

Mr William Smith
AECOM
MidCity Place
71 High Holborn
London
WC1V 6QS

Application Ref: **2015/5962/P**
Please ask for: **David Glasgow**
Telephone: 020 7974 **5562**

21 January 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
London Bioscience Innovation Centre
2 Royal College Street
London
NW1 0NH

Proposal:

Change of use from research and development (Class B1b) ancillary to the Royal Veterinary College (Class D1) to independent research and development use (Class B1b)
Drawing Nos: Site Location Plan Rev 1; Existing and Proposed Plans dated August 2008: LBIC & Link Building Basement Level; LBIC & Link Building Ground floor; LBIC & Link Building First Floor; LBIC & Link Building Second Floor; LBIC & Link Building Third Floor; Planning Statement October 2015; Summary Economic Statement November 2015;

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and



Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan Rev 1; Existing and Proposed Plans dated August 2008: LBIC & Link Building Basement Level; LBIC & Link Building Ground floor; LBIC & Link Building First Floor; LBIC & Link Building Second Floor; LBIC & Link Building Third Floor; Planning Statement October 2015; Summary Economic Statement November 2015;

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 Reason for Granting permission

The site is the London Bioscience Innovation Centre (LBIC) located on Royal College Street; part of the larger campus belonging to the Royal Veterinary College (RVC). The building is not listed but is located within the Kings Cross Conservation Area. The lawful use of the whole site inclusive of the RVC and the LBIC is D1(c) with the LBIC in use as research and laboratory space [Class B1(b)] ancillary to the main use. This has been established by a certificate of lawfulness granted on 20/11/2014 (planning application ref: 2014/5316/P)

The main considerations are the principal and impact of the change of land use, impact on the amenities of the area, sustainability and transport issues. There are no design issues to consider as no external changes to the building are proposed.

The change of use is considered under policy DP15 which protects community facilities and states that the Council will only consider loss of such facilities where it can be demonstrated that an adequate replacement facility will be provided; or the

loss would not create, or add to, a shortfall in provision; and the specific community use is no longer required.

Policy DP15 was formulated to protect against instances where community uses are lost in their entirety. The LBIC consists of around 2,400 sqm of floorspace spread across five storeys (from basement to third floor level) within a single building. The application proposes to classify this floor area as standalone B1(b) use. The floor area subject to the application represents 12% of the total floor area of the RVC and is already established as research and laboratory use (class B1b) albeit ancillary to the main use. As such there will be no loss of D1 floor space in practical terms.

In light of this, it is considered that the ongoing viability of the D1 use would not be adversely affected by the partial change of use and therefore, a less robust application of DP15 can be considered. The LBIC has operated as a research and laboratory space for many years and the proposed change from existing ancillary B1(b) to stand alone B1(b) would be unlikely to harm the ongoing viability or function of the exiting D1 use.

The principal of B1(b) use on the site is supported by policy CS8 which 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. Furthermore the proposal is supported by Policy 4.10 of the London Plan where the link between education institutions, research and enterprise is specifically supported and encouraged.

As the function and viability of the exiting D1 use will not be adversely affected, the principle of the change of use of the LBIC from ancillary B1(b) use to stand alone B1(b) is considered acceptable and in accordance with CS8, DP15 and 4.1 of the London Plan.

No external works are proposed to the building, as such there will be no impact on the character and appearance of the building or conservation area, nor adjoining occupiers with respect to loss of sunlight, daylight, privacy or outlook.

The submitted transport statement indicates cycle parking, waste collection and servicing and deliveries will take place in the existing allocated areas on site. The site has a PTAL rating of 6b (excellent) and provides 15 onsite cycle parking spaces. The council's transport planners have considered the proposal and raised no objections.

- 4 Applications for change of use greater than 500sqm ordinarily need to provide a BREEAM pre assessment demonstrating a very good score with 60% of un-weighted credits in the Energy Category of the BREEAM assessment. The LBIC building was significantly upgraded when it was opened and no physical works or refurbishment are proposed as part of the application. In addition, recent work to the building has included installation of energy efficient boilers and lighting system and voltage optimisation system to reduce energy consumption. Under these

specific circumstances, it would not be reasonable to enforce BREAAAM requirements. The council's sustainability officer has been consulted on the proposal and raised no objections.

The RVC and LBIC sit on the Knowledge Quarter (KQ) Higher/Foundation Degree apprenticeship program steering group. There is potential for the LBIC to take on lab technicians and the RVC to provide teaching/training support for the overall program when the apprenticeship scheme is launched by the council in Jan 2017. Given these circumstances is not considered necessary to require the applicant to enter into a s106 agreement to secure additional employment and training measures as confirmed by Camden Economic Development officers.

No objections have been received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

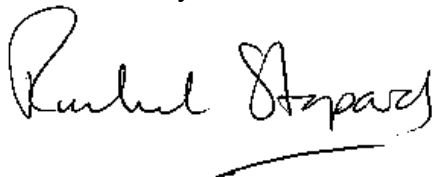
As such, the proposed development is in general accordance with policies CS5, CS 10, CS11, CS13, CS14 and CS18 of the London Borough of Camden Local Development Framework Core Strategy and policies, DP13, DP15, DP16, DP17, DP18, DP19, DP20, DP21, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 3.2, 3.4, 3.17, 4.1, 4.2, 4.10, 4.12, 5.1, 5.2, 7.4, 7.6 and 7.8 of The London Plan March 2015, consolidated with alterations since 2011 and paragraphs 14, 17, 56-58 and 126-141 of the National Planning Policy Framework.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment