
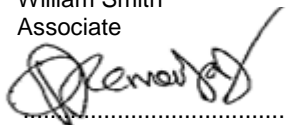
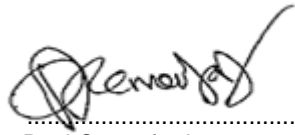


# London Bioscience Innovation Centre (LBIC)

## Planning Statement

Prepared by:   
William Smith  
Associate

Approved by:   
Paul Comerford  
Director

Checked by:   
Paul Comerford  
Director

LBIC Planning Statement

Rev No	Comments	Checked by	Approved by	Date
2	Final	PC	PC	22/10/15
1	Draft for comment	PC	PC	07/10/15

MidCity Place, 71 High Holborn, London, WC1V 6QS  
Telephone: 020 7645 2000 Website: <http://www.aecom.com>

Job No Reference Date Created October 2015

This document has been prepared by AECOM Limited for the sole use of our client (the "Client") and in accordance with generally accepted consultancy principles, the budget for fees and the terms of reference agreed between AECOM Limited and the Client. Any information provided by third parties and referred to herein has not been checked or verified by AECOM Limited, unless otherwise expressly stated in the document. No third party may rely upon this document without the prior and express written agreement of AECOM Limited.

# Table of Contents

1	Introduction .....	1
2	Background .....	2
3	Relevant Planning History.....	4
4	Proposed Change of Use.....	5
5	Planning Policy Context .....	6
6	Assessment .....	8
7	Conclusion.....	12

# 1 Introduction

- 1.1 London BioScience Innovation Centre (LBIC) is a facility owned and managed by the Royal Veterinary College (RVC) located adjacent to its campus on Royal College Street.
- 1.2 LBIC provides a focus for life sciences activity, offering high quality laboratory and office facilities in an accessible central London location. LBIC currently hosts over 60 biotechnology and life science companies, including small start-ups, more established UK companies and overseas subsidiaries. Current clients include biotechnology, life science product and diagnostic companies, contract research organisations, medical device companies and service providers.
- 1.3 LBIC currently operates as a class B1(b) use which is ancillary to the principal D1 (education) use of the wider RVC site. This has been confirmed previously via certificates of lawful use granted in 2001 and more recently in 2014. However, as a result of the evolving nature of the businesses and activities accommodated by LBIC, it is now considered appropriate to formalise the use of LBIC as a class B1(b) use in its own right. It is considered that this would more accurately reflect the nature of the activities taking place on the site both now and anticipated in the future.
- 1.4 A change of use would provide an unambiguous use class classification of LBIC which is now required to secure future success as a centre of bioscience research activity and respond to prospective client demands in the Life Sciences Cluster close to King's Cross.

## 2 Background

### **Royal Veterinary College**

- 2.1 The Royal Veterinary College (RVC) is the largest and longest-established veterinary school in the English speaking world and is a college of the University of London. The RVC offers undergraduate, postgraduate and CPD programmes in veterinary medicine and veterinary nursing and is also ranked in the top 10 universities nationally for biosciences and was recently rated as 1st in UK and Europe and 3rd in the world for veterinary sciences in the QS university rankings.
- 2.2 As one of the world's leading specialist veterinary and biological science research institutions, the RVC brings together talented individuals; all of whom share a passion for human and animal health and welfare. 79% of RVC's research was rated as world-class and internationally excellent in the most recent Research Assessment Exercise. RVC's programmes are of international appeal and attract students who go on to become practicing veterinarians, research scientists, veterinary nurses and leaders in industry and government.
- 2.3 The RVC has two campuses - one in central London on Royal College Street within the London Borough of Camden and one in Hertfordshire, the Hawkshead Campus. The RVC has plans to accommodate future increases in student numbers and in that context is continuing to develop and improve the quality and efficiency of its existing teaching facilities.

### **London BioScience Innovation Centre**

- 2.4 The London Bioscience Innovation Centre (LBIC) is owned and operated by the RVC, and was established in 2000 through the upgrade and conversion of existing buildings located within the RVC's Camden Campus. LBIC was established with the assistance of funding from the London Development Agency (LDA). The location of LBIC in the context of the wider campus is shown on the accompanying site location plan and in Figure 2.1. This plan also indicates locations of cycle racks and existing waste and recycling points within the campus.
- 2.5 LBIC consists of around 2,400 sq m floorspace spread across five storeys (from basement to third floor level) within a single building, as illustrated on the accompanying floor plans. The main entrance of the LBIC building is located on Royal College Street and, whilst it is physically linked to neighbouring RVC buildings and shares a number of the College's basic internal facilities and services including meeting rooms, refectory, library and other specialist facilities, from an operational perspective it is considered a separate business entity and full business rates are currently applied.
- 2.6 LBIC offers laboratory and office facilities to a range of life science and biotechnology companies, ranging from small start-ups to larger organisations. LBIC currently supports over 60 client companies, ranging from biotechnology, life science product and diagnostic companies, to contract research organisations and medical device companies. LBIC also offers shared networking space and meeting rooms for use by the companies based within the building.
- 2.7 Based on recent monitoring it is estimated that the typical occupancy within LBIC on a daily basis is approximately 100-110 company/Centre staff employees.
- 2.8 Over the past 15 years LBIC has demonstrated itself as a successful hub for life sciences activity in London and an attractive location for inward investment from Europe, North America and Asia Pacific. Demand for space continues to be high (14 new clients in the last financial year), particularly given its highly accessible location just a short walk from King's Cross St Pancras, Eurostar services and the site of the new Francis Crick Institute. In December 2014 MedCity relocated its HQ to LBIC. MedCity was established by the Mayor of London in collaboration with three Academic Health Science Centres (Imperial College Academic Health Centre, King's Health Partners, and UCL Partners) with the aim to promote London's life sciences sector and position the region as a world-leading, interconnected hub for R&D.
- 2.9 LBIC operates separately but within the context of the wider RVC campus. In this respect LBIC has its own separate building and entrance from Royal College Street but shares certain facilities as well as being in common ownership.
- 2.10 As shown in Table 2.1, LBIC represents approximately 12% of the RVC's floorspace in Camden.

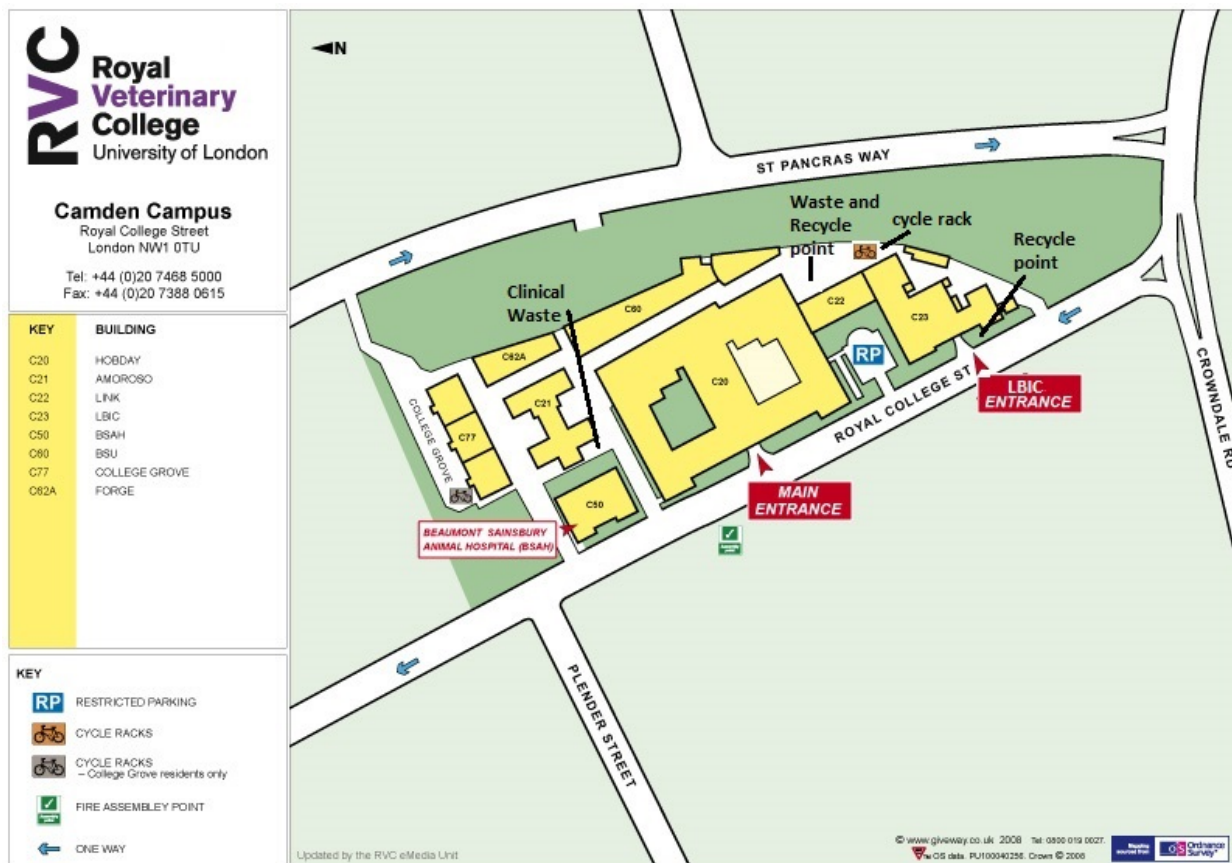


Figure 2.1 - RVC Camden Campus - Plan

Building No.	Building Name	Teaching	Research	Hospital	Farm Animal/ Food store	Student Accom	Commercial Rented Properties	Total (sq m)	%
C50	Beaumont Animal Hospital	-	-	977	-	-	-	977	5%
C60	BSU	-	1,250	-	569	-	-	1,819	9%
C20	Hobday Building	11,431	-	-	-	-	-	11,431	55%
C23/C22	LBIC	-	-	-	-	-	2,424	2,424	12%
C21	Amoroso	-	1,767	-	-	-	-	1,767	9%
C77	College Grove	-	-	-	-	2000	-	2,000	10%
C62A	Forge	-	-	-	221	-	-	221	1%
<b>Total (sq m)</b>		<b>11,431</b>	<b>3,017</b>	<b>977</b>	<b>790</b>	<b>2000</b>	<b>2,424</b>	<b>20,639</b>	<b>100%</b>
<b>%</b>		<b>55%</b>	<b>15%</b>	<b>5%</b>	<b>4%</b>	<b>10%</b>	<b>12%</b>	<b>100%</b>	

Table 2.1: RVC Camden Campus – Floorspace Figures

### 3 Relevant Planning History

- 3.1 Prior to the establishment of LBIC in 2000, the Royal Veterinary College applied for a Certificate of Lawful Use to confirm that the use of the two adjoining buildings, formerly known as the MacFadyean and Link buildings, for office and laboratory space as part of a new bioscience innovation centre would fall under Class B1(b) as ancillary to the permitted Class D1(c) use of the other adjoining buildings within the Royal Veterinary College Campus.
- 3.2 The Certificate of Lawful Use application was submitted in November 2000 and accompanied by a supporting statement which explained that '...the LBIC comprises less than 12.58% of the total RVC gross building area and is ancillary to the primary Class D1 use'. A Certificate of Lawful Use supporting this assertion was issued on 2nd January 2001 (Ref. PEX0000960, J12/10/A).
- 3.3 A further application for a Certificate of Lawful use was submitted in 2014, as follows:  
*2014/5316/P - use of the London Bioscience Innovation Centre as ancillary B1(b) office and laboratory space to the Class D1(c) use of the Royal Veterinary College*
- 3.4 This application was submitted to confirm that the use of LBIC as ancillary B1(b) was lawful, effectively renewing the previous certificate. The certificate was issued and the lawful use of LBIC as ancillary B1(b) use to the class D1 use of the RVC site was confirmed.

## 4 Proposed Change of Use

- 4.1 The proposal seeks the following:

*Change of use of the London BioScience Innovation Centre from ancillary B1(b) office (within the principal Class D1(c) use of the Royal Veterinary College) to Class B1(b) use office and laboratory space.*

- 4.2 Whilst the ancillary B1(b) use of LBIC has been previously confirmed as being lawful, recent discussions with existing and prospective occupiers have indicated a need to establish the use as an independent class B1(b) use. It is now considered that a separate B1(b) use would more accurately reflect the current and future direction of LBIC as a location for bioscience research, business and innovation.
- 4.3 A synergy with the RVC will of course still remain, not least by virtue of being in the same ownership, but a separate reclassification of LBIC would provide an unambiguous position on use, minimising difficulties in agreeing terms with existing and new clients and will provide a platform for sustained investment and continued employment generation. The education role of the RVC will however remain a key priority on its Camden campus and it will continue to invest to improve its existing teaching facilities.
- 4.4 No physical works are proposed and future management arrangements for LBIC and operations will remain as existing.
- 4.5 Transport, access, parking and servicing arrangements will all continue as existing.
- 4.6 Further discussion is provided in relation to these issues in Section 6.

### **Pre Application Advice**

- 4.7 Pre application discussions have been undertaken with Camden Council in relation to the proposed change of use and written advice received. Subsequent to the receipt of written pre application advice, a further informal discussion regarding the potential need for a Section 106 agreement was held. This issue is discussed further in Section 6.



## 5 Planning Policy Context

- 5.1 The Development Plan comprises the Further Alterations to the London Plan (FALP) 2015, Camden Core Strategy and Development Policies. The National Planning Policy Framework (NPPF) is a material planning consideration.
- 5.2 The NPPF states that local planning authorities should, as part of securing economic growth and building a strong, competitive economy:
- *support existing business sectors, taking account of whether they are expanding or contracting and, where possible, identify and plan for new or emerging sectors likely to locate in their area. Policies should be flexible enough to accommodate needs not anticipated in the plan and to allow a rapid response to changes in economic circumstances;*
  - *plan positively for the location, promotion and expansion of clusters or networks of knowledge driven, creative or high technology industries.*
- 5.3 The change of use of LBIC would be consistent with national planning policy objectives seeking to support and plan positively for economic growth particularly in knowledge driven / high technology sector. The NPPF emphasises the need for local authorities to be flexible in allowing for changes in circumstances as is the case in this instance.
- 5.4 In the context of significant projected employment growth in London in key sectors including 'professional, real estate, scientific and technical activities' and 'health and education' (p32), the FALP 2015 sets out a range of policies to support London's economy. The most relevant policies for LBIC are as follows.
- Policy 4.1, relating to developing London's economy, is a general policy seeking to promote and enable the continued development of a strong, sustainable and increasingly diverse economy across all parts of London, ensuring the availability of sufficient and suitable workspaces. The policy also emphasises the need for greater recognition of the importance of enterprise and innovation.
  - Policy 4.10, relating to new and emerging economic sectors, states that the Mayor, boroughs and other relevant agencies should support innovation and research, give strong support for London's higher and further education institutions and work with developers, businesses and high education institutions to ensure the availability of workspaces, including start-up-space, co-working space and grow on space.
- 5.5 Support for economic growth is also set out locally, for example in the Core Strategy. Policy CS8 relates to promoting a successful and inclusive Camden economy. This states that the Council will expect a mix of employment facilities and types, including the provision of facilities suitable for small and medium sized enterprises, such as managed, affordable workspace. In providing a range of spaces suitable for small start-ups and larger organisations LBIC has ongoing potential to contribute to these policy objectives.
- 5.6 Policy DP15 of the Camden Development Policies document includes protection for existing community and leisure uses and states:
- 5.7 The Council will protect existing community facilities by resisting their loss unless:
- c) a replacement facility that meets the needs of the local population is provided; or,*
  - d) the specific community facility is no longer required in its current use. Where this is the case, evidence will be required to show that the loss would not create, or add to, a shortfall in provision for the specific community use and demonstrate that there is no demand for any other suitable community use on the site. Where this is successfully demonstrated, the Council's preferred new use will be affordable housing.*

- 5.8 Whilst the policy protection set out in Policy DP15 is recognised, in this case the material considerations are such that the policy protection should not apply. This is because the current use of LBIC – already lawfully established as being ancillary B1(b) - will not be lost, nor will there be any detrimental effect on the future success of the Royal Veterinary College as a higher education facility, which continues to develop and grow both in Camden and at its other campus in Hertfordshire.

## 6 Assessment

### **Principle of the Change of Use**

- 6.1 The proposed change of use is required to support the future success of LBIC and allow it to continue to provide an important facility for life sciences enterprise and innovation.
- 6.2 The proposed change of use will provide LBIC with a definitive land use classification, which will be clearer to existing and prospective tenant businesses seeking to make use of the unique facilities and opportunities available as part of the life sciences cluster in the Kings Cross area. In providing a clear position on use class, the proposal for the change of use of LBIC will help support the London Plan policy objectives, especially Policy 4.10, where the link between higher education institutions, research and enterprise is specifically supported and encouraged.
- 6.3 With regard to the potential policy issue of the loss of the existing education use, it is clear in this instance that the material considerations are such that the normal policy protection as set out in policy DP15 should not be applied. In this respect as the use of LBIC is already established as a B1(b) use (albeit currently ancillary to the principal class D1 use of the RVC campus) this means that no education facilities will be lost through a change of use. As indicated in Table 2.1, LBIC represents 12% of floorspace across the Camden Campus. The change of use will support the future success of LBIC and in turn the success of RVC which continues to invest in its facilities both in Camden and at the Hawkshead Campus in Hertfordshire.

### **Transport, Access and Parking**

- 6.4 There will be no physical change to existing transport, access and parking arrangements in connection with the proposed change of use. However, further information on existing arrangements is provided below to demonstrate compliance with planning policy requirements.

#### ***Accessibility***

- 6.5 LBIC is located in a convenient and central location, close to Kings Cross St Pancras. It is therefore easily accessible from London Underground, international, national and suburban rail services and local bus services which stop on Royal College Street. The Public Transport Accessibility Level (PTAL) is 6b, the highest rating possible. As a result of the accessibility of the site and lack of car parking, members of staff and visitors already choose sustainable travel modes for travel to and from LBIC, with the majority using public transport.

#### ***Car Parking***

- 6.6 In relation to vehicle access and parking, LBIC does not provide any designated car parking for employees or visitors either on or off street and it therefore effectively already operates a 'car free' basis, in line with its highly accessible location. Car parking located on Royal College Street is residents only and therefore not available for LBIC use during normal working hours.
- 6.7 A small number of existing spaces are available across the wider RVC campus but these are not specifically allocated for LBIC, limited in number and only used on an occasional basis for essential purposes such as providing parking for maintenance worker vehicles, disability parking and visitors.

#### ***Cycle Parking***

- 6.8 RVC and LBIC provide covered cycle parking for staff and visitors on site to rear of the building as shown in Figure 5.1. 15 of these spaces are provided for LBIC – in excess of minimum policy standards.
- 6.9 In addition there is a large TfL cycle hire docking station on Royal College Street directly opposite LBIC and this provides an alternative option for travel to Kings Cross and other parts of central London.
- 6.10 The cycle parking docking station provision is complemented by designated cycle lane on Royal College Street.

#### ***Servicing and Deliveries***

- 6.11 In terms of deliveries at LBIC the average number of deliveries has been monitored over a three month period. This has shown that on average LBIC receives 280 deliveries per month. All vehicular deliveries make use of the existing loading

bay at the front of the building on Royal College Street and bring all packages in via the LBIC reception. The existing arrangements are considered satisfactory and in line with LBIC's operational needs. The existing loading bay is suitable in terms of highway safety and there is no need therefore to implement a servicing or deliveries management plan in connection with the change of use.

### Refuse and Recycling

- 6.12 RVC and LBIC produce clinical waste which is collected by a specialist contractor.
- 6.13 General waste and recycling is stored on site and collected regularly. Two service providers are currently responsible for collection of General Waste and Recycling. Camden Council provides a limited general waste and recycling service which caters for the student accommodation area with a one weekly collection. Biffa provides skips, which accommodate the bulk of general waste, including furniture, shelving, animal bedding, polystyrene etc. A separate skip is also provided for the recycling of cardboard, bottles and cans etc. All skips are changed over once a week.
- 6.14 There will be no change to existing arrangements for collection of waste and recycling proposed under the application although RVC is committed to ongoing reduction of waste within its existing plans and strategies.

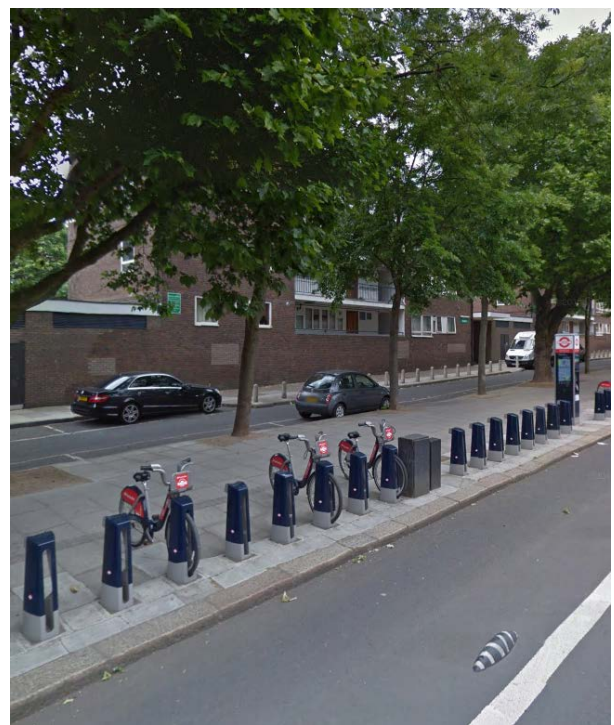


Figure 6.1 and 6.2: Existing cycle parking to the rear of the LBIC building and docking station on Royal College Street



**Figure 6.3 – Royal College Street showing LBIC and existing loading bay in use**

#### **Sustainability**

- 6.15 RVC and LBIC are committed to minimising the impact of operations on the environment and their objectives are aligned with the policy objectives of the Council in this respect.
- 6.16 With regard to the proposed change of use, no physical works to the existing building are proposed. The existing LBIC building was significantly upgraded when LBIC was opened and it is considered fit for purpose. It may also be observed that the continued use of the building is inherently sustainable versus a new build.
- 6.17 However, RVC and LBIC continue to upgrade and renew mechanical and electrical services on an “as and when” basis to reduce costs and improve energy performance across the RVC Estate. Recent work has included installing new efficient boilers and lighting systems within LBIC. In addition RVC has installed a voltage optimisation system to reduce energy use and power demand across the campus.

#### **Employment**

- 6.18 Based on recent monitoring it is estimated that the typical occupancy within LBIC on a daily basis is approximately 100-110 company/Centre staff employees.
- 6.19 RVC and LBIC sit on the Knowledge Quarter (KQ) Higher/Foundation Degree Apprenticeship Programme steering group. This Apprentice scheme is yet to be launched by the Council (provisional start date of Jan 2017) but there is the potential for LBIC to take on Lab technician Apprentices and for the RVC to provide teaching/training support for the overall programme.
- 6.20 In this context it is unnecessary for LBIC to enter into a Section 106 agreement to secure additional employment and training measures, also bearing in mind the principal role of RVC is already as a vocational higher education provider, with its own policies for equality and access.

### Section 106 Agreement

- 6.21 The Council's pre application advice highlighted a possible need for a Section 106 agreement in connection with the proposed change of use, although subsequent discussion has indicated that this will depend on the information submitted as part of the application.
- 6.22 As set out in the CIL Regulations any planning obligations must be necessary to make the development acceptable in planning terms, directly related to the development, and fairly and reasonably related in scale and kind. The suggested obligations in the pre application letter were in relation to the following issues:
- Car-free development – as above this is not considered necessary to make the development acceptable in planning terms because LBIC already operates and will continue to operate on a car free basis, with no car parking available on site and no physical change proposed as part of the application.
  - Green Travel Plan – the location of LBIC is highly accessible (PTAL 6b) and employees and visitors already choose sustainable transport modes. In this context a Travel Plan is not considered necessary to influence travel behaviour and make the development acceptable in planning terms.
  - Service Management Plan – servicing is currently undertaken from an existing loading bay on Royal College Street directly outside the building and there will be no change to this arrangement under the change of use. Therefore it is not necessary to provide servicing management plan to make the development acceptable in planning terms.
  - Sustainability / Energy Plan – the application involves continued use of an existing building which has been previously subject to upgrades in terms of energy efficiency, for example in terms of boilers, lighting and voltage optimisation. RVC and LBIC are committed to sustainability through their corporate objectives and in this context a sustainability and energy plan is not considered necessary to make the change of use acceptable in planning terms.
  - Employment and apprenticeships – RVC and LBIC sit on the Knowledge Quarter (KQ) Higher Apprenticeship Programme steering group with Camden Council as described above. There will be no construction works undertaken as part of the change of use. It is unnecessary therefore for this to be secured via a planning obligation to make the change of use acceptable in planning terms.
  - Social and community facilities/community cohesion – RVC plays an active role in the local community and continues to operate the Beaumont Sainsbury Animal Hospital (4 Royal College Street) which provides local veterinary services for pets including dogs, cats, rabbits, reptiles, birds or other small animals, from vaccinations and neutering to medical diagnosis and life-saving operations. The hospital is a charitable organisation, and all money received from pet owners is used for patient care and improving the facilities. In this context it is unnecessary for community measures to be secured via Section 106.

## 7 Conclusion

- 7.1 The proposal is for the change of use of the London BioScience Innovation Centre (LBIC) from ancillary class B1(b) use (operating within the context of a principal class D1 use) to an independent B1(b) use.
- 7.2 This change is sought to provide an unambiguous classification of LBIC in planning terms to current and prospective future occupiers, reflect the current business rates classification and more accurately describe the nature of the research and business activity on site both now and anticipated in future as the Life Sciences Cluster continues to develop. The change does not include the loss of any community use, given that the existing use is already established as an ancillary B1(b) use.
- 7.3 The proposed change will support the future development of the LBIC, a use which is subject to significant policy support at national, strategic and local policy levels. LBIC will continue to maintain close links with the Royal Veterinary College given its proximity and consistency of ownership.