined.

As a result of potential concerns raised by local residents and officers with those proposals, the British Library and UKCMRI Construction Ltd have been working together to identify an alternative access arrangement which would be acceptable to the Library. One of the key requirements of this alternative access is that it should meet both the immediate and long-term requirements, as well as addressing the comments of local residents, and those of relevant officers. Following various meetings with officers of the Planning and Highways departments, with the Planning Decisions unit at the Greater London Authority and with Transport for London over the past year, an alternative permanent access point to serve the British Library has been identified, which it is considered will meet all parties' requirements.



This access is illustrated in the plans and supporting material submitted with the accompanying application.

The benefits of these proposals are as follows:

- Removing the existing access immediately opposite the Midland Road entrance to St Pancras International Station will allow for the provision of a pedestrian linkage at this point, and allow for enhanced public realm and circulation area at the entrance to the station.
- Completion of the site assembly and land swap envisaged by DCMS will enable future proposals to exploit the potential of the northern parcel of land, and facilitate the future development of the British Library's rear extension land in accordance with National Planning Policy.

As set out in our pre application meetings, regard has been given to both the future development potential of the British Library site and that of the northern parcel. These proposals ensure that both sites can achieve their full potential. More specifically, the relocated access will future-proof the British Library's expansion area and enable the longer term development of that site, without prejudicing the development of the northern parcel. The application focuses solely on the relocation of the access point against the principles of PPS1, comprising enabling works which are required regardless of how either site may subsequently be brought forward for development.

The application therefore makes no reference to any future development elsewhere within the wider block other than confirming that the access future-proofs the long-term development potential of the land with the British Library's ownership. Regard has been given, where relevant, to the current redevelopment proposals for both the British Library on the southern site and those which our client hopes to advance on the northern site. However, the provision of this revised access will, in its own right, resolve and formalise the British Library's access which is currently a constraint on any development proposals for the future.

## SCOPE OF SUBMISSIONS

Given the obligations that exist to address the access arrangements serving the British Library, we have been instructed by our clients to submit a formal application for the relocation on the current access in accordance with Section 62 of the Town & Country Planning Act 1990, as amended.

In accordance with those instructions we hereby enclose pursuant to the provisions of the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2006 and the ODPM/ Home Office publication "Safer Places" (February 2004), the following documentation:

- The relevant planning application forms;

- Drawings Package comprising plans reduced to A3, plus 4 sets at A1 size and to scale (see attached sheet). Please note that this package has been updated to reflect the comments at the meeting held on 14 July 2010 to review the submission material;
- Design and Access Statement with Crime Impact Assessment;
- Transport Assessment;
- The relevant statutory Ownership Certificate; and,
- A cheque for £170 to cover the relevant planning application fee (based upon Category N of the Scale of Fees for Planning Applications document).

In addition, we enclose four copies of a CD-Rom which contains electronic copies of all application documents and plans submitted with this application.

## CONCLUSIONS

We trust that you will find this submission to be in order and that it reflects the various matters discussed during our various pre-submission meetings. Should you require any additional information, or clarification on any aspect, then please do not hesitate to contact us.

Yours faithfully

CB Richard Ellis

CB RICHARD ELLIS LTD  
(LONDON PLANNING TEAM)  
For UKCMRI Construction Ltd