


# NEWMARK

One Fitzroy 6 Mortimer Street  
London W1T 3JJ



Building Development  
5 Pancras Square  
London  
N1C 4AG

FAO: David Fowler

Your ref: 2023/5240/P

6 March 2025

Dear David

**Euston Tower, 286 Euston Road, London  
2023/5240/P Application for Full Planning Permission – Update to Podium Design**

We write on behalf of our Client, British Land Property Management Limited (“the Applicant”), in relation to the proposals at Euston Tower, 286 Euston Road, London NW1 3DP (“the Site”) and to formally submit amendments to planning application reference 2023/5240/P. The proposed amendments are minor external changes to the Podium façade and respond to feedback received from London Borough of Camden (“LBC”) planning and design officers following the December 2024 resubmission.

This covering letter should be read in conjunction with the material submitted to to LBC for consideration in December 2023 and December 2024, as part of planning application reference 2023/5240/P.

**Background**

A planning application (“the Application”) for the redevelopment of the Site was submitted to LBC on 11 December 2023 (reference 2023/5240/P).

Following extensive consultation, the submitted scheme was revised and a suite of revised and addendum planning application documents were formally submitted to LBC on 12 December 2024. Refer to the covering letter dated 12 December 2024 for a list of the application documents to be considered as part of the application. The description of development is as follows:

**“Redevelopment of Euston Tower comprising retention of parts of the existing building (including central core, basement and foundations) and erection of a new building incorporating these retained elements, to provide a 32-storey mixed-use building providing offices and research and development floorspace (Class E(g)) and office, retail, café and restaurant space (Class E) and Enterprise space (Class E/ F) at ground and first floors, and associated external terraces; public realm enhancements, including new landscaping and provision of new publicly accessible steps and ramp; short and long stay cycle storage; servicing; refuse storage; plant and other ancillary and associated work.”**

## Podium Design Changes

Following consultation with LBC planning and design officers, four minor design changes have been made to the external façade of the Podium. These are listed below:

1. Removal of secondary mullions in windows
2. Capping of the spines at the top and bottom levels
3. Continuation of façade banding across the spines
4. Adjustment of colour to the ground floor to match the upper podium floor colour.

A Design Addendum has been prepared which includes a set of illustrative elevations and images which show the changes agreed with Camden. The drawing pack has also been updated and submitted to LBC. Refer to the drawing register dated 26 February 2025 for a full list of the application drawings.

It has been agreed that due to the minor nature of the changes, there is no requirement to reconsult under Regulation 25 of the EIA Regulations (2017). Therefore, the conclusions as set out in the submitted planning application dated 12 December 2024 remain valid.

## Conclusion

This covering letter, Design Addendum and accompanying suite of plans are submitted formally in relation to planning application ref. 2023/5240/P.

Should you have any questions on the submission documentation, please contact Sophie Hinton [REDACTED] or Anna Collingwood-Smith [REDACTED] of this office.


Yours sincerely


[REDACTED]


e LLP

[REDACTED]

Register

Euston Tower		Project no.	Format	Rev. Date	Rev.	Revisions to Application	Rev.	Revisions to Application	Rev.
<b>Drawing Register - Architect</b>		1312		01.12.2023	-	18.11.2024	-	26.02.2025	-
									
Drawing No.	Drawing Title	Scale	Sheet	Rev. Date	Rev.	Rev	Rev.	Rev	Rev.
<b>Site plans</b>									
ET-DR-A-1002	Site Location Plan	1:1250	A1	01.12.2023	P1	18.11.2024	P2		
ET-DR-A-1003	Site Location Plan - Split By Level	1:1250	A1	01.12.2023	P1	18.11.2024	P2		
ET-DR-A-0000	Site Plan - Existing	1:500	A1	01.12.2023	P1	18.11.2024	P2		
ET-DR-A-0010	South Site Elevation - Existing	1:500	A1	01.12.2023	P1				
ET-DR-A-0011	East Site Elevation - Existing	1:500	A1	01.12.2023	P1				
ET-DR-A-1001	Site Plan - Proposed	1:500	A1	01.12.2023	P1	18.11.2024	P2		
ET-DR-A-1010	South Site Elevation - Proposed	1:500	A1	01.12.2023	P1	18.11.2024	P2	26.02.2025	P3
ET-DR-A-1011	East Site Elevation - Proposed	1:500	A1	01.12.2023	P1	18.11.2024	P2	26.02.2025	P3
ET-DR-A-1049	CIL Phasing Plan Phase 0 - Substation Works	1:300	A1			18.11.2024	P1		
ET-DR-A-1050	CIL Phasing Plan Phase 1 - Deconstruction	1:300	A1	01.12.2023	P1	18.11.2024	P2		
ET-DR-A-1051	CIL Phasing Plan Phase 2 - Construction	1:300	A1	01.12.2023	P1	18.11.2024	P2		
<b>Floor Plans - Existing</b>									
ET-DR-A-00099	Level Basement 01 Plan - Existing	1:200	A1	01.12.2023	P1	18.11.2024	P2		
ET-DR-A-00100	Level 00 Floor Plan - Existing	1:200	A1	01.12.2023	P1	18.11.2024	P2		
ET-DR-A-00101	Level 01 Floor Plan - Existing	1:200	A1	01.12.2023	P1				
ET-DR-A-00102	Level 02 Floor Plan - Existing	1:200	A1	01.12.2023	P1				
ET-DR-A-00103	Level 03 Floor Plan - Existing	1:200	A1	01.12.2023	P1				
ET-DR-A-00104	Level 04 Floor Plan - Existing	1:200	A1	01.12.2023	P1				
ET-DR-A-00105	Level 05 Floor Plan - Existing	1:200	A1	01.12.2023	P1				
ET-DR-A-00106	Level 06 Floor Plan - Existing	1:200	A1	01.12.2023	P1				
ET-DR-A-00107	Level 07 Floor Plan - Existing	1:200	A1	01.12.2023	P1				
ET-DR-A-00108	Level 08 Floor Plan - Existing	1:200	A1	01.12.2023	P1				
ET-DR-A-00109	Level 09 Floor Plan - Existing	1:200	A1	01.12.2023	P1				
ET-DR-A-00110	Level 10 Floor Plan - Existing	1:200	A1	01.12.2023	P1				
ET-DR-A-00111	Level 11 Floor Plan - Existing	1:200	A1	01.12.2023	P1				
ET-DR-A-00112	Level 12 Floor Plan - Existing	1:200	A1	01.12.2023	P1				
ET-DR-A-00113	Level 13 Floor Plan - Existing	1:200	A1	01.12.2023	P1				
ET-DR-A-00114	Level 14 Floor Plan - Existing	1:200	A1	01.12.2023	P1				
ET-DR-A-00115	Level 15 Floor Plan - Existing	1:200	A1	01.12.2023	P1				
ET-DR-A-00116	Level 16 Floor Plan - Existing	1:200	A1	01.12.2023	P1				
ET-DR-A-00117	Level 17 Floor Plan - Existing	1:200	A1	01.12.2023	P1				
ET-DR-A-00118	Level 18 Floor Plan - Existing	1:200	A1	01.12.2023	P1				
ET-DR-A-00119	Level 19 Floor Plan - Existing	1:200	A1	01.12.2023	P1				
ET-DR-A-00120	Level 20 Floor Plan - Existing	1:200	A1	01.12.2023	P1				
ET-DR-A-00121	Level 21 Floor Plan - Existing	1:200	A1	01.12.2023	P1				
ET-DR-A-00122	Level 22 Floor Plan - Existing	1:200	A1	01.12.2023	P1				
ET-DR-A-00123	Level 23 Floor Plan - Existing	1:200	A1	01.12.2023	P1				
ET-DR-A-00124	Level 24 Floor Plan - Existing	1:200	A1	01.12.2023	P1				
ET-DR-A-00125	Level 25 Floor Plan - Existing	1:200	A1	01.12.2023	P1				
ET-DR-A-00126	Level 26 Floor Plan - Existing	1:200	A1	01.12.2023	P1				
ET-DR-A-00127	Level 27 Floor Plan - Existing	1:200	A1	01.12.2023	P1				
ET-DR-A-00128	Level 28 Floor Plan - Existing	1:200	A1	01.12.2023	P1				
ET-DR-A-00129	Level 29 Floor Plan - Existing	1:200	A1	01.12.2023	P1				
ET-DR-A-00130	Level 30 Floor Plan - Existing	1:200	A1	01.12.2023	P1				
ET-DR-A-00131	Level 31 Floor Plan - Existing	1:200	A1	01.12.2023	P1				
ET-DR-A-00132	Level 32 Floor Plan - Existing	1:200	A1	01.12.2023	P1				
ET-DR-A-00133	Level 33 Floor Plan - Existing	1:200	A1	01.12.2023	P1				
ET-DR-A-00134	Level 34 Floor Plan - Existing	1:200	A1	01.12.2023	P1				
ET-DR-A-00135	Level 35 Floor Plan - Existing	1:200	A1	01.12.2023	P1				
ET-DR-A-00136	Level 36 Floor Plan - Existing	1:200	A1	01.12.2023	P1				
ET-DR-A-00137	Roof Plan - Existing	1:200	A1	01.12.2023	P1				
<b>Floor Plans - Deconstruction</b>									
ET-DR-A-01099	Level Basement 01 Plan - Deconstruction	1:200	A1	01.12.2023	P1	18.11.2024	P2		
ET-DR-A-01100	Level 00 Floor Plan - Deconstruction	1:200	A1	01.12.2023	P1	18.11.2024	P2		
ET-DR-A-01101	Level 01 Floor Plan - Deconstruction	1:200	A1	01.12.2023	P1				
ET-DR-A-01102	Level 02 Floor Plan - Deconstruction	1:200	A1	01.12.2023	P1				
ET-DR-A-01103	Level 03 Floor Plan - Deconstruction	1:200	A1	01.12.2023	P1				
ET-DR-A-01104	Level 04 Floor Plan - Deconstruction	1:200	A1	01.12.2023	P1				
ET-DR-A-01105	Level 05 Floor Plan - Deconstruction	1:200	A1	01.12.2023	P1				
ET-DR-A-01106	Level 06 Floor Plan - Deconstruction	1:200	A1	01.12.2023	P1				
ET-DR-A-01107	Level 07 Floor Plan - Deconstruction	1:200	A1	01.12.2023	P1				
ET-DR-A-01108	Level 08 Floor Plan - Deconstruction	1:200	A1	01.12.2023	P1				
ET-DR-A-01109	Level 09 Floor Plan - Deconstruction	1:200	A1	01.12.2023	P1				
ET-DR-A-01110	Level 10 Floor Plan - Deconstruction	1:200	A1	01.12.2023	P1				
ET-DR-A-01111	Level 11 Floor Plan - Deconstruction	1:200	A1	01.12.2023	P1				
ET-DR-A-01112	Level 12 Floor Plan - Deconstruction	1:200	A1	01.12.2023	P1				

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ET-DR-A-01113	Level 13 Floor Plan - Deconstruction	1:200	A1	01.12.2023	P1				
ET-DR-A-01114	Level 14 Floor Plan - Deconstruction	1:200	A1	01.12.2023	P1				
ET-DR-A-01115	Level 15 Floor Plan - Deconstruction	1:200	A1	01.12.2023	P1				
ET-DR-A-01116	Level 16 Floor Plan - Deconstruction	1:200	A1	01.12.2023	P1				
ET-DR-A-01117	Level 17 Floor Plan - Deconstruction	1:200	A1	01.12.2023	P1				
ET-DR-A-01118	Level 18 Floor Plan - Deconstruction	1:200	A1	01.12.2023	P1				
ET-DR-A-01119	Level 19 Floor Plan - Deconstruction	1:200	A1	01.12.2023	P1				
ET-DR-A-01120	Level 20 Floor Plan - Deconstruction	1:200	A1	01.12.2023	P1				
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ET-DR-A-01124	Level 24 Floor Plan - Deconstruction	1:200	A1	01.12.2023	P1				
ET-DR-A-01125	Level 25 Floor Plan - Deconstruction	1:200	A1	01.12.2023	P1				
ET-DR-A-01126	Level 26 Floor Plan - Deconstruction	1:200	A1	01.12.2023	P1				
ET-DR-A-01127	Level 27 Floor Plan - Deconstruction	1:200	A1	01.12.2023	P1				
ET-DR-A-01128	Level 28 Floor Plan - Deconstruction	1:200	A1	01.12.2023	P1				
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ET-DR-A-01130	Level 30 Floor Plan - Deconstruction	1:200	A1	01.12.2023	P1				
ET-DR-A-01131	Level 31 Floor Plan - Deconstruction	1:200	A1	01.12.2023	P1				
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ET-DR-A-01134	Level 34 Floor Plan - Deconstruction	1:200	A1	01.12.2023	P1				
ET-DR-A-01135	Level 35 Floor Plan - Deconstruction	1:200	A1	01.12.2023	P1				
ET-DR-A-01136	Level 36 Floor Plan - Deconstruction	1:200	A1	01.12.2023	P1				
ET-DR-A-01137	Roof Plan - Deconstruction	1:200	A1	01.12.2023	P1				
	<b>Floor Plans - Proposed</b>								
ET-DR-A-20098	Level Basement 02 Plan - Proposed	1:200	A1	01.12.2023	P1	18.11.2024	P2		
ET-DR-A-20099	Level Basement 01 Plan - Proposed	1:200	A1	01.12.2023	P1	18.11.2024	P2		
ET-DR-A-20100	Level 00 Floor Plan - Proposed	1:200	A1	01.12.2023	P1	18.11.2024	P2	26.02.2025	P3
ET-DR-A-20101	Level 01 Floor Plan - Proposed	1:200	A1	01.12.2023	P1	18.11.2024	P2	26.02.2025	P3
ET-DR-A-20102	Level 02 Floor Plan - Proposed	1:200	A1	01.12.2023	P1	18.11.2024	P2	26.02.2025	P3
ET-DR-A-20103	Level 03 Floor Plan - Proposed	1:200	A1	01.12.2023	P1	18.11.2024	P2	26.02.2025	P3
ET-DR-A-20104	Level 04 Floor Plan - Proposed	1:200	A1	01.12.2023	P1	18.11.2024	P2	26.02.2025	P3
ET-DR-A-20105	Level 05 Floor Plan - Proposed	1:200	A1	01.12.2023	P1	18.11.2024	P2	26.02.2025	P3
ET-DR-A-20106	Level 06 Floor Plan - Proposed	1:200	A1	01.12.2023	P1	18.11.2024	P2	26.02.2025	P3
ET-DR-A-20107	Level 07 Floor Plan - Proposed	1:200	A1	01.12.2023	P1	18.11.2024	P2		
ET-DR-A-20108	Level 08 Floor Plan - Proposed	1:200	A1	01.12.2023	P1	18.11.2024	P2		
ET-DR-A-20109	Level 09 Floor Plan - Proposed	1:200	A1	01.12.2023	P1	18.11.2024	P2		
ET-DR-A-20110	Level 10 Floor Plan - Proposed	1:200	A1	01.12.2023	P1	18.11.2024	P2		
ET-DR-A-20111	Level 11 Floor Plan - Proposed	1:200	A1	01.12.2023	P1	18.11.2024	P2		
ET-DR-A-20112	Level 12 Floor Plan - Proposed	1:200	A1	01.12.2023	P1	18.11.2024	P2		
ET-DR-A-20113	Level 13 Floor Plan - Proposed	1:200	A1	01.12.2023	P1	18.11.2024	P2		
ET-DR-A-20114	Level 14 Floor Plan - Proposed	1:200	A1	01.12.2023	P1	18.11.2024	P2		
ET-DR-A-20115	Level 15 Floor Plan - Proposed	1:200	A1	01.12.2023	P1	18.11.2024	P2		
ET-DR-A-20116	Level 16 Floor Plan - Proposed	1:200	A1	01.12.2023	P1	18.11.2024	P2		
ET-DR-A-20117	Level 17 Floor Plan - Proposed	1:200	A1	01.12.2023	P1	18.11.2024	P2		
ET-DR-A-20118	Level 18 Floor Plan - Proposed	1:200	A1	01.12.2023	P1	18.11.2024	P2		
ET-DR-A-20119	Level 19 Floor Plan - Proposed	1:200	A1	01.12.2023	P1	18.11.2024	P2		
ET-DR-A-20120	Level 20 Floor Plan - Proposed	1:200	A1	01.12.2023	P1	18.11.2024	P2		
ET-DR-A-20121	Level 21 Floor Plan - Proposed	1:200	A1	01.12.2023	P1	18.11.2024	P2		
ET-DR-A-20122	Level 22 Floor Plan - Proposed	1:200	A1	01.12.2023	P1	18.11.2024	P2		
ET-DR-A-20123	Level 23 Floor Plan - Proposed	1:200	A1	01.12.2023	P1	18.11.2024	P2		
ET-DR-A-20124	Level 24 Floor Plan - Proposed	1:200	A1	01.12.2023	P1	18.11.2024	P2		
ET-DR-A-20125	Level 25 Floor Plan - Proposed	1:200	A1	01.12.2023	P1	18.11.2024	P2		
ET-DR-A-20126	Level 26 Floor Plan - Proposed	1:200	A1	01.12.2023	P1	18.11.2024	P2		
ET-DR-A-20127	Level 27 Floor Plan - Proposed	1:200	A1	01.12.2023	P1	18.11.2024	P2		
ET-DR-A-20128	Level 28 Floor Plan - Proposed	1:200	A1	01.12.2023	P1	18.11.2024	P2		
ET-DR-A-20129	Level 29 Floor Plan - Proposed	1:200	A1	01.12.2023	P1	18.11.2024	P2		
ET-DR-A-20130	Level 30 Floor Plan - Proposed	1:200	A1	01.12.2023	P1	18.11.2024	P2		
ET-DR-A-20131	Level 31 Floor Plan - Proposed	1:200	A1	01.12.2023	P1	18.11.2024	P2		
ET-DR-A-20132	Roof Plan - Proposed	1:200	A1	01.12.2023	P1	18.11.2024	P2		
	<b>Elevations - Existing</b>								
ET-DR-A-00200	North Elevation - Existing	1:300	A1	01.12.2023	P1				
ET-DR-A-00201	South Elevation - Existing	1:300	A1	01.12.2023	P1				
ET-DR-A-00202	East Elevation - Existing	1:300	A1	01.12.2023	P1				
ET-DR-A-00203	West Elevation - Existing	1:300	A1	01.12.2023	P1				
ET-DR-A-00300	North Elevation Illustrative - Existing	1:300	A1	01.12.2023	P1				

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Drawing No.	Drawing Title	Scale	Sheet	Rev. Date	Rev.	Rev	Rev.	Rev	Rev.
ET-DR-A-00301	South Elevation Illustrative - Existing	1:300	A1	01.12.2023	P1				
ET-DR-A-00302	East Elevation Illustrative - Existing	1:300	A1	01.12.2023	P1				
ET-DR-A-00303	West Elevation Illustrative - Existing	1:300	A1	01.12.2023	P1				
<b>Elevations - Proposed</b>									
ET-DR-A-30010	South Elevation - Proposed	1:300	A1	01.12.2023	P1	18.11.2024	P2	26.02.2025	P3
ET-DR-A-30011	North Elevation - Proposed	1:300	A1	01.12.2023	P1	18.11.2024	P2	26.02.2025	P3
ET-DR-A-30012	East Elevation - Proposed	1:300	A1	01.12.2023	P1	18.11.2024	P2	26.02.2025	P3
ET-DR-A-30013	West Elevation - Proposed	1:300	A1	01.12.2023	P1	18.11.2024	P2	26.02.2025	P3
ET-DR-A-30020	South Elevation Proposed - Illustrative	1:300	A1	01.12.2023	P1	18.11.2024	P2	26.02.2025	P3
ET-DR-A-30021	North Elevation Proposed - Illustrative	1:300	A1	01.12.2023	P1	18.11.2024	P2	26.02.2025	P3
ET-DR-A-30022	East Elevation Proposed - Illustrative	1:300	A1	01.12.2023	P1	18.11.2024	P2	26.02.2025	P3
ET-DR-A-30023	West Elevation Proposed - Illustrative	1:300	A1	01.12.2023	P1	18.11.2024	P2	26.02.2025	P3
<b>Sections - Existing</b>									
ET-DR-A-00310	Section A-A - Existing	1:300	A1	01.12.2023	P1				
ET-DR-A-00311	Section B-B - Existing	1:300	A1	01.12.2023	P1				
<b>Sections - Proposed</b>									
ET-DR-A-30001	Section A-A - Proposed	1:300	A1	01.12.2023	P1	18.11.2024	P2		
ET-DR-A-30002	Section B-B - Proposed	1:300	A1	01.12.2023	P1	18.11.2024	P2		
ET-DR-A-30003	Section C-C - Proposed	1:300	A1	01.12.2023	P1	18.11.2024	P2		
ET-DR-A-30004	Section D-D - Proposed	1:300	A1	01.12.2023	P1	18.11.2024	P2		
<b>Technical Drawings</b>									
ET-DR-A-5000	Bay Study Typical Illustrative- Proposed	1:20	A1	01.12.2023	P1	18.11.2024	P2	26.02.2025	P3
ET-DR-A-5001	Bay Study Amenity Illustrative - Proposed	1:20	A1	01.12.2023	P1	18.11.2024	P2	26.02.2025	P3
ET-DR-A-5002	Bay Study Podium Illustrative - Proposed	1:50	A1					26.02.2025	P1