



# 105 JUDD STREET

## SECTION 73 APPLICATION

**In February 2025, Native Land notified you of our intention to submit a Section 73 application to vary the initial planning consent we received for 105 Judd Street from Camden in May 2023. This included details of the changes to the consent and why they needed to be made.**

This is to accommodate LifeArc, the potential tenant, and its occupation of the entire building. The changes will ensure the right space and facilities can be provided at 105 Judd Street to meet LifeArc's requirements.

LifeArc is a British medical research charity, focused on turning scientific discoveries that have the potential to change people's lives into treatments and cures for people with rare diseases.

Following the consultation, we took away both feedback and questions from the local community. As we look to submit the Section 73 application imminently, we wanted to share a response to these questions, showcase the latest design of the building and share the finalised proposals that will be included within the application that will be submitted to Camden Council.

Following discussions at our public consultation, we wanted to provide an update on LifeArc’s planned operations.

# INTRODUCING LIFEARC

**LifeArc is a medical research charity, turning promising scientific research into life-changing treatments and cures for people living with rare diseases and in areas of global health. As a registered charity, LifeArc’s charitable aim is to promote public benefit by improving human health and medical research, assisting the progress of scientific discoveries and new technologies into therapeutic treatments, drugs, diagnostics, other technologies or information resources.**

There are 3.5m people in the UK with a rare disease, and most face a life without hope of a cure because of the barriers preventing scientific breakthroughs from being turned into treatments. LifeArc seeks to overcome those barriers, by offering funding, partnerships or scientific expertise to accelerate science and help patients get the treatment they need.

LifeArc wants a world where no one with a rare disease misses out on life-changing innovation because of complexity, cost or risk.

The charity has been doing this for more than 30 years, and helped to develop a cancer drug called pembrolizumab, which has been used to treat millions of cancer patients around the world, as well as other drugs like lecanemab for Alzheimer’s disease.

Discussions are ongoing with Camden Council about how LifeArc can support the local area, but ideas include volunteering with local groups and charities and providing space in the building for other charities undertaking similar work.

## Operations at 105 Judd Street

At 105 Judd Street, LifeArc will undertake cutting edge research into the discovery and development of new drugs, diagnostics and data solutions that could be used to treat patients living with rare conditions and infectious disease.

The plans for 105 Judd Street include offices, labs and some event space.

All scientific activities are highly regulated to ensure the highest safety standards are maintained. LifeArc has robust and extensive safety procedures and systems in place. These containment measures are designed to protect both the laboratory personnel and the local community from any potential hazards associated with scientific work.

In scientific buildings, several containment measures are implemented to ensure safety. Primary containment measures include fume hoods, biological safety cabinets and personal protective equipment. Secondary containment would include the heating and ventilation system, building design and processes for secure handling and disposal of waste.

## Mitigating local impacts

Noise, Air Quality and Odour Impact Assessments for the future operations have been undertaken. These found that any impact is likely to be negligible and insignificant.

Regarding noise, lab operations themselves will not produce noise above that of a standard office building.

In terms of air quality and odour, the proposed flues on the roof of the building would be used to remove circulating air, and tiny quantities of chemical solvents produced during research carried out in the lab. A specialist consultant has undertaken assessments to understand outputs from the flues. They found that all impacts are determined to be negligible and harmless with an insignificant effect on the local area from operations.

Emission levels and limits will be established and monitored throughout operations.

**We have continued to work on the design of the updated plans for 105 Judd Street to ensure that we are responding to the feedback we have received from both local residents and Camden Council officers.**

From our consultation we know that there were concerns about the amount of plant included on the roof of the building, around the number of louvred windows and queries regarding the design of the plant enclosure.

In response to this feedback, we have significantly reduced the amount of plant included within the proposals, reduced the number of louvred windows or softened them where this was not possible and updated the design of the plant enclosure to better integrate into the existing building.

# DESIGN CHANGES

- 1

Stepping back of the plant enclosure in the north-east corner of the building to reduce the appearance of the massing behind the historic turret.
- 2

An overall reduction in the plant enclosure footprint from 590sqm to 520sqm.
- 3

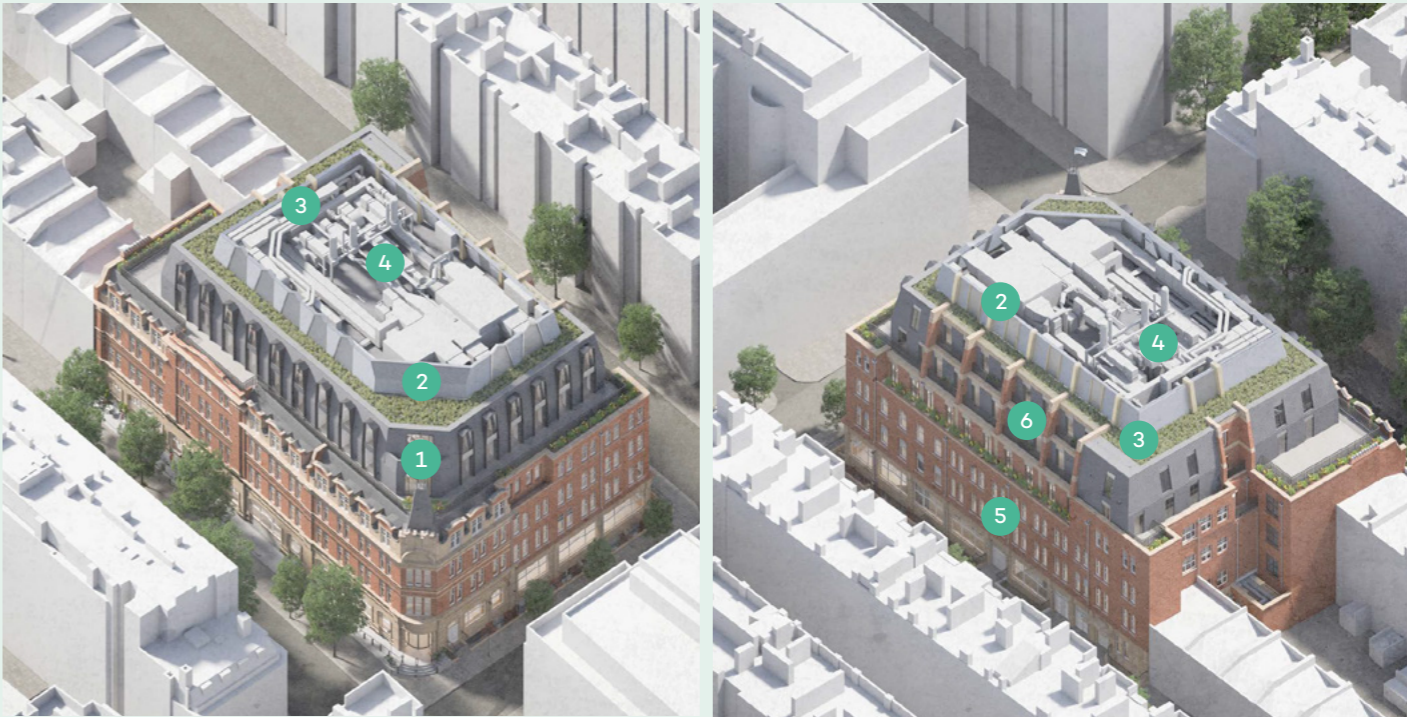
The removal of the low-level plant enclosure at the south of the building, simplifying the massing when viewed from the south and improving the view of the south of the building from street level.
- 4

A change in the number of flues included within the plant enclosure to three large flues and two small flues. The smaller flues will sit within the plant enclosure and will not be visible. We have also updated the
- 5

structural system to small steel cables to restrict the amount of bulky structural steelwork included to support the flues.
- 6

The integrated window louvres have been amended to minimise visual impact, keep the current window arrangements and reduce the number of frosted windows. This has also included a reduction in the number of louvred windows, with none now included on Judd Street.
- 6

Updated design of the plant enclosure to the west, including the breaking up of the enclosure with the extension of the piers from lower floors. This will help to improve the design and integration of the plant enclosure into the existing plans.



**To see the full list of changes included within the Section 73 application for 105 Judd Street please visit our project website.**

**[www.105juddstreetconsultation.co.uk](http://www.105juddstreetconsultation.co.uk)**

Here, you will also be able to find the materials we presented at our public consultation in February/March alongside a set of updated images of the building that reflect the design changes made since our previous consultation in response to feedback.




## NEXT STEPS

We will shortly be submitting our Section 73 application to Camden Council. When the application is submitted, Camden will host their own statutory consultation on the Section 73, and you will be able to provide any further feedback to Camden directly.

During the statutory consultation, the full range of planning documents will be available on Camden's planning portal. You will be able to view these to understand more details about the updated plans or any specific areas that you are interested in.

If you have any questions or would like to speak to the team, please get in touch via the contact details below:

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