

**From:** Kate Henry <Kate.Henry@camden.gov.uk>  
**Sent on:** Tuesday, September 19, 2023 8:53:37 AM  
**To:** Raby-Smith, Rebecca @ London SMC <Rebecca.RabySmith@cbre.com>  
**Subject:** FW: REMINDER FW: Consultee letter for PlanningApplication Application: 2023/3265/P (LBC Green spaces)

External

FYI

Kate Henry  
Principal Planning Officer

Telephone: 020 7974 3794

-----Original Message-----

**From:** Joe Lewis <Joe.Lewis@camden.gov.uk>  
**Sent:** 18 September 2023 12:18  
**To:** Kate Henry <Kate.Henry@camden.gov.uk>  
**Cc:** Greenspace Improvements <greenspaceimprovements@camden.gov.uk>; Andrew Hinchley <Andrew.Hinchley@camden.gov.uk>; David Houghton <David.Houghton@Camden.gov.uk>; Greg Hitchcock <Greg.Hitchcock@camden.gov.uk>  
**Subject:** RE: REMINDER FW: Consultee letter for PlanningApplication Application: 2023/3265/P

Hi Kate,

Thank you for your email.

LBC Green Space have no comments on the EIA scoping for the 286 Euston Road application. We look forward to commenting on the full planning application when it is submitted. If you have any questions about green space in relation to this application then do get back in contact.

Kind regards

--

Joe Lewis  
Green Space Development Manager

Telephone: 02079743536

-----Original Message-----

**From:** Kate Henry <Kate.Henry@camden.gov.uk>  
**Sent:** 13 September 2023 10:02  
**To:** Greenspace Improvements <greenspaceimprovements@camden.gov.uk>; Andrew Hinchley <Andrew.Hinchley@camden.gov.uk>; David Houghton <David.Houghton@Camden.gov.uk>  
**Subject:** REMINDER FW: Consultee letter for PlanningApplication Application: 2023/3265/P  
**Importance:** High

Good morning,

The 5 week statutory period for adopting a scoping opinion has ended, but CBRE cannot complete their scoping review report until they have all consultee responses. Would you be able to provide a response within 7 days of this email?

I look forward to hearing from you.

Kate Henry  
Principal Planning Officer

Telephone: 020 7974 3794

-----Original Message-----

**From:** Kate Henry

**Sent:** 08 August 2023 13:57  
**To:** Greenspace Improvements <greenspaceimprovements@camden.gov.uk>  
**Subject:** Consultee letter for PlanningApplication Application: 2023/3265/P

Please find attached Consultee letter for PlanningApplication application 2023/3265/P

Y620361

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**From:** Tebraiz Shahzad <Tebraiz.Shahzad@camden.gov.uk>  
**Sent on:** Thursday, October 5, 2023 2:29:19 PM  
**To:** Kate Henry <Kate.Henry@camden.gov.uk>  
**Subject:** RE: REMINDER FW: Consultee letter for Planning Application: 2023/3265/P

Hi Kate.

I apologise for the delay and for any inconvenience caused.

Please see my comments below. Thanks for giving us the opportunity to comment on this. It's an exciting development. I know British Land have been transforming the area and have spoken to them in the past about the Evening and Night Time Economy Strategy.

#### **AWS**

On their scoping opinion document on the U Drive, it states **Approximately 63,500m<sup>2</sup> (GIA) of office and lab enabled (Use Class E) floorspace**. I'm not sure how much this is in a net uplift but would expect to secure a portion of this as affordable works space (an uplift of more than 1k sqm net floor space triggers AWS, I'm assuming this development would, please let me know). This could be one of several ways:

- 20% of the workspace to be provided at 50% of comparable market values
- An element of the floor space to be offered to an affordable workspace provider (to be approved by the Council) at a peppercorn rent (i.e. a very small or token rent); or
- 20% of the desks in the open workspace (hot-desking) area to be offered at 50% of market value

This space could possibly be appropriate for use within the Knowledge Quarter as the area is within very close proximity. This is also a popular area for SMEs and Start-Ups. It would be good to find out in time who the occupiers may be and plans for how the AWS would be managed or operated.

Actually with proposed lab space, offering some of this as Affordable Workspace (below market rate rent) could be ideal as it's within reach of the Knowledge Quarter and they're in need of lab space.

Obviously we can discuss this

#### **Construction Phase:**

Apprenticeships - as the build cost for this scheme will exceed £3 million the applicant must recruit **1 construction apprentice paid at least London Living Wage per £3million of build costs and pay the council a support fee of £1,700 per apprentice as per section 63 of the Employment sites and business premises CPG**. Recruitment of construction apprentices should be conducted through the Council's King's Cross Construction Skills Centre. Once we have the exact build cost, we can determine the number of apprentices.

Construction Work Experience Placements - The applicant should provide **a number of construction work placement opportunities** (this is one placement per 500sq m of non-residential floor space and one per 20 housing units built) of not less than 2 weeks each, to be undertaken over the course of the development, to be recruited through the Council's King's Cross Construction Skills Centre, as per section 69 of the Employment sites and business premises CPG. Once we know what the net increase in work floor space, we can work this out.

Local Recruitment – our standard local recruitment target is **20%**. The applicant should work with the Kings Cross Construction Skills Centre to recruit to vacancies, advertising with us for no less than a week before the roles are advertised more widely.

Local Procurement – The applicant must also sign up to the **Camden Local Procurement Code**, as per section 61 of the Employment sites and business premises CPG. Our local procurement code sets a target of **10%** of the total value of the construction contract.

#### **End Use / Occupation Phase Opportunities:**

Sections 72-75 of the CPG set out our expectations about employment in the completed development

We will want to secure a specific number of end use apprenticeships through the S106 agreement. Especially with a

The developer should also confirm their commitment to ensuring the site offers local employment benefits in the long term by

- Joining the Council's Inclusive Business Network and promoting this and good employment practice to occupiers
- Working with Camden Learning/STEAM on school engagement, especially for the lab space but the office space as well.
- Working with their occupiers to offer work experience placements
- Working with Good Work Camden/the Council's Inclusive Economy Service to recruit to vacancies locally
- Work with Good Work Camden/the Council's Inclusive Economy Service to offer specific opportunities to those furthest from the labour market, possibly through supported employment initiatives
- For the amenities space/shared on the lower level at 6300m<sup>2</sup> some direct benefits/use for local residents (possibly free or at a large discount).

*Section 73 provides for a Section 106 contribution to be used by the Inclusive Economy service to support employment and training activities and local procurement initiatives. This contribution would be calculated as follows :*

$$\text{Net increase in floorspace (sq m GIA) / 12sqm [space requirement per full time employee]} = \text{full time jobs created}$$
$$\text{Full time jobs created} \times 21\% [\% \text{ of Camden residents who work in Camden}] \times 35\% [\% \text{ of employees requiring training}] \times \text{£3,995 [£ per employee requiring training]}$$

Once we know what the net increase in floorspace, I can make the calculation.

Happy to further discuss this. I apologise for the delay.

Kind Regards.

Tebraiz Shahzad  
Inclusive Economy Project Officer  
Economic Development  
London Borough of Camden

Telephone: 020 7974 1987

Web: [camden.gov.uk](http://camden.gov.uk)  
5 Pancras Square  
5 Pancras Square  
London N1C 4AG

**From:** Kate Henry <Kate.Henry@camden.gov.uk>  
**Sent on:** Friday, November 3, 2023 9:48:27 AM  
**To:** Raby-Smith, Rebecca @ London SMC <Rebecca.RabySmith@cbre.com>  
**Subject:** FW: 2023/3265/P - Euston Tower request for scoping opinion

External

FYI (comments from the Sustainability Officer)

--  
Kate Henry  
Principal Planning Officer

Telephone: 020 7974 3794



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**From:** Christopher Winters <Christopher.Winters@camden.gov.uk>  
**Sent:** 02 November 2023 19:08  
**To:** Kate Henry <Kate.Henry@camden.gov.uk>  
**Cc:** Katherine Frost <Katherine.Frost@camden.gov.uk>  
**Subject:** 2023/3265/P - Euston Tower request for scoping opinion

Hi Kate,

Further to discussion with Katherine the areas scoped into the EIA in combination with the standalone planning deliverables appear to be adequate. There has already been extensive pre-app engagement in consideration of the relevant issues with this development.

One query I would like to raise is whether there will be a standalone Air Quality Assessment or will Air Quality just be considered within the EIA? I think it would be acceptable if the Air Quality section of the EIA covers all the same bases we would expect in a standalone AQA but it would be good to have further clarity on the applicants intentions in this respect.

To confirm the inclusion of the following chapters highlighted in green will be particularly relevant from the perspective of the sustainability team:

- Chapter 1. Introduction;
- Chapter 2. EIA Methodology;
- Chapter 3. Alternatives and Design Evolution;
- Chapter 4. The Proposed Development;
- Chapter 5. Demolition and Construction;
- Chapter 6. Socio-economics;
- Chapter 7. Traffic and Transport;
- Chapter 8. Air Quality;
- Chapter 9. Noise and Vibration;
- Chapter 10. Daylight, Sunlight, Overshadowing, and Solar Glare;
- Chapter 11. Wind Microclimate;
- Chapter 12. Climate Change and Greenhouse Gases;
- Chapter 13. Effect Interactions;
- Chapter 14. Likely Significant Effects and Conclusions;
- Chapter 15. Environmental Management, Mitigation and Monitoring Schedule;

In addition the outlined supporting planning documents will also be of interest to the sustainability team:

- Energy Strategy (Standalone Planning Deliverable);
- Sustainability Strategy (Standalone Planning Deliverable);
- Circular Economy Statement (Standalone Planning Deliverable);
- Flood Risk Assessment (Standalone Planning Deliverable);
- Sustainable Drainage Strategy (Standalone Planning Deliverable);
- Utilities and Foul Sewage Assessment (Standalone Planning Deliverable); and
- Whole Life Carbon Assessment (Standalone Planning Deliverable)

All the best,  
Chris

Christopher Winters  
Sustainability Officer (Planning)  
Supporting Communities  
London Borough of Camden

Web: [camden.gov.uk](http://camden.gov.uk)

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| <b>Application No:</b> | <b>Consultees Name:</b> | <b>Received:</b>    | <b>Comment:</b> | <b>Response:</b>  |
|------------------------|-------------------------|---------------------|-----------------|---|
| 2023/3265/P            | Ursula Brown            | 14/08/2023 09:11:20 | OBJNOT          | Annex C Cumulative Schemes does not mention HS2 which is by far the biggest and most disruptive development in the local area. This must be scoped in. The whole document is completely meaningless without it. |

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**Total: 4**

## **Appendix: EIA Methodology**

**Annex 1: EIA Scoping Report**

**Annex 2: EIA Scoping Opinion**

**Annex 3: Cumulative Schemes List and Map**

## Euston Tower – Cumulative Schemes List

The Cumulative Schemes that will be considered within the ES are typically located within a 1km radius from the site, as this spatial extent is considered appropriate for determining cumulative effects in this locality but schemes located outside this which are considered relevant are included for completeness.

Generally, the schemes to be included within a cumulative effects assessment will either have:

- Full planning consent, proposed schemes pending a decision, or a resolution to grant consent; and
- Produce an uplift of more than 10,000 m<sup>2</sup> (Gross External Area (GEA)) of mixed-use floorspace, or over 150 residential units; or
- Are office to residential conversions (granted under the General Permitted Development Order) giving rise to over 150 residential units.

Table 1 sets out the Cumulative Schemes to be assessed within the EIA.

**Table 1 List of Cumulative Schemes**

| ID | Site Name   | Description  | App Ref     | Distance from Site | Status as of December 2023   |
|----|---|--|-------------|--------------------|--|
| 1  | Land to the North of the British Library<br>96 Euston Road<br>London NW1 2DB  | 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.   | 2022/1041/P | 1km east           | Resolution to grant approval at Planning Committee on 30 January 2023                        |
| 2a | Central Somers Town<br>Covering Land At<br>Polygon Road Open<br>Space, Edith<br>Neville Primary School<br>174 Ossulston Street And<br>Purchase Street Open<br>Space, London, NW1<br>1EE (Brill Place) | 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.   | 2015/2704/P | 890m north-east    | Approved on 14 October 2016<br><br>Partly built out with some plots still to be constructed. |
| 2b |   | 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. | 2019/5882/P |                    | Approved on 14 October 2016  |
| 2c |   | 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   | 2020/4631/P |                    | Approved on 23 April 2021  |

| ID | Site Name  | Description   | App Ref     | Distance from Site | Status as of December 2023   |
|----|--|---|-------------|--------------------|--|
| 2d |  | 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 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   | 2022/2855/P |                    | Approved 24 November 2022  |
| 3a | Eastman Dental Hospital Site and Buildings (including the former Royal Free Hospital the Eastman Dental Clinic and the Levy Wing) WC1X 8LD   | 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 | 2018/5715/P | 1.5km east         | Approved subject to a Section 106 legal agreement on 10 March 2020 |
| 3b |  | 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.  | 2020/4919/P |                    | Application registered on 23 October 2020                          |
| 3c |  | 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 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.   | 2020/5791/P |                    | Approved subject to S106 Legal Agreement on 21 June 2021           |
| 3d |  | 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.   | 2021/1809/P |                    | Submitted on 24 October 2022.<br>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  | 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 floorspace (182 rooms)).   | 2020/5593/P | 1.4km east         | Approved on 20 July 2022   |
| 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. | 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.  | 2020/3583/P | 960m south         | Approved on 30 July 2021   |
| 6a | Network Building (95-100 Tottenham Court Road) 76-80 Whitfield Street and 88 Whitfield Street London W1T 4TP   | 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).  | 2020/5624/P | 410m south         | Approved on 12 April 2022  |
| 6b |  | 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.   | 2020/5638/P |                    | Approved on 14 April 2022  |



| ID | Site Name      | Description   | App Ref     | Distance from Site | Status as of December 2023 |
|----|----------------|---|-------------|--------------------|----------------------------|
| 6c |                | 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. | 2020/5631/P |                    | Approved on April 2022     |
| 7  | Belgrove House | 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.  | 2020/3881/P | 1.2km east         | Approved on April 2022     |

Figure 1 Map of Cumulative Schemes

