

Address:	Euston Tower 286 Euston Road London NW1 3DP		4
Application Number:	2026/1153/P	Officer: David Fowler	
Ward:	Regent's Park		
Date Received:	23/03/2026		
<p>Proposal: Deed of Variation to amend the Section 106 Agreement for application 2023/5240/P, dated 23/01/25; namely to remove clause 4.2.7 requiring Knowledge Quarter activities for at least 16,476sqm and also to amend clause 2.29 regarding 'Deconstruction Works'.</p>			
<p>Background Papers, Supporting Documents and Drawing Numbers:</p> <ul style="list-style-type: none"> • Covering letter (Newmark) 17 March 2026 • Draft Deed of Variation to Section 106 			
<p>RECOMMENDATION SUMMARY: Approve Deed of Variation</p>			
Applicant:		Agent:	
British Land Property Management Ltd York House 45 Seymour Street London W1H 7LX		Newmark One Fitzroy 6 Mortimer Street London W1T 3JJ	

EXECUTIVE SUMMARY

- i. Planning permission (2023/1153/P) was granted on 23rd January 2026 for the partial demolition and reconstruction of the Euston Tower for predominantly Class E(g) office use.
- ii. This permission included a clause in the Section 106 Agreement for a minimum area of floorspace (16,476qm) to be restricted for use by Knowledge Quarter Activities, focusing on scientific, technological and educational activities. The applicant now wishes to remove this clause to allow more flexibility in the use of the building and to ensure the building is more attractive to investors and occupiers.
- iii. This permission also included a clause which defined 'Deconstruction Works' which are carved out of the definition of implementation for the purpose of the S106 agreement and which then influences what works trigger specific obligations. The applicant seeks to broaden the definition of 'Deconstruction Works', this request has been primarily driven by the deconstruction process and the scope of that contract.
- iv. The removal of the clause requiring Knowledge Quarter activities would not affect the amount of Class E(g) office floorspace being provided, nor that it has been designed to meet the needs of Knowledge Quarter occupiers and the scheme would still bring in significant employment and economic benefits. Furthermore, the building could still be used for Knowledge Quarter activities, removal of the obligation does not prohibit that from happening now or in the future, it simply makes it easier to fund and deliver. Officers consider it important to ensure that the project comes forward, that the building is occupied and that the scheme's benefits are fully realised.
- v. The broader definition of 'Deconstruction Works' is considered acceptable and makes sense in the context of how the building is to be dismantled and the retained element then used for reconstruction. There are considered to be no adverse impacts from the change on the timing of the obligations, specifically the timing of payment in lieu towards affordable housing would not be affected.
- vi. The amendments to the Section 106 would not materially affect the economic and employment benefits coming from the scheme, nor the affordable housing payments. The amendments do not affect the design of the building or have any amenity impacts. Therefore, it is recommended that the Borough Solicitor be instructed to progress the deed of variation sought.

OFFICERS' REPORT

Reason for Referral to Committee: The proposed amendments constitute material amendments to the Heads of Terms previously agreed by the Planning Committee.

1 SITE

1.1 The site is located to the north-east of the junction of Euston Road (A501) and Hampstead Road. The site is located on the south-eastern corner of Regent's Place and has an area of 0.79ha. Hampstead Road borders the site to the east, with Brock Street and other buildings (commercial and residential) within Regent's Place to the north and north-west. Regent's Place Plaza is located to the west of the tower, but forms part of the application site. Euston Road is located to the south, with Warren Street station beyond to the south and UCL Hospital beyond to the south-east. Tottenham Court Road is also located to the south of Euston Road, continuing Hampstead Road southwards.

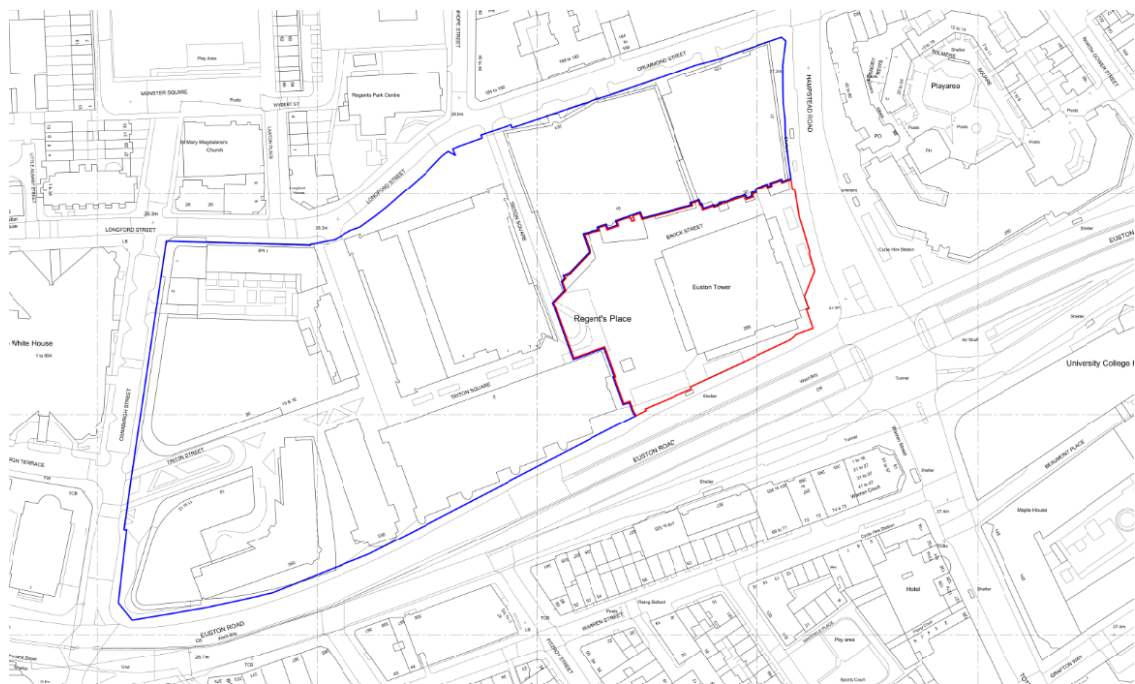


Figure 1 – Existing site in red, with ownership of British Land in blue

1.2 The site covers an area of 8,079sqm. It is currently occupied by the Euston Tower, a 36 storey (including ground floor) tower, which was constructed between 1965 and 1970 and designed in the International Style of modernist architecture. Regent's Place Plaza also forms part of the site. The building is occupied by Class E retail uses at ground floor. The upper floors were last used for Class E office purposes but are currently vacant.



Figure 2 – Images of the existing Euston Tower

- 1.3 The area has a mixture of commercial, residential and community uses. The site is within the Central London Area. The site lies just on the western edge of the Euston Growth Area. The site lies within the Euston Opportunity Area, designated as a key location for large-scale development, by the London Plan. The site lies within the Central Activities Zone (CAZ) as well as the Knowledge Quarter (KQ), where there is a cluster of scientific, technological and educational institutions and companies. The KQ centres around King’s Cross and Euston, but spans from Camden Town to Holborn and Covent Garden. The KQ is a thriving innovation district, with research organisations, high-growth companies, knowledge-intensive industries, and a significant academic base. Improving the quality of place and ensuring that the KQ continues to be recognised as a vibrant and distinctive place is fundamental to its success.
- 1.4 British Land, who are the applicant and owner of the site, are the freeholders of the surrounding Regent’s Place development. Planning permission was recently granted for the partial demolition and redevelopment of the existing tower (see below).

2 BACKGROUND/PLANNING HISTORY

- 2.1 Planning permission was granted under reference 2023/5240/P on the 26th January 2026 for the:

“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 learning and community space (Class F) at ground, first and second 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.”

- 2.2 The approved application (2023/5240/P) was for substantial redevelopment of the tower but retaining parts of the existing building; the core and the basement. A new tower would be built incorporating these elements. The tower would not be built higher than the existing 36-storey tower at 124.5m but the floorplates would all be enlarged to increase the floorspace from 54,826sqm (GIA) to 79,825sqm (GIA). The proposed building would comprise two distinct parts; the podium with a larger footprint at the base (ground to fifth floors) and the tower above. The proposed building would comprise 32 storeys - the same height as the existing, but with larger floor-to-ceiling heights per floor.

Use Class	Existing (sqm) GIA	Approved (sqm) GIA	Difference (sqm) GIA
Offices including lab-enabled workspace – Class E(g)	53,771	77,223	+23,452
Retail – Class E(a)	1,055	997	-58
Enterprise Space – (composite Class E/F) sui generis	0	1,605	+1,605
Total	54,826	79,825	+24,999

Figure 3 – Existing and approved land uses

- 2.3 The existing tower has some Class E retail use at ground floor level with the rest of the building last being used as Class E offices. Under the approved proposals, the tower would be predominantly Class E offices, with specific lab-enabled ‘research and development’ (Class E(g)(ii)) and some Enterprise Space (sui generis).



Figure 4 – CGI of approved tower looking up Tottenham Court Road

- 2.4 The deconstruction/demolition of the existing tower as approved under this permission has not yet commenced.

3 PROPOSED AMENDMENTS TO THE SECTION 106

- 3.1 The applicant wishes to make two amendments to the Section 106 Agreement attached to this planning permission.

- 3.2 Clause 4.27 states:

“The Owner shall use reasonable endeavours to ensure that at least 16,476 square metres (net internal area) of Use Class E(g) floorspace comprised in the Development (in addition to the Enterprise Space) is Occupied by enterprises engaging in Knowledge Economy Activities.”

- 3.3 The site lies within the Knowledge Quarter (KQ), where there is a cluster of scientific, technological and educational institutions and companies. The KQ centres around King’s Cross and Euston, but spans from Camden Town to Holborn and Covent Garden. The KQ is a thriving innovation district, with research organisations, high-growth companies, knowledge-intensive industries, and a significant academic base. Improving the quality of place and ensuring that the KQ continues to be recognised as a vibrant and distinctive place is fundamental to its success. Clause 4.2.7 restricted occupation of part of the new building to KQ activities to support the growth of the KQ.

The applicant wishes to remove this clause. This would mean that the 16,476sqm specified in the clause would still be for uses that fall within Class E(g):

- (i) *an office to carry out any operational or administrative functions,*
- (ii) *the research and development of products or processes, or*
- (iii) *any industrial process, being a use, which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.*

3.4 This means that the floorspace would no longer be restricted to knowledge economy activities as so defined in the Section 106 Agreement, affording the applicant flexibility for a wider range of uses within Class E use.

3.5 The applicant also seeks to amend the definition of 'Deconstruction Works' in Clause 2.29, adding in the text in **bold** below:

*"The works comprising the top-down deconstruction of the Existing Building (or any part thereof but excluding internal non-structural works of removal) down to the ground floor slab of the Existing Building, with a retained central core; deconstruction of the ground floor slab and basement slab; **a minor addition to the core at the top of the tower to facilitate the Development; embedding steel components into the existing concrete core to provide connection points for future temporary and permanent works; installation of a supporting structure to stabilise the core during deconstruction for and for integration into the floorplate; installation of a staircase inside the retained central core; early piling works and enabling works for piling.**"*

3.6 The purpose of defining 'Deconstruction Works' separately from 'Implementation;' is so that for the purpose of the S106 agreement there are different triggers which can then be imposed on different obligations. It is common for S106 agreements to carve out some works so that not all obligations kick in at the point a developer puts a spade in the ground which would make delivery challenging.

4 REPRESENTATIONS

- 4.1 No public consultation was undertaken given that the submission is seeking a Deed of Variation to the Section 106 Agreement, rather than a material amendment to the planning application. The legislation and statement of community involvement do not require that consultation is undertaken for submissions of this nature.
- 4.2 One objection was received raising the following issues:
- Why are comments not open for this application?
 - The original application was a sham, with the ‘Knowledge Quarter’ part just ‘window dressing’ to make the application seem better than just a large office block. The site is nowhere near the active part of the Knowledge Quarter, north of King’s Cross.
 - The variation would lose all connection to the Knowledge Quarter.
 - London has too much office space, more housing is needed.

Officer’s response:

- *This is not a planning application but a Deed of Variation to the Section 106 Agreement and therefore there is no requirement for public consultation.*
- *The local plan policies promote Knowledge Quarter uses and the building can be used for this purpose and would still provide significant employment and economic benefits. The proposal is to remove the restriction which was applied to a proportion of the floorspace. The Knowledge Quarter centres around King’s Cross and Euston, but spans from Camden Town to Holborn and Covent Garden.*
- *The Class E(g) space would still be usable for Knowledge Quarter activities.*
- *The Council’s Inclusive Economy team have confirmed that there is still demand for offices, partly from a demand for quality office space and partly pent-up demand during the pandemic. Flexible, sustainable and high-quality office space that accommodates a range of working tasks is still in demand in Central London.*
- *The scheme provides a payment-in-lieu to provide affordable housing off-site, on the Tybald’s Estate.*

5 POLICIES & GUIDANCE

5.1 National Planning Policy Framework 2024

5.2 National Planning Policy Framework: Draft 2025

5.3 NPPG

5.4 The London Plan 2021

- GG2 Making the best use of land
- GG5 Growing a good economy
- GG6 Increasing efficiency and resilience
- SD1 Opportunity Areas
- SD4 The Central Activities Zone

- SD5 Offices, other strategic functions and residential development in the CAZ

5.5 Mayor's Supplementary Planning Guidance

5.6 Camden Local Plan (2017)

- G1 Delivery and location of growth
- E1 Economic development
- E2 Employment premises and sites

5.7 Draft new Camden Local Plan

The Proposed Submission Draft Camden Local Plan was submitted to the Secretary of State for Housing, Communities and Local Government on the 3 October 2025 for independent examination, in accordance with Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). The Plan will now be examined by a Planning Inspector.

Previously, the Council published the draft new Camden Local Plan for consultation in January 2024 and published an updated Proposed Submission Draft Camden Local Plan for consultation from 1 May to 27 June 2025.

The Proposed Submission Draft Local Plan is a significant material consideration in the determination of planning applications but has limited weight at this stage. The weight that can be given to an emerging plan increases as it progresses towards adoption. In line with paragraph 49 of the National Planning Policy Framework (NPPF), the degree of weight to be given is a matter for the decision-maker, having regard to the stage of preparation, the extent of unresolved objections, and the consistency of the draft policies with the NPPF.

5.8 Supplementary Planning Policies

Camden Planning Guidance

Employment sites and business premises

5.9 Euston Area Plan (January 2015)

The Euston Area Plan is a planning framework for the regeneration of the Euston area that sets policies and guidance for future developments in the area. It also highlights opportunities to improve existing infrastructure and ensures that new development delivers benefits for the local community.

Camden Council is reviewing this document and last consulted on an updated EAP in January 2023. Camden Council has consulted on the proposed submission draft in January 2026, with submission for examination planned for the end of May 2026

6 ASSESSMENT

6.1 The principal considerations material to the assessment of this proposal are considered to comprise the following issues:

- Removal of the requirement for 16,476sqm of the Class E(g) use to be specifically for KQ activities; and
- Broadening the definition of 'Deconstruction Works'.

Amendments to Clause 4.2.7 (Knowledge Economy Activities)

6.2 Policies E1 and E2 seek to support new employment space and to support and grow the Knowledge Quarter. This scheme aligns with the strategic objective of delivering new high quality office and lab enabled space in the heart of the Knowledge Quarter. In addition the development construction will provide employment and training opportunities for local people as will the end use of the building and affordable workspace.

6.3 The proposed variation seeks to omit the obligation which restricts Knowledge Quarter uses to occupier at least a minimum component of the development.

6.4 The existing and approved land uses on the site are as follows:

Use Class	Existing (sqm) GIA	Proposed (sqm) GIA	Difference (sqm) GIA
Offices including lab-enabled workspace – Class E(g)	53,771	77,223	+23,452
Retail – Class E(a)	1,055	997	-58
Enterprise Space – composite Class E/F	0	1,605	+1,605
Total	54,826	79,825	+24,999

Figure 5 – Existing and approved land uses on the site (GIA)

6.5 The aspiration has always been that the proposed development would be occupied by an organisation which could support growth of the knowledge quarter. The approved permission did not require the whole building or even the uplift to be restricted to Knowledge Quarter uses, it specified that a proportion of that uplift be restricted. The 16,476sqm relates to the floors that are specifically designed for lab-enabled use.

6.6 The applicant seeks removal of clause 4.2.7 to give them more flexibility on occupiers and to make it easier for them to secure necessary investor funding. Removal of the clause does not prohibit use of the building for KQ activities. Under the proposed amendment, there would be no reduction in employment

floorspace or in terms of the economic and employment benefits that the scheme would bring to Camden.

- 6.7 The existing Euston Tower has been vacant since 2021. The approved application makes the site much more attractive to occupiers/investors. Removing this clause and increasing flexibility would encourage occupancy of the building and the approved application's economic and employment benefits as set out in the 2023 committee report that informed the Council's original decision to grant planning permission would still be fully realised.
- 6.8 The variation sought would still be in accordance with the objectives of the policies E1 and E2 of the Camden Local Plan, providing modern office floorspace suitable for the knowledge quarter now and in the future and bringing significant employment benefits to the borough.

Amendments to Clause 2.29 (Definition Of 'Deconstruction Works')

- 6.9 The deed of variation to the section 106 would also amend the definition of 'Deconstruction Works', allowing the applicant to carry out more works on the site without triggering certain obligations. These works are:
- Minor addition to the core at the top of the tower to facilitate the construction works;
 - installation of a supporting structure to stabilise the core during deconstruction and for integration into the floorplate;
 - Installation of staircase inside the retained core to facilitate the construction works; and
 - Early piling works.
- 6.10 The reason for the proposed amendment is the deconstruction process and the contract, which means it makes sense for these works to be treated as one works package. The proposed amendment would have no negative impact on the obligations, whilst some might be triggered slightly later than expected, so after these works have been completed it would not impact on affordable housing payments which are linked to a number of different triggers and include a long stop date.

7 CONCLUSION

- 7.1 As stated above, the amendments to the Section 106 would not materially affect the economic and employment benefits coming from the scheme, nor the delivery of benefits secured under the planning obligations such as the affordable housing payments. The amendments do not affect the design of the building or have any amenity impacts. Therefore, it is recommended that the Borough Solicitor be instructed to progress the deed of variation sought.

8 RECOMMENDATION

- 8.1 Approve Deed of Variation to Section 106 Agreement.

9 LEGAL COMMENTS

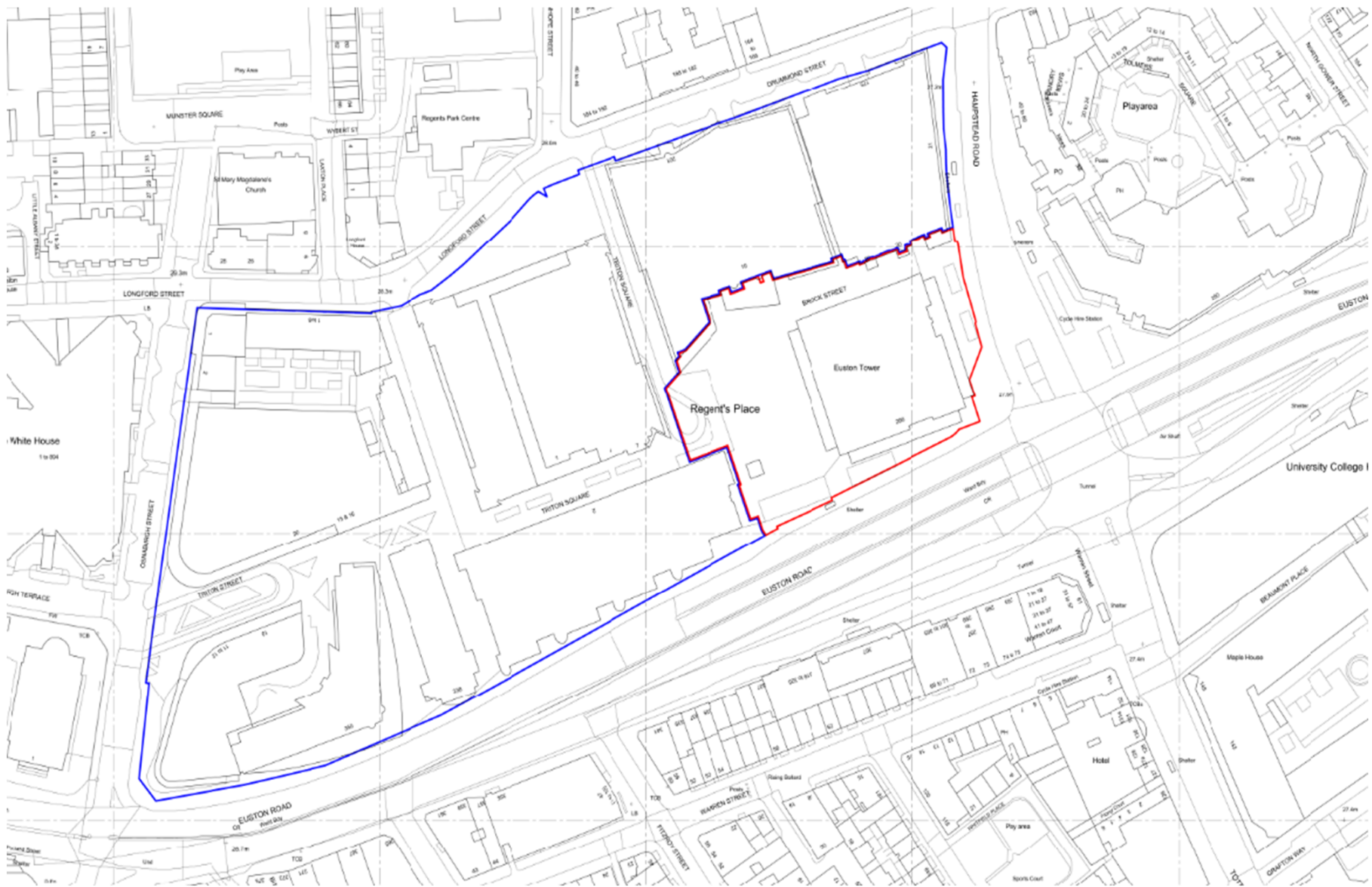
- 9.1 Members are referred to the note from the Legal Division at the start of the Agenda.

Planning Committee

13th of April 2026

2026/1153/P
(Deed of variation to 2023/5240/P)

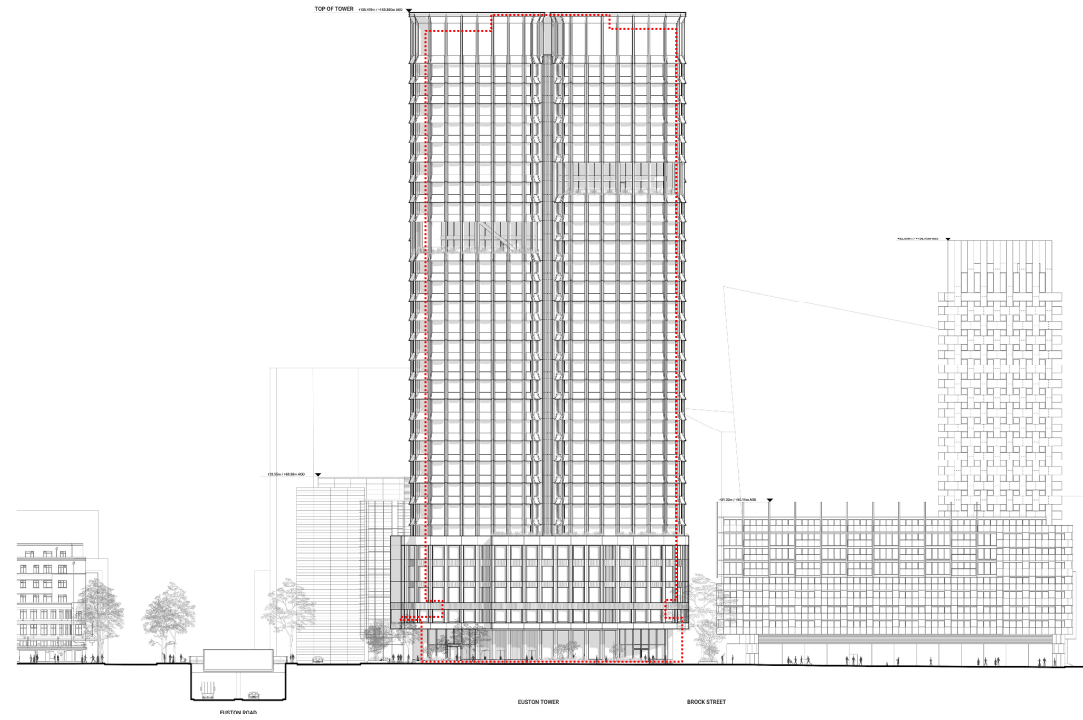
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286 Euston Road
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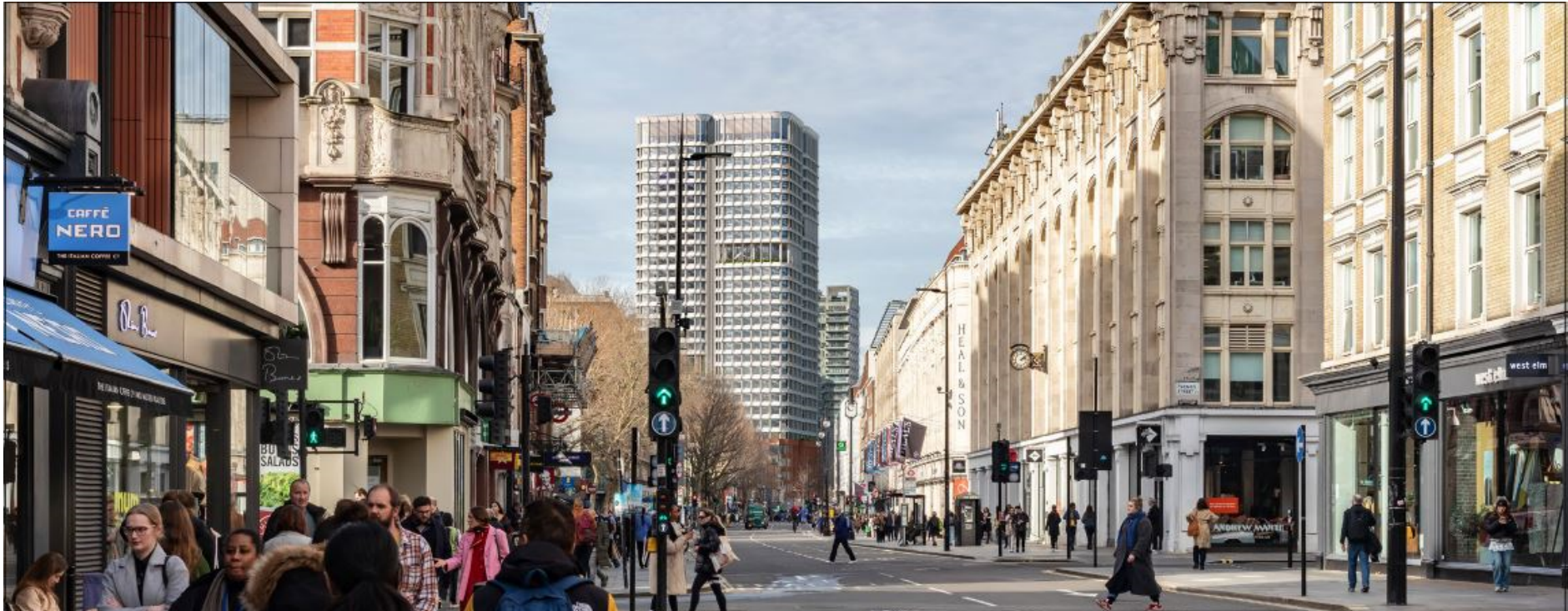




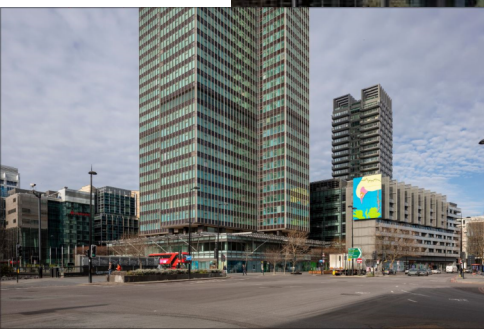
Existing



Proposed (Existing shown dashed)









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