



**GERALDEVE**

Director of Economy, Regeneration and Investment  
Regeneration and Planning  
London Borough of Camden  
5 Pancras Square  
London  
N1C 4AG

72 Welbeck Street London W1G 0AY  
Tel. 020 7493 3338  
[www.geraldeve.com](http://www.geraldeve.com)

**FAO: Jennifer Walsh**

4 March 2022

**Our ref: LJW/KAH/AKG/EGI/J7642**

**Your ref: PP-09772546 // 2019/6404/PRE**

Dear Jennifer

**Town and Country Planning Act 1990 (As Amended)  
Planning (Listed Buildings and Conservation Areas) Act 1990  
Town and Country Planning (Mayor of London) Order 2008  
Land to the North of the British Library, 96 Euston Road, London, NW1 2DB  
Application for Full Planning Permission (MAJOR) and Listed Building Consent**

We write on behalf of, The British Library Board and 'SMBL Developments Limited' ('the Applicants'), to apply for full planning permission and listed building consent in respect of the proposed development on the land to north of the British Library, 96 Euston Road, London, NW1 2DB (the Site).

Full planning permission is sought for the following:

**“Alterations to existing British Library building including demolition of the existing British Library Centre for Conservation and construction of a new building of up to 12 above-ground storeys and one basement level for use as library, galleries, learning, business and events spaces (Class F1) and retail and commercial spaces (Class E); provision of internal and external public spaces, landscaping and a community garden; improvement works adjacent to Dangoor Walk; provision of cycle and car parking and servicing facilities; provision of Crossrail 2 infrastructure; means of access; and all associated works and infrastructure.”**

Listed building consent is sought for the following:

**“External: Demolition of the pepper pot stair, circular brick enclosure and associated bridge connections at upper ground and first floor level to the north west of the British Library building, removal of: existing metal trellis balustrade at the edge of the external north terrace and potential storage for reuse or repair, adjustments to rear of external escape stair from first to external ground level north of Midland Road wing, existing external stair and associated balustrade to Ossulston Street and bracketed eaves to the north of the reading room near Ossulston Street. Infilling of existing square openings at level 1 in the brick core tower to the northern elevation of the building. Creation of new openings to both sides of the Terrace Restaurant glazing and new opening on the projecting brick tower at upper ground**

**level. Resurfacing and new landscape to external terrace outside Terrace Restaurant. Removal of two sections of brickwork at lower ground floor level adjoining the loading bay.**

**Internal: Removal and relocation of artefacts and wall finishes from the north wall of the Philatelic Collection at upper ground level to new adjacent partition, removal and relocation of wall east of humanities reading room, including the relocation of the Panizzi bust, and relocation of wall finishes. Demolition of localised areas of internal back of house walls and partitions to enable connections through to the British Library extension at upper ground level and level 1, and all other internal and external works associated with the extension of the British Library.”**

### **Background**

The applications are being brought forward by a joint venture between Stanhope PLC and Mitsui Fudosan UK, known as ‘SMBL Developments Limited’, together with The British Library Board. The British Library selected SMBL Developments Limited as their development partner for their extension in 2017 following a competitive tender process.

The British Library is the national library of the United Kingdom (UK) and represents one of the largest libraries in the world, giving public access to the world’s most comprehensive research collection with over 170 million items.

Stanhope PLC and Mitsui Fudosan UK have a proven track record of delivering exemplary life-science and commercial, mixed-use developments across London.

### **Need for Development**

The proposed development is unique in that it brings together three strategic priorities for Camden, London and the UK: (i) an extension of a national institution (the British Library); (ii) the provision of Crossrail 2 (CR2) infrastructure to a safeguarded site; and (iii) the delivery of major commercial, including lab-enabled, development within the Knowledge Quarter Innovation District (KQID).

- (i) An extension of a national institution

The proposed development presents the opportunity to deliver a once-in-a-generation transformation to extend the British Library, making it the most open, creative and innovative institution of its kind anywhere in the world.

The Site has historically been earmarked for redevelopment to provide an extension for the British Library. Since the completion of their existing building, the British Library’s operations and services have expanded significantly to meet the needs of their users and they have now outgrown their existing floorspace.

An expansion to the British Library is now required to secure the delivery of a package of transformative benefits and to fulfil the British Library’s ‘Library for Everyone’ and ‘Living Knowledge’ strategies. These strategies form part of the wider St Pancras Transformed ambitions and the Government’s aim to reinforce the UK and London as a global centre for research and technological advances.

- (ii) The provision of Crossrail 2 infrastructure to a safeguarded site

By facilitating the delivery of CR2 infrastructure, the Proposed Development will contribute towards CR2's expected provision of a £150bn boost to the UK's economy, 200,000 new homes and 200,000 new jobs.

- (iii) The delivery of major commercial, including lab-enabled, development in the KQID

The commercial, including lab-enabled, floorspace to be provided at the site represents an excellent opportunity to increase the critical mass of Knowledge Quarter uses and employment floorspace at the heart of the Knowledge Quarter, helping to further establish the area as a world-leading location for innovation, research and development.

The commercial floorspace will create a significant number of jobs and, together with the new accessible internal and external British Library spaces, will enable a programme of public benefits at the site, which have been developed in line with Camden 2025 initiatives. The commercial and British Library will also enable the delivery of substantial improvements to the external public realm at the site, making the area, which as existing is unattractive and inactive, welcoming, inviting and accessible to all.

### **Pre-Application Discussions**

The Proposed Development has been subject to extensive pre-application discussions with LB Camden for approximately 13 months. The design team have discussed the Proposed Development at a series of pre-application meetings and workshops with Officers in respect of design, land use, transport, social value, townscape and heritage, servicing and deliveries and sustainability. The GLA, TfL and Historic England have also been consulted throughout in addition to LB Camden's Design Review Panel and LB Camden's committee members at a Developer's Briefing.

### **Community Consultation**

The Applicants have undertaken thorough and ongoing consultation with the local community, businesses and interested third parties, including the Francis Crick Institute.

Methods of consultation included:

- 13,399 newsletters delivered to local householders and businesses;
- Commissioning groups;
- 2x Development Management Forums (held: 2 February 2021 and 25 May 2021); and
- 5x webinars held with local stakeholders (held: 12th, 19th and 26th November 2020 and 10th and 16th December 2020); and
- a dedicated freephone consultation line and email address.

The community consultation has led to several design changes and operational suggestions being incorporated into the proposals which will ensure that the best development for everyone is delivered at the site, including (but not limited to):

- shifting the building to the east, creating a significant new area of public open space on the Ossulston Street (western) side of the building; and
- co-design and co-management between the Applicants and the local community will take place within the Community Garden which will be delivered in the public open space to the western part of the site.

The Applicants are committed to continual, ongoing discussions with their local community and neighbours throughout the planning process and into the construction and operational phases of the Proposed Development.

### **Substantial Public Benefits**

The Proposed Development would deliver a substantial package of long-term public benefits which have been designed to embrace and directly address Camden's initiatives including STEAM and Good Work Camden. The Proposals will contribute to reducing inequalities and increasing life chances for neighbouring communities by maximising social value at the planning, construction and end user phases, and by supporting increased access to jobs, skills training and education opportunities.

The Proposed Development will do this by creating a substantial quantum of both internal and external public spaces where the local community, businesses and knowledge quarter occupiers, the British Library and the occupiers of the commercial, including lab-enabled, floorspace can meet.

The package of public benefits has been subject to extensive discussions with Camden's Planning, Inclusive Economy and STEAM Officers and has been devised following thorough consultation with the local community, SMBL and the British Library.

### **Conclusion**

It is considered that the Proposed Development delivers the objectives of the Development Plan with due regard to relevant statutory legislation. Accordingly, it meets the objectives and aspirations of LB Camden, the Mayor of London and the British Library. On this basis, we consider that planning permission and listed building consent should be granted.

### **Application Enclosures**

In support of this application for planning permission and listed building consent, a full package of documents has been prepared. As agreed with Officers, we enclose the following documents:

- Planning Permission and Listed Building Consent Application forms, prepared by Gerald Eve LLP;
- CIL Form, prepared by Gerald Eve LLP;

- Site Location Plan, prepared by RSHP;
- Cover Letter, prepared by Gerald Eve LLP;
- Site Plan, prepared by RSHP;
- Floor Area Schedule, prepared by Alinea;
- Existing, Demolition and Proposed Plans, Roof Plans, Sections and Elevations, prepared by RSHP;
- Existing and proposed Landscape plans and sections, prepared by DSDHA;
- Planning Statement, including Draft Heads of Terms for Legal Agreement, prepared by Gerald Eve LLP;
- Design and Access Statement, prepared by RSHP;
- Energy Statement, prepared by Arup;
- Heritage Impact Assessment, prepared by Cordula Zeidler;
- Sustainability Statement, prepared by Arup;
- Statement of Community Involvement, prepared by LCA;
- Transport Assessment, prepared by Arup, including:
  - Framework Travel Plan, prepared by Arup;
  - Parking Design and Management Plan, prepared by Arup;
  - Draft Construction Management Plan, prepared by RMP;
  - Delivery and Servicing Management Plan, prepared by Arup;
- Basement Impact Assessment, prepared by Arup;
- Economic Value and Knowledge Quarter Uses Statement, prepared by Arup;
- Preliminary Ecological Assessment, prepared by Arup;
- Public Realm and Landscape Design Statement, prepared by DSDHA;
- Arboricultural Report, prepared by TMA;
- Geotechnical Desk Study and Contamination Assessment, prepared by Arup;
- Financial Viability Assessment, prepared by Gerald Eve LLP;

- Social Value Framework, prepared by Arup;
- Health Impact Assessment, prepared by Arup;
- Urban Greening Factor Assessment, prepared by Arup;
- Biodiversity Net Gain Assessment Report, prepared by Arup;
- Stage 2 Whole Life--Cycle--Carbon Assessment, including a Demolition Justification Report, prepared by Arup;
- Circular Economy Statement, prepared by Arup;
- BREEAM Ecology Assessment, prepared by Arup;
- Fire Statement, prepared by Arup;
- Flood Risk Assessment, prepared by Arup;
- Townscape, Visual and Built Heritage (off-site) Assessment, prepared by Tavernor Consultancy;
- Daylight Sunlight Non-Technical Summary, prepared by GIA; and
- Environmental Statement, prepared by Arup; including:
  - Archaeology, prepared by Arup (ES chapter);
  - Air Quality, prepared by Arup (ES chapter);
  - Built Heritage on-site, prepared by Cordula Zeidler;
  - Climate Change, prepared by Arup (ES chapter);
  - Daylight, Sunlight, Overshadowing, Solar Glare and Light Obtrusion Assessment, prepared by GIA (ES chapter);
  - Electronic Interference, prepared by Arup (ES chapter);
  - Socio-Economics, prepared by Arup (ES chapter);
  - Environmental Wind, prepared by Arup (ES chapter); and
  - Noise and Vibration, prepared by Arup (ES chapter).

The application fee of **£202,977.00** has been paid to the London Borough of Camden via the Planning Portal.

We trust that the information submitted in support of this application is sufficient to ensure validation and we look forward to confirmation of this shortly.

If you have any questions in the meantime, please contact Kevin Henson (020 7333 6421) or Anna Gargan (020 7518 7240) of the above office.

Yours sincerely,



**Gerald Eve LLP**

AGargan@geraldeve.com  
Direct tel. +44 (0)20 7518 7240