

Annex C: Cumulative Schemes

Euston Tower – Cumulative Schemes

Ref.	Name / Address	Planning Application Reference	Scheme Description	Status as of February 2023
London Borough of Camden				
1	Land to the North of the British Library 96 Euston Road London NW1 2DB	2022/1041/P	Demolition of the British Library Centre for Conservation, alterations to the British Library and erection of a new building of 12 above-ground storeys and two basement levels 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 including new crossovers; provision of Crossrail 2 infrastructure; means of access; and associated works.	Resolution to grant approval at Planning Committee on 30 January 2023
2a	Central Somers Town Covering Land At Polygon Road Open Space, Edith Neville Primary School 174 Ossulston Street And Purchase Street Open Space, London, NW1 1EE (Brill Place)	2015/2704/P	Demolition of existing buildings and the provision of approximately 2,190sq.m replacement school (Use Class D1); approximately 1,765sq.m of community facilities (Use Class D1); approximately 207sq.m of flexible Use Class A1/A2/A3/D1 floorspace and 136 residential units (Use Class C3) over 7 buildings ranging from 3 to 25 storeys in height comprising: Plot 1: Community uses at ground floor (Use Class D1) (approximately 1,554sq.m) Plot 1: Community uses at ground floor (Use Class D1) (approximately 1,554sq.m) to including demolition of existing buildings and the provision of approximately 2,190sq.m replacement school (Use Class D1); approximately 1,765sq.m of 2community facilities (Use Class D1); approximately 207sq.m of flexible Use Class A31/A2/A3/D1 floorspace and 136 residential units (Use Class C3) over 7 buildings ranging from 3 to 25 storeys in height comprising: Plot 1: Community uses at ground floor (Use Class D1) (approximately 1,554sq.m) to include a children's nursery and community play facility with 10no. residential units above; Plot 2: 35 residential units over flexible A1/A2/A3/D1 floorspace at ground level (approximately 137sq.m); Plot 3: Extension of Grade II listed terrace to provide 3no. dwellings; Plot 4: Replacement school (Use Class D1) ; Plot 5: 20no. residential units over a replacement community hall (Use Class D1) (approximately 211sq.m); Plot 6: 14no. residential units; and Plot 7: 54no. residential units over flexible A1/A2/A3/D1 floorspace at ground level (approximately 70sq.m). Provision of 11,765 sqm of public open space along with associated highways works and landscaping. Namely, to include amendments to architectural design, building footprint, internal layouts, quantum of residential units, structural column positions and the energy strategy, in relation to Plot 7, Central Somers Town.	Approved on 14 October 2016 Partly built out with some plots still to be constructed.

Ref.	Name / Address	Planning Application Reference	Scheme Description	Status as of February 2023
London Borough of Camden				
2b		2019/5882/P	Variation of conditions 2 (approved drawings), 3 (approved documents), 15 (quantum of housing, plot 7) and 80 (cycle parking, plot 7) of planning permission reference 2015/2704/P dated 14/10/2016 for Demolition of existing buildings and the provision of approximately 2,190sq.m replacement school (Use Class D1); approximately 1,765sq.m of community facilities (Use Class D1); approximately 207sq.m of flexible Use Class A1/A2/A3/D1 floorspace and 136 residential units (Use Class C3) over 7 buildings ranging from 3 to 25 storeys in height comprising: Plot 1: Community uses at ground floor (Use Class D1) (approximately 1,554sq.m) to including demolition of existing buildings and the provision of approximately 2,190sq.m replacement school (Use Class D1); approximately 1,765sq.m of 2community facilities (Use Class D1); approximately 207sq.m of flexible Use Class A31/A2/A3/D1 floorspace and 136 residential units (Use Class C3) over 7 buildings ranging from 3 to 25 storeys in height comprising: Plot 1: Community uses at ground floor (Use Class D1) (approximately 1,554sq.m) to include a children's nursery and community play facility with 10no. residential units above; Plot 2: 35 residential units over flexible A1/A2/A3/D1 floorspace at ground level (approximately 137sq.m); Plot 3: Extension of Grade II listed terrace to provide 3no. dwellings; Plot 4: Replacement school (Use Class D1) ; Plot 5: 20no. residential units over a replacement community hall (Use Class D1) (approximately 211sq.m); Plot 6: 14no. residential units; and Plot 7: 54no. residential units over flexible A1/A2/A3/D1 floorspace at ground level (approximately 70sq.m). Provision of 11,765 sqm of public open space along with associated highways works and landscaping. Namely, to include amendments to architectural design, building footprint, internal layouts, quantum of residential units, structural column positions and the energy strategy, in relation to Plot 7, Central Somers Town.	Approved on 14 October 2016
2c		2020/4631/P	Minor Material Amendment (Section 73) to facilitate change of wording to Condition 137 granted under planning permission reference 2015/2704/P dated 14/10/2016, amended by application 2019/5882/P dated 01/07/2020	Approved on 23 April 2021
2d		2022/2855/P	Minor Material Amendment (Section 73) to amend Condition 2 (Approved Drawings), Condition 3 (Design and Access Statement), Condition 18 (Play Space), Condition 26 (Obscure Glazing – Plot 5), Condition 27 (Obscure Glazing – Plot 6) and Condition 82 (Cycle Parking – Public Open Space) of Ref. 2020/4631/P dated	Approved 24 November 2022

Ref.	Name / Address	Planning Application Reference	Scheme Description	Status as of February 2023
London Borough of Camden				
			23/04/2021 to planning permission reference 2015/2704/P dated 14/10/2016, amended by application 2019/5882/P dated 01/07/2020 and 2020/4631/P dated 23/04/2021 and 2022/2659/P dated 18/07/2022	
3a	Eastman Dental Hospital Site and Buildings (including the former Royal Free Hospital the Eastman Dental Clinic and the Levy Wing) WC1X 8LD	2018/5715/P	Partial redevelopment of the site, including to the former Royal Free Hospital (Plot 1); Eastman Dental Clinic (Plot 2); Levy Wing (Plot 3); Frances Gardner House and the Riddell Memorial Fountain within the courtyard of the former Royal Free Hospital, to create approximately 23,861sqm of medical research, outpatient facility and academic (Use Class D1) floorspace. Former Royal Free Hospital: demolition of the New, Sussex and Victoria Wings (with retention of the Alexandra Wing); single storey extensions and reinstatement of southern pediment on Alexandra Wing; erection of five storey building (plus two storeys of plant and two storeys of basement) to the rear of the Alexandra Wing, including plant, terraces, flues, to provide a dementia and neurology research facility. Eastman Dental Clinic: alterations to the listed building including the part rebuilding of the northern façade and new entrance; replacement windows; new plant; works to the courtyard and associated external and internal alterations associated with its conversion to education use. Levy Wing: substantial demolition of the building and erection of a part 4, part 7 storey building (plus two storey basement, including plant and external amenity spaces), to provide education space. Frances Gardner House: installation of photovoltaic panels on the roof and landscaping works to the courtyard. Riddell Memorial Fountain: relocation of the listed fountain from the courtyard of the former Royal Free Hospital to the courtyard of the Eastman Dental Clinic. Associated landscaping arrangements including the creation of a new public square, other public spaces and routes, and pedestrian connections to Gray's Inn Road, St Andrew's Gardens, Cubitt Street and Langton Close. Associated transport and servicing arrangements including cycle parking, parking and a new servicing ram	Approved subject to a Section 106 legal agreement on 10 March 2020
3b		2020/4919/P	Variation of Condition 2 (Approved Plans) granted under Planning Application reference 2019/2879/P dated 10/03/20 (for: Partial redevelopment of the site to create medical research, outpatient facility and academic floorspace); CHANGES include an extension to the Plot 1 basement and amended ground floor plan to include vent.	Application registered on 23 October 2020
3c		2020/5791/P	Variation of Condition 2 (Approved Plans) granted under Planing Application	Approved subject to

Ref.	Name / Address	Planning Application Reference	Scheme Description	Status as of February 2023
London Borough of Camden				
			reference 2019/2879/P dated 10/03/20 (for: Partial redevelopment of the site to create medical research, outpatient facility and academic floorspace); CHANGES include rear and front extensions to the basement of Plot 1; significant extension of the Plot 3 basement at both level B1 and level B2 to provide two lecture theatres (net additional 852sqm GIA floorspace); additional plant and servicing equipment. This application is accompanied by an addendum to the original Environmental Statement.	S106 Legal Agreement on 21 June 2021
3d		2021/1809/P	Variation of Condition 2 (Approved Plans) granted under Planning Application reference 2019/2879/P dated 10/03/20 (for: Partial redevelopment of the site to create medical research, outpatient facility and academic floorspace); CHANGES include amendments to Plot 1 (former Royal Free Hospital Building) to amend the lecture theatre east facade; east facade updates (locations of doors); north west corner facade (change of detailing); facade level changes; firefighting lift; Alexandra Wing demolition and construction methodology. This application is accompanied by an addendum to the original Environmental Statement.	Submitted on 24 October 2022. Pending determination.
4	Royal National Throat, Nose And Ear Hospital Site 330 Grays Inn Road (and fronting Swinton Street and Wicklow Street) London WC1X 8DA	2020/5593/P	Redevelopment of the former Royal National Throat, Nose and Ear Hospital site, comprising: Retention of 330 Gray's Inn Road and a two storey extension above for use as hotel (5 above ground storeys in total), demolition of all other buildings, the erection of a part 13 part 9 storey building plus upper and lower ground floors (maximum height of 15 storeys) for use as a hotel (including a cafe and restaurant); covered courtyard; external terraces; erection of a 7 storey building plus upper and lower ground floors (maximum height of 9 storeys) for use as office (for consultation purposes only: 13,275sqm office space) together with terraces; erection of a 10 storey building plus upper and lower ground floors (maximum height of 12 storeys) for use as residential (44 units and 748sqm affordable workspace, for consultation purposes only) on Wicklow Street and office space at lower ground and basement floors; erection of a 5 storey building plus upper and lower ground floors (maximum height of 7 storeys) for use as residential (32 units, for consultation purposes only) on Swinton Street and associated residential amenity space; together with a gymnasium; new basement; rooftop and basement plant; servicing; cycle storage and facilities; refuse storage; landscaping and other ancillary and associated works (for consultation purposes only the development includes 9,427sqm of hotel	Approved on 20 July 2022

Ref.	Name / Address	Planning Application Reference	Scheme Description	Status as of February 2023
London Borough of Camden				
			floorspace (182 rooms)).	
5	247 Tottenham Court Road, London, W1T 7HH; 3 Bayley Street, London, WC1B 3HA; 1 Morwell Street, London, WC1B 3AR; 2-3 Morwell Street, London, WC1B 3AR; and 4 Morwell Street, London, W1T 7QT.	2020/3583/P	Demolition of 247 Tottenham Court Road, 3 Bayley Street, 1 Morwell Street, 2-3 Morwell Street and 4 Morwell Street and the erection of a mixed use office led development comprising ground plus five storey building for office (Class B1) use, flexible uses at ground and basement (Class A1/A2/A3/B1/D1/D2), residential (Class C3) use, basement excavation, provision of roof terraces, roof level plant equipment and enclosures, cycle parking, public realm and other associated works.	Approved on 30 July 2021
6a	Network Building (95-100 Tottenham Court Road) 76-80 Whitfield Street and 88 Whitfield Street London W1T 4TP	2020/5624/P	Outline application for demolition of office building (95-100 TCR & 76-80 Whitfield St) and 7 flats (88 Whitfield Street) and construction of a new building to provide for a maximum of 17746 sqm (GIA) of 'commercial business and service' floorspace (use Class E) along with details of access, scale and landscaping and other works incidental to the application. Details of layout and appearance are reserved. CONSULTATION NOTE: Application is linked to redevelopment of 14-19 Tottenham Mews (ref 2020/5633/P) and Reserved Matters details for office building (ref 2020/5631/P) and Reserved Matters details for lab-enabled building (ref 2020/5638/P).	Approved on 12 April 2022
6b		2020/5638/P	Reserved Matters details of layout and appearance for a building with lab-enabled use comprising one basement level, ground floor and seven upper floors, and details required by conditions 4 (Basement Impact Assessment), 5 (Energy details), 6 (Design and access statement), 7 (Cycle facilities) and 37 (Waste & recycling), associated servicing and all necessary enabling works, associated with planning application reference 2020/5624/P [for the demolition of office building (95-100 TCR & 76-80 Whitfield St) and 7 flats (88 Whitfield Street) and construction of a new building to provide for a maximum of 17746 sqm (GIA) of 'commercial business and service' floorspace (use Class E) along with details of access, scale and landscaping and other works incidental to the application']. CONSULTATION NOTE : Application is linked to an application for outline planning permission (ref 2020/5624/P) which is currently under assessment.	Approved on 14 April 2022

Ref.	Name / Address	Planning Application Reference	Scheme Description	Status as of February 2023
London Borough of Camden				
6c		2020/5631/P	Reserved Matters details of layout and appearance for an office building comprising one basement level, ground floor and eight upper floors, and details required by conditions 4 (Basement Impact Assessment), 5 (Energy details), 6 (Design and access statement), 7 (Cycle facilities) and 37 (Waste & recycling), associated servicing and all necessary enabling works, associated with planning application reference 2020/5624/P [for the demolition of office building (95-100 TCR & 76-80 Whitfield St) and 7 flats (88 Whitfield Street) and construction of a new building to provide for a maximum of 17746 sqm (GIA) of 'commercial business and service' floorspace (use Class E) along with details of access, scale and landscaping and other works incidental to the application']. CONSULTATION NOTE : Application is linked to an application for outline planning permission (ref 2020/5624/P) which is currently under assessment.	Approved on April 2022
7	Belgrove House Belgrove Street London WC1H 8AA	2020/3881/P	Redevelopment of Belgrove House as a part 5 part 10 storey building plus 2 basement levels for use as office and research and laboratory floorspace; with café, flexible retail and office floorspace at ground floor; an auditorium at basement; incorporating step free entrance to Kings Cross Underground station in place of two entrance boxes along Euston Road; together with terraces at fourth and fifth floor levels, servicing, cycle storage and facilities, refuse storage and other ancillary and associated works.	Granted Subject to a Section 106 Legal Agreement in November 2021 Under construction

Euston Tower Cumulative Schemes

London Borough of Camden

- 1. Land to the North of the British Library
- 2. Central Somers Town
- 3. Eastman Dental Hospital
- 4. Royal National Throat, Nose And Ear Hospital
- 5. 247 Tottenham Court Road
- 6. Network Building
- 7. Belgrove House

Key:

- The Site

- Cumulative Schemes

