

Times House and Laundry Buildings Town Planning Statement

**Endurance Land LLP
August 2026**

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1 Introduction

- 1.1

This Town Planning Statement (‘Statement’) has been prepared by Newmark on behalf of Endurance Land LLP in support of an application under Section 73 of the Town and Country Planning Act 1990 (as amended) for amendments to planning permission ref. P2023/0382/S73 as amended by ref. P2025/2180/NMA (the ‘Extant Permission’).
- 1.2

This application relates to Times House and Laundry Buildings (4-6 Bravingtons Walk, 8 Caledonia Street and part ground floor area of 3 Bravingtons Walk), Laundry Yard and part of Caledonia Street, Regent Quarter, Kings Cross, London N1 (“the Site”). The Site is located within the London Borough of Islington (‘LBI’).
- [Background to the Proposals](#)
- 1.3

The provision of employment uses in this location is supported by both the London Plan and Local Plan, in particular London Plan Policy SD4 (CAZ) and Local Plan Policies CS13 (Employment Spaces) and CS6 (Kings Cross). Planning permission was accordingly granted on 20 December 2023 (ref. P2023/0382/S73) for a mixed-use development predominately comprising research and development (R&D) (Class E(g)(ii)) and Office (Class E(g)(i)) uses, provided on a 60/40 split (secured by Condition 44). The permission approved drawings showing this split in land uses spatially with floorplates annotated as part “lab” and “offices”.
- 1.4

The Applicant is fully committed to delivering an employment generating use on the site. This commitment has been evidenced through the implementation of the permission in December 2025. The Applicant is now seeking to ensure that the proposals can be delivered with sufficient flexibility to meet the needs of the broadest range of R&D and office tenants in response to the latest market demand.
- 1.5

At the time of the 2023 permission being granted, the proposals were reflective of the occupier demand at the time, which comprised a strong demand for laboratory-oriented R&D uses. Since this time, the R&D market has evolved and expanded to incorporate technology and innovation occupiers, including artificial intelligence (AI) strongly emerging.

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1.6	Presently, there is a notable undersupply of R&D floorspace for AI / innovation occupiers, especially in the Kings Cross and the Knowledge Quarter ecosystem which has emerged as a premier hub for life sciences, technology and research institutions to agglomerate. These locations are of particular interest to a broad range of R&D occupiers given their proximity to talent.
1.7	The ever-changing nature of the market was recognised by London Borough of Islington ('LBI') officers, as part of the pre-application process for the implemented scheme. In their advice, officers noted that consideration should be given to the future adaptability of the buildings - see paragraph 7.11 of the P2023/0382/S73 Committee Report.
1.8	Moreover, the need to adapt to the shift in the types of R&D occupiers in the Knowledge Quarter has recently been acknowledged in relation to Jahn Court, which forms part of the Applicant's ownership within the Regent Quarter 'campus'. On 3 December 2025, LBI granted non-material amendments (ref. P2025/2978/NMA) to planning permission ref. P2023/0382/S73 (the 'Jahn Court NMA').
1.9	The principal change under the Jahn Court NMA comprised the removal of plans which prescriptively outlined the arrangement of the office and R&D uses across the permitted building. The 40% cap on office floorspace was also removed. Within the associated Delegated Report, officers noted that "...these amendments would provide flexibility in how the consented floorspace can be used across floorplans...". Officers further recognised that "...the purpose of the modification is to effectively allow for a more flexible arrangement that supports commercial needs of the occupier without changing the purpose of the development...".
1.10	Securing the approved amendments from LBI planning officers was the decisive enabler of OpenAI's occupation of Jahn Court. Without them, the Regent Quarter Estate would not have been able to accommodate an occupier of such global renown. OpenAI, one of the world's leading AI research and development companies, establishing its first permanent UK office on the Estate marks a step change for Regent Quarter, immediately catalysing strong interest from complementary occupiers who now seek to co-locate. This momentum is accelerating the agglomeration of science and innovation companies, strengthening the Estate's performance and reinforcing its role at the heart of London's (and LBI's) innovation district, with durable economic, placemaking, and knowledge-spillover benefits.

SECTION 1: INTRODUCTION

- 1.11 The Applicant wishes to replicate the approach agreed at Jahn Court within the Times House and Laundry Building scheme. As was the case with the originally permitted Jahn Court scheme, the approved disposition of office and R&D uses within the THLB permission is rigid and limits the types of R&D tenants which could occupy the site. The proposed amendments will ensure that the Site is an attractive location for a wider range of global innovation tenants and does not limit the permitted building solely to laboratory-based R&D uses, as is marked on the approved plans.
- 1.12 The proposed amendments will ensure adaptability of the permitted floorplates to meet the identified and evolving shift in R&D market demand and occupier needs in London. This flexibility will not change the character or function of the permitted development. Rather it will ensure that the development can be optimised for its permitted use, securing the delivery of a wide range of public benefits both to the Site's immediate area and LBI and London's wider Knowledge Quarter.

Development Proposals

- 1.13 Planning permission is sought for the following:
- “Application for amendments to planning permission ref. P2023/0382/S73 (as amended by P2025/2180/NMA), for the ‘Refurbishment of existing buildings; partial demolition and infill extensions to the southern, northern courtyard and western elevations at ground, first, second, third and fourth floor level and one storey roof extensions to provide additional floorspace at Times House; removal of plant room and entrance, alteration to the elevations and enlargement of existing windows to Laundry Building; further works include the provision of flexible Food and Drink (Class E (b)) and/or Bar/Drinking Establishment (Sui Generis) units, and Retail (Class E (a)) units at ground floor level; provision of outdoor terraces, cycle storage and associated facilities, green roofs, plant, public realm works to Laundry Yard and infrastructure and related works, and new cycle parking on Caledonia Street. The amendments include:**
- **Reduction in Class E(b), Class E(a) and Sui Generis floorspace;**
 - **Introduction of flexible Class E(a), E(b), Sui Generis, Class (g)(i) and Class E(g)(ii) floorspace at ground floor level in Times House;**

- **Introduction of additional flexible Class E(g)(i) and E(g)(ii) floorspace and amendments to conditions 2 (approved plans and documents) and Condition 44 (floor areas) to allow for the office and research and development floorspace to be used flexibly;**
- **Reconfiguration of end of trip facilities and introduction of a new core connection at basement level;**
- **Alterations to the York Way and Caledonia Street entrances;**
- **Alterations to the façade, including materiality and fenestration;**
- **Removal of balcony connecting Laundry Building and Times House;**
- **Removal of internal loading bay;**
- **Alterations to cycle parking provision and reconfiguration of waste storage;**
- **Infilling of northwestern Times House façade;**
- **Rationalisation of the rooftop plant provision and provision of additional blue/green roof areas;**
- **Reconfiguration of Class E(g)(i) and E(g)(ii) floorspace;**
- **Reconfiguration of public realm; and**
- **And other associated works.”**

1.14 The scale and nature of the amendments to the Extant Permission do not raise any new strategic considerations and are not considered to alter the Proposed Development’s compliance with national, regional or local policy and guidance.

1.15 Moreover, the proposed amendments do not fundamentally alter the principles of what has previously been approved and as such the section 73 application is appropriate.

[Pre-Application Consultation](#)

1.16 The proposed amendments have been brought forward following pre-application discussions with the London Borough of Islington (‘LBI’), with a meeting held in June 2026, alongside further design related discussions in July 2026.

1.17 Consultation has also taken place with the local community, in particular the residents within Joiners Yard. Full details of the consultation process with local residents are included within the Statement of Community Involvement, prepared by Kanda.

Public Benefits

- 1.18 The Proposed Development will provide several significant benefits which are summarised as follows:
- The introduction of greater flexibility in the arrangement of research and development and office uses across the site, allowing the buildings to respond more effectively to evolving occupier requirements and changing market conditions within the Knowledge Quarter and wider London innovation economy.
 - The Site will be able to support a broader spectrum of innovation-led tenants including AI and non-laboratory R&D occupiers, thus ensuring the long-term adaptability and commercial resilience of the Site.
 - The revisions retain the implemented quantum and overarching purpose of the Extant Permission, safeguarding the delivery of high-quality employment floorspace and reinforcing Regent Quarter’s role as a significant hub for research, technology and innovation.
 - The approach builds upon the principles already established through the amendments at Jahn Court, providing consistency across the wider Regent Quarter estate and enabling a coordinated response to contemporary workspace and occupier demands.
 - Architectural refinements rationalise and unify the existing building fabric, creating a clearer and more cohesive identity across Times House and the Laundry Buildings while improving the overall permeability of the site.
 - The proposals enhance the public realm through the introduction of more generous and better-connected external spaces, improving pedestrian permeability, visibility and access throughout the site and strengthening connections to the surrounding urban context.

- Improvements to entrances, routes and the relationship between the buildings and the public realm create a more welcoming and accessible environment, supporting an enhanced arrival experience for occupiers, visitors and the wider public.
- Collectively, the revisions represent an opportunity to deliver a more adaptable, coherent and future-facing development that responds positively to both commercial demand and the wider aspirations for Regent Quarter as an internationally recognised innovation district.

Planning Application Deliverables

- 1.19 This Statement should be read in conjunction with the submitted plans and drawings as well as the following documents which are submitted in support of the planning application:
- Application Forms and Ownership Certificates, prepared by Newmark;
 - Covering Letter, prepared by Newmark;
 - Community Infrastructure Levy Form 1;
 - Town Planning Statement (this document), prepared by Newmark;
 - Site Location Plan, prepared by Piercy and Company;
 - Existing Plans, Sections and Elevations, prepared by Piercy and Company;
 - Permitted Plans (Including Demolition Plans), Sections and Elevations, prepared by Piercy and Company;
 - Proposed Plans (Including Demolition Plans), Sections and Elevations, prepared by Piercy and Company;
 - External Levels Plan, prepared by Camlins;
 - Landscape Plan, prepared by Camlins;
 - Design and Access Statement Addendum, prepared by Piercy and Company;
 - Area Schedules, prepared by Piercy and Company;
 - Drawing Register, prepared by Piercy and Company;

SECTION 1: INTRODUCTION

- Energy Strategy Addendum, prepared by NDY;
- Sustainability Statement Addendum, prepared by NDY;
- Heritage Statement, prepared by Turley;
- Daylight and Sunlight - Letter of Conformity, prepared by Point 2;
- Flood Risk Assessment and Drainage Strategy, prepared by London Structures Lab;
- Fire Statement, prepared by DAMA;
- Transport Statement, prepared by RGP;
- Construction Traffic Management Plan, prepared by RGP;
- Delivery and Servicing Management Plan, prepared by RGP;
- Framework Travel Plan, prepared by RGP;
- Operational Waste Management Plan, prepared by RGP;
- Landscape Design Report, prepared by Camlins;
- Air Quality Confirmation Statement, prepared by Hoare Lea;
- Biodiversity Net Gain Calculation and Urban Greening Factor Review, prepared by MKA;
- Ventilation and Extraction Statement, prepared by Hoare Lea;
- Statement of Community Involvement, prepared by Kanda;
- Noise and Impact Assessment - Letter of Comfort, prepared by Hoare Lea.

2 Site and Surroundings

Site and Surrounding Description	
2.1	The Site measures approximately 0.32 hectares and is located within ‘Block B’ of the Regent Quarter Estate. Block B is irregular in shape and sits immediately north of Pentonville Road (A501), south of Caledonia Street, east of York Way (A5200) and west of Caledonian Road.
2.2	The Site comprises Times House which is a mixed-use building on the eastern and southern elevations to Laundry Yard and Laundry Buildings which is also a mixed-use building located on the northern and western elevations. These buildings comprise of a mixture of modern four to five storey office buildings with gym and 2no. flexible commercial uses at the ground floor of Times House. The Times House building is connected to the Laundry Buildings at basement. The full extent of the Site is shown within the red line boundary of the Site Plans, submitted as part of the application.
2.3	The Site is accessed via gated pedestrian entrances from York Way from the west, Caledonia Street from the north and Caledonian Road (A5203) from the east and Bravington’s Walk to the south which links to Pentonville Road.
2.4	The Site is surrounded by a mixture of commercial and residential uses including offices, with some retail and restaurant uses as well as community uses dispersed locally and some residential uses at upper levels. Residential uses are located within Block B at Joiners Yard which adjoins the eastern boundary of the site, and at 1-11 Caledonian Road. The prevailing character of the surrounding buildings is typically mixed some late Victorian and Georgian buildings along the main eastern arterial routes of Balfe Street.
2.5	The Site is located within a highly sustainable location, evidenced by its PTAL rating of 6(b). Kings Cross and St Pancras Station is the closest underground station and is located adjacent to the Site to the west.
2.6	The Site is located adjacent to the administrative boundary with London Borough of Camden which lies immediately to the west of the site on the opposite side of York Way.
Site Designations	

2.7 The Site is subject to the following planning designations according to LB Islington's Policies Map:

- Protected Vistas – Parliament Hill Summit to St Paul's Cathedral,
- Laundry Building – Locally Listed, Grade B.
- CAZ Fringe Area;
- Central Activities Zone ('CAZ');
- Kings Cross Priority Employment Location;
- Local Shopping Area;
- Kings Cross and Pentonville Road Spatial Strategy Area;
- Critical Drainage Area;
- Flood Zone 1;
- Class MA Article 4 Direction;
- Kings Cross Conservation Area;
- Locally Listed Building – Laundry Building; and
- Crossrail 2 Safeguarding Area.

Surrounding Designations

2.8 The planning designations in the surrounding area comprise the following:

- Conservation Areas –
 - i. Keystone Conservation Area, to the east;
 - ii. Regent's Canal West Conservation Area, to the north;
 - iii. St Pancras Conservation Area, to the west; and
 - iv. Priory Green Conservation Area, to the east.
- Statutorily Listed Buildings –

SECTION 2: SITE AND SURROUNDINGS

- i. Kings Cross Station (Grade I Listed), to the west;
 - ii. 34B York Way (Grade II Listed), to the north;
 - iii. 7 Caledonia Street (Grade II Listed), to the east
 - iv. 5-15 Balfe Street (Grade II Listed), to the north;
 - v. 17 and 17A Balfe Street (Grade II Listed), to the north;
 - vi. 19-35 Balfe Street (Grade II Listed), to the north;
 - vii. 295-297 Pentonville Road (Grade II Listed);
 - viii. Nos. 1-17 Keystone Crescent (Grade II Listed); and
 - ix. Nos. 18-24 Keystone Crescent (Grade II Listed).
- Locally Listed Buildings –
 - i. 24 York Way, Grade B;
 - ii. 19 Caledonian Road, Grade B;
 - iii. 13 Caledonian Road, Grade C;
 - iv. 3 Caledonian Road, Grade C; and
 - v. 2, 8 and 6 Caledonian Road, Grade C.

2.9 The administrative boundary of the London Borough of Camden ('LBC') is located to the western side of York Way.

3 Planning History

The Site

- 3.1 A review of LBI's online planning records has been undertaken to establish the planning history for the Site. This summary sets out the key planning permissions relevant to this amendment application.
- 3.2 On 22 December 2022, planning permission, ref. P2021/2269/FUL, (the 'Original Permission') was granted for:
- “Refurbishment of existing buildings; partial demolition and infill extensions to the southern, northern courtyard and western elevations at ground, first, second, third and fourth floor level and one storey roof extensions to provide additional Class E(g)(i) Office floorspace at Times House; removal of plant room and entrance, alteration to the elevations and enlargement of existing windows to Laundry Building; further works include the provision of three flexible Food and Drink (Class E (b)) and/or Bar/Drinking Establishment (Sui Generis) units, and four Retail (Class E (a)) units at ground floor level; provision of outdoor terraces at first, fourth and fifth floor levels, basement cycle storage and associated facilities, green roofs, plant at basement and roof level; public realm works to Laundry Yard and infrastructure and related works, and new cycle parking on Caledonia Street.”**
- 3.3 On 18 January 2023, a Non-Material Amendment ('NMA'), ref. P2022/4314/NMA, (the 'First NMA') was granted for:
- “Application for Non-Material Amendment to planning permission Ref: P2021/2269/FUL dated 20/12/2022. The amendments comprise of 1) Amendments to the wording of the approved description of development, 2) Introduce an additional condition to secure the delivery of the office floor space as shown on the approved plans. (No physical alterations are proposed).”**
- 3.4 On 4 October 2023, approval of details associated with the pre-commencement conditions pursuant to the Original Permission (as amended) was granted under ref. P2023/0471/AOD.
- 3.5 On 22 December 2023, a Section 73 application, ref. P2023/0382/S73, was granted for:

“Refurbishment of existing buildings; partial demolition and infill extensions to the southern, northern courtyard and western elevations at ground, first, second, third and fourth floor level and one storey roof extensions to provide additional floorspace at Times House; removal of plant room and entrance, alteration to the elevations and enlargement of existing windows to Laundry Building; further works include the provision of flexible Food and Drink (Class E (b)) and/or Bar/Drinking Establishment (Sui Generis) units, and Retail (Class E (a)) units at ground floor level; provision of outdoor terraces, cycle storage and associated facilities, green roofs, plant, public realm works to Laundry Yard and infrastructure and related works, and new cycle parking on Caledonia Street.”

- 3.6 On 27 August 2025, a second NMA (‘the Second NMA’), ref. P2025/2180/NMA, was granted for:

“Application for Non-Material Amendment to Planning Permission Ref: P2023/0382/S73 dated 22/12/2023 for amendments to the trigger wording associated with Conditions 3, 6, 9, 33 and 37. (No physical alterations are proposed).”

- 3.7 On 17 February 2026, a Certificate of Lawfulness, ref. P2025/3687/COL was issued by LBI to confirm that the lawful implementation of the Extant Permission. The description of development is as follows:

“Certificate of Lawfulness for an Existing Use or Development under Section 191 of the Town and Country Planning Act 1990 in respect of lawfully implementing planning permission ref. P2023/0382/S73, as amended by ref. P2025/2180/NMA”.

[Wider Regent Quarter Estate](#)

- 3.8 The Applicant has a strong track record of delivering high-quality schemes at the Regent Quarter Estate that achieve meaningful placemaking outcomes. This is evidenced by the redevelopment of Jahn Court and the successful curation of the Pentonville Road retail parade, which have reanimated the streetscape, introduced active frontages and complementary uses, and created a more inviting, day to evening environment. These interventions have delivered vibrancy and activation across the Estate and are catalysing strong interest from prospective occupiers in the surrounding area, reinforcing Regent Quarter’s role as a thriving destination for enterprise and innovation within the Knowledge Quarter.

3.9 The details of these permissions have been set out below.

3.10 On 3 December 2025, an NMA, ref. P2025/2978/NMA was granted at 34 York Way (Jahn Court), 34B York Way (The Hub), Albion Yard and Ironworks Yard, Regent Quarter, Kings Cross, London N1 for:

“Application for a non-material amendment following a grant of planning permission to: P2023/0381/S73 (granted 12/01/2024) pursuant to P2021/2270/FUL (granted on 29/07/2019). The proposed amendments relate to the amendment of condition 2 (approved plans) and condition 43 (floor areas) to allow for flexibility in the manner in which no more than 60% of the consented floorspace will be used for research and development and no more than 40% of the floorspace shall be used for office floorspace space; the amendment of condition 4 (cycle parking spaces) to remove references to cycle parking area layout plans, while retaining commitment to maintaining 90 cycle parking spaces and the addition of a new condition requiring details of the design and layout of the cycle parking to be submitted, approved and installed prior to occupation; removal of condition 41 (further additional parking) and amendments to conditions 13, 17, 18 and 29 to update plan reference numbers.”

3.11 On 3 November 2023, planning permission, ref. P2023/1345/FUL was granted at 278 - 300, Pentonville Road, London, N1 9NR for:

“Alterations to the existing shopfronts at 278 to 300 Pentonville Road, and alterations to the southern pedestrian entrance portal to the Regent Quarter from Pentonville Road, and the amalgamation of 278 and 280 Pentonville Road to create a larger Class E unit.”

4 Pre-Application Engagement

Policy Context

- 4.1

The Localism Act 2011 emphasizes the need to involve and engage with the local community during the planning process.
- 4.2

In respect of pre-application engagement, paragraph 40 of the NPPF confirms that early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.
- 4.3

LBI adopted their Statement of Community Involvement ('SCI') in May 2017. Paragraph 5.4 of the SCI states that “potential applicants are encouraged to consult people likely to be affected and consider their views before finalising the proposal”. This includes speaking to LBI planning officers, the relevant statutory consultees and the local community.

Engagement with Decision Makers

- 4.4

The proposed amendments have been subject to pre-application discussions, with a meeting held with LBI planning and design officers in June 2026. Officers expressed in-principle support in relation to several amendments, these are summarised in **Table 4.1** below.

Officer Comments	
Land Use	
Office and R&D Floorspace	Officers are supportive of enabling greater flexibility in how the permitted office and R&D floor space can be arranged across the Site. This would be enabled through amendments to Conditions 2 (Approved Plans) and Condition 44 (Office and R&D Split). Additionally, officers are supportive of the provision of additional R&D and office floorspace in this location.
Loss of Retail	There are no land use objections to the proposed reductions to Class E(a), E(b), and <i>Sui Generis</i> retail floorspace, within the context of an increase to employment floorspace.
Design and Public Realm	
Times and Laundry Yard	The reduction in the size of the island unit within Times Yard allows for the creation of a larger and more coherent courtyard.

SECTION 4: PRE-APPLICATION ENGAGEMENT

Materiality	The proposed changes to materiality are largely supported. For example, the replacement of the glazed cladding to a metal finish is a positive change.
<i>Amenity</i>	
Joiners Yard	It is considered that the main changes to the scheme do not lead to any impacts towards the amenity of the neighbouring properties.

Table 4.1 – Summary of Agreed Planning Matters

- 4.5 LBI officers raised comments and queries in relation to the loss of retail, affordable workspace, design, amenity, highways, fire safety and sustainability. LBI's comments and the Applicant's responses are summarised in **Table 4.2** below.

LBI Comments	Applicant Response
<i>Loss of Retail</i>	
The reduction in retail floorspace would mean that fewer people will have reason to enter and enjoy the development.	The Site is a priority location for employment uses, evidenced by its inclusion within the CAZ, PEL and Kings Cross and Pentonville Road Spatial Strategy Area. Nonetheless, the Applicant seeks to retain flexible retail uses at ground floor level within Times Yard and fronting Caledonia Street. This will provide an opportunity for people to enter and enjoy the development.
<i>Affordable Workspace</i>	
The proposed amendments generate a requirement to deliver 440 sqm of affordable workspace. A payment in lieu would be acceptable as this requirement relates to Jahn Court and the Site.	The proposed amendments generate a requirement to deliver 425.03 sqm of affordable workspace. This accounts for the uplift at Jahn Court. The affordable workspace provision at Jahn Court is equal to 428 sqm. This results in an overprovision on-site of 2.96 sqm. This is above the required provision of affordable workspace under Local Plan Policy B4. Further details are provided within Section 7 of this Statement.
<i>Urban Design and Public Realm</i>	

SECTION 4: PRE-APPLICATION ENGAGEMENT

The junctions between Times House and Laundry Building may require a separate area of materiality.	The Applicant has reviewed the materiality relating to the junctions between Times House and Laundry Building. Revised designs were issued to Officers for further review and comment during July 2026. In principle support from LBI was received. Further details are provided within the Design and Access Statement, prepared by Piercy and Company.
The Caledonia Street elevation could benefit from richer textures and fenestration which is refined.	The Applicant has refined the façade treatment to introduce greater depth, articulation and architectural detail. Revised designs were issued to Officers for further review and comment during July 2026. In principle support from LBI was received
The louvres of the UKPN substation could be improved.	There is limited opportunity to amend the design of the louvres, due to restrictions imposed by UKPN.
The windows on the eastern elevation should be obscure glazed and have non-opening mechanisms.	The glazing on the eastern elevation will benefit from a translucent frosted film.
<i>Impact on Neighbouring Amenity</i>	
The positioning and type of glazing on the eastern elevation should be reviewed in order maintain the amenity of neighbouring residents.	The windows have been reconfigured and relocated further away from the adjoining residential properties. A translucent frosted film is also proposed to limit intervisibility. Revised designs were issued to Officers for further review and comment during July 2026. In principle support from LBI was received.
<i>Highways</i>	
The Applicant should confirm if the proposed amendments result in two additional delivery trips beyond the permitted scheme.	The Applicant confirms that the proposed amendments will result in one additional trip beyond the permitted scheme (please see paragraph 7.2.4 of the Transport Statement and paragraph 4.3.3 of the Delivery and Servicing Management Plan).

SECTION 4: PRE-APPLICATION ENGAGEMENT

The Applicant should demonstrate how usage of cycle parking will correspond to the proposed provision.	The Applicant has reviewed of several studies undertaken by Transport for London ('TfL'), the City Property Association ('CPA') and the British Council for Offices ('BCO'). These studies indicate that the average quantum require, based on usage is 1 space per 8 employees. This corresponds to 73 spaces for the Proposed Development. The proposed number of 74 spaces for the Site therefore accommodates the most stringent demand precedent. Further details are provided within Section 6 of the Transport Statement.
A policy compliant provision of accessible cycle parking should be provided.	The Applicant seeks to provide accessible cycle parking at ground floor level.
The under provision of waste storage is a concern. The applicant should demonstrate how the reduced capacity is acceptable in the event that the Council collects the refuse. Otherwise, consideration should be given to a private refuse collection service.	An Operational Waste Management Plan has been prepared by RGP in support of this application. The report notes that the Applicant commits to a private waste collection taking place 5 times a week.
<i>Fire Safety</i>	
The Applicant should commission a new Fire Statement which takes the fire safety changes into account.	A Fire Statement has been prepared by DAMA in support of this application. This document details the fire strategy for the Site.
<i>Sustainable Development</i>	
The Applicant should make reference to LBI's Climate and Sustainable Development Guidance.	The Applicant has taken account of LBI's Climate and Sustainable Development Guidance within the suite of sustainability documents submitted in support of this application prepared by NDY.

Table 4.2 – Summary of LBI Comments and Applicant Responses

Public Consultation

- 4.6 The Applicant has been involved in a programme of consultation and engagement with the local community during July 2026. A further webinar is arranged for early August 2026.
- 4.7 Consultation on the proposed amendments has been undertaken in the form of online meetings and an in-person 'pop-up' event with local residents.

- 4.8 A Statement of Community Involvement ('SCI') has been prepared by Kanda in support of this application. The SCI sets out the recent public consultation in detail and notes how LBI's SCI guidance has been adopted through the consultation process. The SCI sets out the comments raised by the stakeholders.

Summary

- 4.9 The Applicant has fully considered the feedback received throughout the pre-application process and, where possible, has responded to and incorporated this feedback within the Proposed Development. The proposed amendments made to the proposals as a result of pre-application feedback are listed below:
- The glazing on the eastern elevation of Times House has been reconfigured to align with existing openings below. Windows have been relocated further away from Joiners Yard. The revised arrangement maintains the architectural coherence of the elevation whilst maintaining the amenity of neighboring residents.
 - The Caledonia Street elevation has been refined to introduce greater depth, articulation and architectural detail.
 - The portal surrounding the Times House building has been projected forward to increase its visual prominence. A more pronounced shadow gap has also been introduced between Times House and Laundry Building to improve the legibility of the portal.
- 4.10 The Applicant has proactively worked with LBI and neighbouring stakeholders in the development of the proposals in line with the Localism Act 2011, NPPF and LBI's Statement of Community Involvement.

5 Development Proposals

5.1

This section summarises the proposed amendments sought to the Extant Permission. This application seeks to vary Condition 2 of the Extant Permission (Approved Plans), alongside other relevant planning conditions to reflect the proposed updates to the scheme.

5.2

This section should be read alongside the Design and Access Statement, prepared by Piercy and Company, the Transport Assessment, prepared by RGP and the Heritage Statement, prepared Turley.

Proposed Scheme Amendments

Land Uses

5.3

The Applicant proposes the following amendments to the permitted floorspace at the Site:

i.

An overall reduction in Class E(a), Class E(b) and *Sui Generis* floorspace at ground floor level. The retail unit fronting Caledonia Street will be converted into flexible office and R&D floorspace. The retail unit adjacent to Vanisher’s Yard will be reduced in size to allow for additional office and R&D floorspace within Times House. The approved floorspace fronting Caledonia Street, within Times House will comprise flexible Class E(a), E(b), *Sui Generis* floorspace and/or Class E(g)(i), Class E(g)(ii) floorspace. And lastly, the approved Class E(a) retail floorspace within the island building in Times Yard will be reduced in size and converted into a flexible retail unit.

ii.

The provision of additional office and R&D floorspace across the Site (+346.01 sqm, GIA). In addition, the Applicant seeks to enable greater flexibility in how the office and R&D floorspace can be used. Presently, the approved plans prescribe which areas of the Site must be used for office and R&D floorspace, noted on the plans. The Applicant seeks to modify Condition 44 of the Extant Permission remove reference to the approved plans. The condition would retain the requirement that no more than 60% of the floorspace shall be used as R&D. The approved plans will be updated under Condition 2 to indicate that the floorspace can be used flexibly

5.4

A comparison of the permitted and proposed areas by use are summarised in **Table 5.1** below.

Use	Permitted (sqm)	Proposed (sqm)	Difference +/- (sqm)
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SECTION 5: DEVELOPMENT PROPOSALS

Flexible Office and Research and Development – Use Class E(g)(i) and E(g)(ii)	8,109.70	8,424.76	+315.05
Retail – Class E(a)	145.80	0	-145.80
Flexible Class E(a), E(g)(i) and E(g)(ii)	0	387.65	+387.65
Flexible Food/Drink/Bar Drinking Establishment – Use Class E(b) and Sui Generis	316.4	105.50	-210.90
Total	8,571.90	8,917.91	+346.01

Table 5.1 – Approved and Proposed Areas by Use (GIA)

Design and Public Realm

- 5.5 The proposed amendments have been informed by a detailed design study undertaken by Piercy and Co. The amendments seek to ensure that both Times House and the Laundry Building are adaptable and can meet the needs of a wide range of R&D and office occupiers, not limited to laboratory-based R&D uses.
- 5.6 A series of architectural and public realm enhancements are proposed to improve the coherence, accessibility and legibility of the Site, enabling it to strengthen the wider Regent Quarter estate's position as an internationally significant research, technology and innovation hub.

Basement Level

- 5.7 The Applicant seeks to reconfigure the basement. A revised layout is proposed for the end of trip facilities; this will allow for a core connection at basement level between the Laundry Building and Times House.

Times House

SECTION 5: DEVELOPMENT PROPOSALS

5.8	At ground floor level, the Applicant proposes to remove the approved loading bay and to replace this with flexible office and R&D floorspace. The corresponding façade will be replaced with glazing which will assist in activating Caledonia Street. The island unit within Times Yard will be reconfigured to allow for a visual connection between York Way and the Times House reception.
5.9	At levels 01 to 05, it is proposed to infill the façade at the north-western corner of Times House and to reconfigure the approved core and WC arrangement to optimise the floorplates.
5.10	At roof level, the extent of the plant provision has been rationalised in response to the reduced servicing and plant requirements associated with the introduction of more flexible workspace uses across the development. The reduction in plant will enable the provision of additional blue and green roof areas.
5.11	With regards to materiality, the Applicant proposes condense the palette to green and red/pink cladding to unify the design and create a complementary relationship between the Times House and the Laundry Building. Amendments are proposed to the fenestration; this includes the reconfiguration of the windows on the east elevation facing Joiners Yard and replacement of a glazed door at ground floor with a metal access door.
<u>Laundry Building</u>	
5.12	At ground floor level, the Applicant seeks to enhance the entrances from York Way and Caledonia Street. The York Way entrance will benefit from a reflective metallic canopy, alongside feature lighting and signage. Similarly, for Caledonia Street a halo-like feature will be introduced comprising a metallic material to frame the entrance. The window cills fronting Laundry Yard will no longer be lowered and will be retained as existing. The site entrance from Caledonia Street will be reconfigured.
5.13	At first floor level, the Applicant proposes remove the balcony connecting Laundry Building and Times House.
5.14	With regards to materiality, the precast cladding at ground floor level is to be replaced with a red render system. A red brick will be used on the upper floors to enable the façade to tie in with the existing material palette of the existing building.
<u>Public Realm</u>	

SECTION 5: DEVELOPMENT PROPOSALS

5.15 The proposed amendments to the footprint of Times House will enhance the quality, openness and legibility across the public realm. The public realm will be enlarged by approximately 48.19 sqm and rationalised to create a more generous and coherent public environment. This is accompanied by a wider north-south passage from Times and Laundry Yard down to Bravington's Walk.

5.16 Where possible, active ground floor frontages have been retained and reconfigured. Back-of-house and servicing functions have been consolidated away from key frontages where possible, enabling a more continuous and engaging pedestrian experience.

Transport

5.17 The following amendments are proposed to the servicing strategy, waste storage provision and cycle parking arrangements.

Servicing

5.18 The internal loading bay within Times House will be removed and servicing will be undertaken on street, on York Way, with alternative servicing provision on Caledonia Street. On-street servicing has been accepted as part of the Extant Permission

5.19 The frequency of deliveries is predicted to increase by two deliveries per day compared to the permitted uses of the site.

Waste Storage

5.20 The bin store will be relocated adjacent to Bravington's Walk. The bin store would contain the following waste provisions:

- 4 x 1,100L Eurobins (office waste & recyclables);
- 2 x 660L Eurobins (retail waste & recyclables); and
- 2 x 240L wheelie bins (shared food waste recycling).

Cycle Parking

5.21 A total of 74 secure cycle parking spaces will be made available, including:

- 42 x vertical cycle racks (basement level);

- 6 x bike lockers (basement level);
- 2 x accessible cycle stands (basement level); and
- 42 x Sheffield spaces (ground level).

Scope of Changes

- 5.22 The proposed amendments do not materially depart from the land use, design, transport and sustainability principles of the permitted scheme and will ensure that the permitted scheme can be optimised when delivered.

Planning Conditions

- 5.23 As a result of the proposed amendments, conditions imposed on the decision notice of the Extant Permission will require amendment. Table 5.2 outlines the affected conditions alongside the reasons why these conditions will be amended. The permitted and proposed condition wording is enclosed within [Appendix A](#).

Condition	Reason for Amendment
Condition 2 – Approved Plans and Documents	Condition 2 will need to be updated to refer to updated plans and documents.
Condition 3 - Materials	Condition 3 will be updated to remove reference to materials that are no longer proposed under this application.
Condition 4 – Cycle Parking	Condition 4 will be updated to refer to an updated basement and ground floor plan, alongside updated cycle parking numbers.
Condition 8 – Site Wide Strategy	Condition 8 will be updated to remove reference to the Class E(d) fitness use, which we believe was included in error given there was no gym shown on the permitted drawings.
Condition 17 – Operation of Section 55(2)(f) of the Town and Country Planning Act 1990	Condition 17 will be updated to refer to the updated ground floor plan.
Condition 18 – Approved Plans for Accessible WCs and Showers	Condition 18 will be updated to refer to the updated floorplans, as the configuration of WCs and Showers will change.
Condition 29 – Improvements to Public Realm	Condition 29 will be updated to reflect the proposed quantum of cycle parking spaces within the public realm.

SECTION 5: DEVELOPMENT PROPOSALS

Condition 35 – Fire Strategy	Condition 35 will be updated to refer to the updated Fire Strategy which is to be submitted alongside any amendment application.
Condition 36 – Noise Management Plan	Condition 36 will be updated to refer to the updated First and Fifth floor plans.
Condition 44 - 60/40 Office and R&D Split	Condition 44 will be updated to allow the approved floorspace to be used flexibly as either office floorspace in Class E(g)(i) or Class E(g)(ii), in line with the permitted Jahn Court NMA (ref: P2025/2978/NMA).

Table 5.2 – Conditions Proposed for Amendment

6 Planning Policy Context

6.1	Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the statutory development plan unless material considerations indicate otherwise.
6.2	Planning policy operates at national, regional and local levels. The NPPF provides the framework within which the local and regional policies comprising the Statutory Development Plan operate. The NPPF is a material consideration in the consideration of these applications.
6.3	The statutory development plan for the purposes of Section 38(6) comprises: • The London Plan (March 2021); • The Islington Local Plan: Strategic and Development Management Policies (September 2023); • The Islington Local Plan: Site Allocations (September 2023); and • Policies Map (September 2023).
6.4	In addition, LBI has a legal duty under Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, to have special regard to the desirability of preserving listed buildings or their settings, and to pay special attention to the desirability of preserving or enhancing the character and appearances of conservation areas.
6.5	In developing the proposals, consideration has been given to the relevant national and local planning policy and guidance and relevant statutory tests.
National Guidance	
National Planning Policy Framework (‘NPPF’) (2024)	
<u>Adopted</u>	

6.6	The NPPF sets out Central Government's planning policies for England and provides a framework for how these should be applied. It sets out the Government's economic, environmental and social planning policies for England. Taken together, these policies articulate the Government's vision of sustainable development, which should be interpreted and applied locally to meet local aspirations.
6.7	The NPPF does not form part of the Statutory Development Plan for the Proposed Development, but it is a material consideration in planning decisions.
	<u>Emerging</u>
6.8	In December 2025, the Government published a consultation draft of the revised NPPF, which proposes a significant restructure of national planning policy. The consultation ran until 10 March 2026. Following consideration of consultation responses, a final version of the draft NPPF 2025 is expected to be published in 2026. At present this holds little weight.
	National Planning Practice Guidance (PPG) (published March 2014 and updated regularly since)
6.9	In March 2014, the Department for Communities and Local Government launched the web-based planning practice guidance resource. This aims to provide guidance which is useable in an up-to-date and accessible manner. With regard to decision-making, the PPG is a material consideration in the determination of applications.
	<u>Regional Guidance</u>
	The London Plan
	<u>Adopted</u>
6.10	The London Plan was published on 02 March 2021 and is the Spatial Development Strategy for Greater London, setting a framework for how London will develop over the next 20-25 years and the Mayor's vision for Good Growth. The London Plan forms the London wider policy context within which the boroughs set their local planning policies and forms part of the Statutory Development Plan.
	<u>Emerging</u>

6.11 The Mayor of London is in the process of developing a new London Plan for the period to 2050. The draft London Plan ('Draft London Plan') was published for consultation in July 2026. This document contains draft planning policies which will support the Mayor's strategy for spatial development in Greater London over the next 20 years.

6.12 The Examination in Public ('EiP') of is expected to take place in 2027, and adoption of the Draft London Plan is expected in early 2028. Little weight can be afforded to this document at this time so no further reference to the Draft London Plan is made within this Statement.

[Local Planning Policy](#)

Islington Local Plan: Strategic and Development Management Policies (2023)

6.13 The Strategic and Development Management Policies document was adopted in 2023 and sets out the Council's vision and strategy for the Borough. It includes a variety of overarching spatial policies to guide future development and land use in the Borough.

[Supplementary Planning Guidance and Documents](#)

6.14 The London Plan is supported by guidance, which provides further information on how the London Plan should be implemented. The following Supplementary Planning Guidance ('SPG') or London Planning Guidance ('LPG') documents have been considered as part of this application submission.

- Accessible London: Achieving an Inclusive Environment SPG (2014);
- Air Quality Positive Guidance (2023);
- Air Quality Neutral Guidance (2023);
- 'Be Seen' Energy Monitoring Guidance (2021);
- Characterisation and Growth Strategy LPG (2023);
- Culture and Nighttime SPG (2017);
- Control of Dust and Emissions During Construction and Demolition SPD (2011);
- Energy Assessments Guidance (2022);
- Draft Fire Safety LPG (2022);

- London View Management Framework SPG (2012);
- London Plan Guidance – Public London Charter (2021)
- Optimising Site Capacity: A Design-Led Approach LPG (2023);
- Planning for Equality and Diversity in London SPG (2007);
- Sustainable Transport, Walking and Cycling LPG (November 2022);
- The Mayor of London Transport Strategy (2018);
- The Control of Dust and Emissions During Construction and Demolition (2014); and
- Environment SPD (2022).

6.15 Additionally, LBI has the following guidance documents which have been taken into account in developing the Proposed Development:

- Climate Action SPD (2025);
- Inclusive Design in Islington (2014);
- Inclusive Landscape Design (2010);
- Urban Design Guide SPD (2017);
- Location and Concentration of Uses SPD (2016);
- Planning Obligations (s106) SPD (2025); and
- Basement Development SPD (2016).

7 Land Use

7.1	This section assesses the proposed amendments against relevant national, regional and local planning policy and guidance in relation to the relevant land uses.										
7.2	This section should be read alongside the Design and Access Statement, prepared by Piercy and Company.										
National Planning Policy Framework (NPPF)											
7.3	Chapter 6 relates to the need to build a strong and competitive economy. Paragraph 85 states that planning decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity.										
7.4	Paragraph 87 states that planning decisions should recognise and address the locational requirements of different sectors										
Planning Policy											
7.5	The land use policies that are considered relevant to this application are included in Table 7.1 below.										
<table><tr><th>Planning Policy Document</th><th>Policy</th></tr><tr><td rowspan="3">The London Plan (2021)</td><td>Policy E1 - Offices</td></tr><tr><td>Policy E8 – Sector Growth Opportunities and Clusters</td></tr><tr><td>Policy SD4 – The Central Activities Zone</td></tr><tr><td rowspan="3">The Islington Local Plan: SDMP (2023)</td><td>Policy SP2 – Kings Cross and Pentonville Road</td></tr><tr><td>Policy R1 – Retail, Leisure, and Services, Culture and Visitor Economy</td></tr><tr><td>Policy B4 – Affordable Workspace</td></tr></table>		Planning Policy Document	Policy	The London Plan (2021)	Policy E1 - Offices	Policy E8 – Sector Growth Opportunities and Clusters	Policy SD4 – The Central Activities Zone	The Islington Local Plan: SDMP (2023)	Policy SP2 – Kings Cross and Pentonville Road	Policy R1 – Retail, Leisure, and Services, Culture and Visitor Economy	Policy B4 – Affordable Workspace
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	Policy SD4 – The Central Activities Zone										
The Islington Local Plan: SDMP (2023)	Policy SP2 – Kings Cross and Pentonville Road										
	Policy R1 – Retail, Leisure, and Services, Culture and Visitor Economy										
	Policy B4 – Affordable Workspace										
Table 7.1 – Land Use Planning Policy											
Assessment											

Flexible Office and R&D Use

Condition 44 Amendment

- 7.6 The Applicant seeks to amend the wording of Condition 44 which currently restricts the use of the floorspace within the building to 60% research and development use (Class E(g)(ii)) and 40% office use (Class E(g)(i)). The condition refers to a series of plans which precisely prescribe which areas across the Site should be used for office and R&D floorspace. The modification to Condition 44 would see the provision of amended plans indicating that the space should be used flexibly as either office or R&D floorspace, with no more than 60% of the space being used for R&D use.
- 7.7 This amendment will allow an incoming tenant to determine the best arrangement for the occupation of the floorspace, enabling the most efficient use of the floorspace, rather than being constrained by floor plans that prescribe which portions are to be used for specific use.
- 7.8 The proposed amendment would not result in the introduction of a new use to the Site and would be in keeping with the parameters of the Extant Permission and planning policy.
- 7.9 Importantly, the proposed amendment of condition 44 will enable the Applicant to market the employment floorspace to wide range of R&D and office occupiers, in particular AI innovation occupiers which view Kings Cross and the Knowledge Quarter ecosystem as a premier hub for life sciences, technology and research institutions. This will enable the Site to be brought back into effective use and contribute to the local employment market.
- 7.10 Within the pre-application response, officers note that the proposed amendments to Condition 44 would be acceptable. It is noted that "...the proposed rearrangement of the floorspace through an amendment to Condition 44 would not be detrimental to the scheme". And that "...there is no planning policy rationale for the prescription in Condition 44 that R&D and conventional office should be arranged specifically as per the plans in a 60:40 manner".

Site Optimisation

- 7.11 Policy SP2 indicates that the Site falls within the Kings Cross Priority Employment Location. The amendments optimise the Extant Permission, delivering an increase in employment floorspace to an area where the priority land use is employment. Therefore, the objectives of Policy SP2 remain in place, with the scheme providing a substantial amount of employment floorspace within the Kings Cross Priority Employment Location.

Summary

- 7.12 The proposed increase in commercial floor area and increased flexibility in the uses across the floorplates is therefore wholly compliant with planning policy.

Loss of Retail Floorspace and Provision of Additional Employment Floorspace

- 7.13 The Applicant proposes a reduction in flexible retail floorspace (Class E (a), Class E(b) and Sui Generis) at ground floor level. The flexible retail unit fronting Caledonia Street will be converted to flexible office and R&D floorspace. The unit adjacent to Vanisher's Yard will be reduced in size by, to allow for additional office and R&D floorspace within Times House. The approved Class E(a) retail floorspace at ground floor level will also be reduced and consolidated into a single flexible retail unit within the island building in Times Yard. The floorspace fronting Caledonia Street, within Times House will also comprise flexible Class E(a) retail floorspace and/or Class E(g)(i), Class E(g)(ii) floorspace. Overall, the retail provision is to be reduced by 356.70 sqm (GIA) and 315.05 sqm (GIA) of additional office and R&D floorspace is proposed, alongside an additional 387.65 sqm (GIA) of flexible Class E(a), E(g)(i) and E(g)(ii) floorspace.
- 7.14 LP Policy R1 directs retail provision to town centres, alongside primary and local shopping areas. Part (e) of this policy recognises that certain retail uses can provide a valuable service even where they are not located within designated areas. The Site is not located within a town centre, nor a primary or local shopping area, therefore it is not in a priority location for retail uses. Nonetheless, the Applicant seeks to retain a proportion of the approved retail provision in accordance with the aims of LP Policy R1, part e.

- 7.15 Conversely, the Site is located in a priority location for employment uses, evidenced by its inclusion within the Central Activities Zone ('CAZ'), a Priority Employment Location ('PEL') and the King's Cross and Pentonville Road spatial strategy area. LP Policy SP2 states that within these locations existing business uses will be safeguarded and proposals for the intensification, renewal and modernisation of existing business floorspace is encouraged. LP Policy B2 also notes that employment uses such as office and R&D are the clear priority in this area in order to support the strategic function of the central activities zone ('CAZ') and London's strategic business role.
- 7.16 The principle of providing additional business and employment floorspace in this location, therefore, accords with the aims of the Local Plan.
- 7.17 We understand that the principle of replacing retail floorspace with office has previously been accepted by officers. Under the s73 permission (Ref. P2023/0382/S73), a 26.5 sqm reduction in retail floorspace was accepted. The committee report stated (paragraph 10.47), "in land use terms there is no objection to these reductions as the replacement floorspace is business use, split between office and research and development floorspace which is supported by the land use policy including the emerging local plan policy SP2 for the Kings Cross and Pentonville Road spatial policy area".
- 7.18 Similarly, within their pre-application advice, officers state that "...the removal of retail floorspace is not considered to give harm to the function of the area", further noting that "...there are no land use objections to the proposed reductions to E(a) and E(b) use class floorspace within the context of an increase to employment floorspace".
- Affordable Workspace**
- 7.19 LP Policy B4 requires major development proposals involving 1,000 sqm or more of net additional office and/or research and development floorspace to incorporate 10% affordable workspace to be leased to the Council at a peppercorn rent for a period of at least 20 years.

7.20 Affordable workspace was secured as part of the Extant Permission via a Section 106 Agreement, in particular a requirement to deliver at least 388 sqm off-site at 34b York Way. This requirement was equivalent to 10.4% of the uplift of employment floorspace relating to the Extant Permission for the Site combined with the uplift at Jahn Court, under permission ref. P2023/0381/S73, as amended by P2025/2678/NMA, P2025/2978/NMA and P2026/0886/NMA ('Jahn Court Extant Permission').

7.21 Within their pre-application advice, LBI officers note that "given that this cuts across two different sites and two different planning applications, it may be easier for a contribution in lieu to be provided. While an additional area could be provided at Times House/Laundry Buildings, this space may be too small to function appropriately as affordable workspace."

7.22 In delivering the affordable workspace on site at Jahn Court, the Applicant has sought to go beyond the 388 sqm requirement. The actual floorspace delivered at Jahn Court amounts to 428 sqm of affordable workspace at 34b York Way (see measured survey at [Appendix B](#)).

7.23 The proposed amendments to the Extant Permission proposed under this application result in the floor areas (GIA sqm) outlined within **Table 7.2**, below.

Land Use	Existing (sqm)	Proposed (sqm)	Difference +/- (sqm)
Flexible Office and Research and Development – Class E(g)(ii) and Class E(g)(i)	6489.40	8424.76	+1935.36
Flexible Class E(a), E(g)(i) and E(g)(ii)	0	387.65	+387.65
Flexible Food/Drink/Bar Drinking Establishment – Use Class E(b) and Sui Generis	661.20	105.50	-555.70
Total	7150.6	8917.91	+1767.31

Table 7.2 – Proposed Floor Areas

7.24 As such, in line with LP Policy B4 the 10% uplift of relevant commercial floorspace within the THLB proposals subject to this application equates to 193.53 sqm GIA to be provided as affordable workspace on site.

7.25	As set out above, the Extant Permission subject to amendment under this application is joined with the Jahn Court Extant Permission and therefore the affordable workspace provision is calculated based on the relevant commercial uplift generated across both developments. The Jahn Court Extant Permission resulted in an uplift in relevant commercial floorspace of 2,315 sqm GIA ¹ , which resulted in a requirement to deliver 231.5 sqm GIA of affordable workspace.
7.26	Therefore, the joint affordable workspace requirement is $193.53 \text{ sqm} + 231.5 \text{ sqm} = \mathbf{425.03 \text{ sqm}}$.
7.27	As previously set out, the Applicant has delivered a larger affordable workspace unit at Jahn Court than required by the s106 Agreement, dated 22 December 2023 (428 sqm GIA, as opposed to a minimum 388 sqm GIA). As a result, the increased affordable workspace requirement generated by the proposed amendments sought under this application can be accounted for within the existing overprovision. Moreover, even when accounting for the increased affordable workspace provision required under this application there would remain an overprovision of 2.96sqm GIA affordable workspace across both schemes, equating to a provision of 10.1% affordable workspace, which is above the required provision under Policy B4.
7.28	Therefore, the proposals deliver a public benefit in respect of supporting the provision of affordable workspace within the Borough over and above the required policy minimum. This weighs in favour of the proposals in the planning balance.
Summary	
7.29	Overall, the Proposed Development complies with national, regional and local planning policy in respect of the proposed land uses. The Proposed Development, is therefore, in accordance with paragraphs 85 and 87 of the NPPF, alongside Policies E1, E8 and SD4 of the London Plan and Policies SP2 and R1 of the Local Plan.

¹ See Page 9 of LBI Pre-Application Response Dated 07 July 2026 (ref. P2026/1164/MJR).

8 Design and Public Realm

8.1	This section assesses the Proposed Development against the relevant national, regional and local planning policy and guidance in relation to design and public realm matters.											
8.2	Full details of these matters can be found in the Design and Access Statement Addendum, alongside the approved and proposed plans, elevations and sections, prepared by Piercy and Company.											
National Planning Policy Framework (‘NPPF’)												
8.3	Chapter 12 relates to achieving well-designed places. Paragraph 131 states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.											
Planning Policy												
8.4	The design and public realm policies that are considered relevant to this application are included in Table 8.1 , below.											
<table><tr><th>Planning Policy Document</th><th>Policy</th></tr><tr><td rowspan="4">The London Plan (2021)</td><td>Policy D3 – Optimising Site Capacity through the Design-Led Approach</td></tr><tr><td>Policy D4 – Delivering Good Design</td></tr><tr><td>Policy D5 – Inclusive Design</td></tr><tr><td>Policy D8 – Public Realm</td></tr><tr><td rowspan="3">The Islington Local Plan: SDMP (2023)</td><td>Policy DH1 – Fostering Innovation and Conserving and Enhancing the Historic Environment</td></tr><tr><td>Policy T1 – Enhancing the Public Realm and Public Transport</td></tr><tr><td>Policy T4 – Public Realm</td></tr></table>		Planning Policy Document	Policy	The London Plan (2021)	Policy D3 – Optimising Site Capacity through the Design-Led Approach	Policy D4 – Delivering Good Design	Policy D5 – Inclusive Design	Policy D8 – Public Realm	The Islington Local Plan: SDMP (2023)	Policy DH1 – Fostering Innovation and Conserving and Enhancing the Historic Environment	Policy T1 – Enhancing the Public Realm and Public Transport	Policy T4 – Public Realm
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	Policy T1 – Enhancing the Public Realm and Public Transport											
	Policy T4 – Public Realm											
Table 8.1 – Design and Public Realm Planning Policy												
Assessment												

8.5	A series of architectural enhancements are proposed to improve the coherence, accessibility and legibility of the permitted development, enabling it to strengthen the wider Regent Quarter estate's position as an internally significant research, technology and innovation hub.
	<u>Basement Level</u>
8.6	The proposed basement level will serve both the Laundry Building and Times House. The permitted layout will be reconfigured to enable a core connection to both buildings. This will necessitate a revised layout for the end of trip facilities.
	<u>Laundry Building</u>
8.7	With regards to the Laundry Building, the entrances from York Way and Caledonia Street will be enhanced to assist with wayfinding and to create a distinct identity for the Site. The York Way entrance will benefit from a reflective metallic canopy, alongside feature lighting and signage. Similarly, for Caledonia Street a halo-like feature will be introduced comprising a metallic material to frame the entrance. The window cills will no longer be lowered due to the provision of an office and R&D use within the unit fronting Caledonia Street. This provides a positive outcome in heritage terms, as it results in reduced intervention to the locally listed façade.
8.8	The precast cladding at ground floor level is to be replaced with a red render system. A red brick will be used on the upper floors to enable the façade to tie in with the existing material palette of the existing building.
	<u>Times House</u>
8.9	With regards to Times House, the loading bay fronting Caledonia Street will be replaced with office and R&D floorspace and the associated façade will be replaced with glazing to activate Caledonia Street. Following advice from officers, the ground floor façade fronting Caledonia Street has been revised to provide greater depth articulation and architectural interest, reflecting the design approach adopted at Jahn Court. Furthermore, the proposed material treatment of the existing Level 03 roof edge has been amended to match the wider Times House material palette. The extension, which is set back from the existing façade, is now clad in green to create a more coherent and unified architectural composition and building identity.

- 8.10 The island unit within Times Yard will be reconfigured to allow for a visual connection between York Way and the Times House reception. Officers note in their pre-application response, that this reduction in footprint “adds a greater degree of visual presence and place making in the centre of the street block which improves the setting of the buildings around it”. Furthermore, “the removal of the footprint allows a direct view from York Way straight through the concierge and reception space at the bottom of Times House”.
- 8.11 At levels 01 to 05, it is proposed to infill the façade at the north-western corner of Times House to create a cohesive frontage and to improve the arrival experience from York Way. This amendment is welcomed by officers as it “improves the practicality of the function of the building and completes the design”.
- 8.12 The Applicant also seeks to reconfigure the approved core and WC arrangement to optimise the floorplates across levels 01 to 05. Officers note that the proposed “internal layouts contribute to the best possible fit of the proposed development for future occupiers”.
- 8.13 At roof level, the extent of the plant provision has been rationalised due to technical progression since the Extant Permission. The reduction in plant will simplify the roofscape and enable the provision of additional blue and green roof areas.
- 8.14 With regards to materiality, the Applicant proposes to replace the approved grey facades with green in order to consolidate the identify between Times House and the Laundry Building. Amendments are proposed to the fenestration; this includes the introduction of additional glazing on the eastern elevation. The proposed glazing has been carefully positioned to minimise overlooking and will benefit from a translucent film which allows for natural daylight whilst limiting direct views. The Applicant also proposed to replace a glazed door at ground floor with a metal access door.
- Public Realm
- 8.15 The proposed amendments to the footprint of Times House will enhance the quality, openness and legibility across the public realm. The public realm will be enlarged by approximately 48.19 sqm and rationalised to create a more generous and coherent public environment. This is accompanied by a wider north-south passage from Times and Laundry Yard down to Bravington’s Walk.

- 8.16 Where possible, active ground floor frontages have been retained and reconfigured. Back-of house and servicing functions have been consolidated away from key frontages where possible, enabling a more continuous and engaging pedestrian experience.
- 8.17 Officers have welcomed the proposed reconfiguration of the public realm, noting that “the proposal provides for a significant opening up of the space creating one larger and more coherent courtyard that makes the connection between York Way and Caledonia Street”.

Conditions

- 8.18 The proposed design amendments will result in changes to the conditions outlined in **Table 8.2**, below.

Condition	Reason for Amendment
Condition 2 – Approved Plans and Documents	Condition 2 will need to be updated to refer to updated plans and documents.
Condition 3 - Materials	Condition 3 will be updated to remove reference to materials that are no longer proposed and to refer to new materials proposed under this application.
Condition 4 – Cycle Parking	Condition 4 will be updated to refer to an updated basement and ground floor plan, alongside updated cycle parking numbers.
Condition 18 – Approved Plans for Accessible WCs and Showers	Condition 18 will be updated to refer to the updated floorplans, as the configuration of WCs and Showers will change.
Condition 29 – Improvements to Public Realm	Condition 29 will be updated to reflect the proposed quantum of cycle parking spaces within the public realm.

Table 8.2 – Amendments to Conditions

Summary

- 8.19 Overall, the Proposed Development complies with national, regional and local planning policy in respect of design and the public realm. The Proposed Development, is therefore, in accordance with paragraph 131 of the NPPF, alongside Policies D3, D4, D5, D8 of the London Plan and Policies DH1, T1 and T4 of the Local Plan.

9 Heritage

- 9.1 This section considers the Proposed Development against relevant national, regional and local planning policy and guidance relating to heritage matters.
- 9.2 Full details of the proposed design can be found in the Design and Access Statement and drawings prepared by Piercy and Company, whilst a full analysis of the Proposed Development on designated heritage assets is within the Heritage Statement, prepared by Turley. These documents should be read alongside this section of the Statement.

Relevant Legislation

- 9.3 Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) provides that, with respect of listed buildings, special regard should be had to the desirability of preserving the buildings or its setting or any features of special architectural or historic interest which it possesses.
- 9.4 Section 71 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 also provides that, in respect of development affecting conservation areas, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

National Planning Policy Framework ('NPPF')

- 9.5 Chapter 16 attaches great importance to conserving and enhancing the historic environment.
- 9.6 Paragraph 219 of the NPPF states that proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Planning Policy

- 9.7 The heritage policies that are considered relevant to this application are included within **Table 9.1**, below.

Planning Policy Document	Policy
The London Plan (2021)	Policy HC1 – Heritage Conservation and Growth
	Policy HC3 – Strategic and Local Views

The Islington Local Plan:)	Policy DH1 – Fostering Innovation and Conserving and Enhancing the Historic Environment
	Policy DH2 – Heritage Assets.

Table 9.1 – Heritage Planning Policy

Assessment

- 9.8 A Heritage Statement has been prepared by Turley in support of this application. The report notes that there are a limited number of amendments to the external elevations of Times House and Laundry Building. It is noted that the proposed changes are well-considered and well-designed in keeping with the Extant Permission. Moreover, the proposals would retain the key benefits associated with the improved public realm and active frontages that are associated with the proposals overall.
- 9.9 It is concluded that the proposed amendments are appropriately well designed with consideration to the heritage significance of the Site and surrounding heritage assets. The scale of the change to the permitted scheme would be minor, such that any impact resulting from the change would be neutral or positive.
- 9.10 The Proposed Development would, therefore, sustain the significance of the King's Cross Conservation Area; it would preserve the heritage interest and significance of nearby listed buildings, including the contribution of setting; and locally listed buildings.

Summary

- 9.11 Overall, the Proposed Development is acceptable in respect of its impact on the historic environment. It is, therefore, in accordance with paragraph 219 of the NPPF, alongside London Plan Policies HC1 and HC3, and Local Plan Policies DH1 and DH2.

10 Highways

- 10.1

This section considers the Proposed Development against relevant national, regional and local planning policy and guidance relating to highways matters.
- 10.2

This section should be read alongside the Transport Statement, Framework Travel Plan and Delivery and Servicing Management Plan, Operational Waste Management Plan and Construction Traffic Management Plan prepared by RGP.

National Planning Policy Framework (‘NPPF’)

- 10.3

Chapter 9 seeks to promote sustainable transport. Paragraph 109 requires applicants to consider transport issues from the earliest stages of development proposals. Paragraph 116 states that developments should only be refused or prevented if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.

Planning Policy

- 10.4

The planning policies relevant to this application are included within **Table 10.1, below.**
- | Planning Policy Document | Policy |
|---------------------------------------|---|
| The London Plan (2021) | Policy T2 – Healthy Streets |
| | Policy T5 – Cycling |
| | Policy T7 – Deliveries, Servicing and Construction. |
| The Islington Local Plan: SDMP (2023) | Policy T2 – Sustainable Transport Choices |
| | Policy T3 – Car Free Development |
| | Policy T5 – Delivery, Servicing and Construction |

Table 10.1 – Highways Planning Policy

Assessment

Servicing

10.5	A Delivery and Servicing Management Plan has been prepared by RGP in support of this application. The report notes that the Applicant proposes to remove the internal loading bay. Servicing will instead be undertaken on street on York Way, with alternative servicing provision on Caledonia Street. On-street servicing has been accepted as part of the Extant Permission
10.6	Delivery and servicing activity will be principally accommodated within the loading bay on York Way, with all planned deliveries instructed to be received from the building entrances in Times Yard. Planned maintenance works that require vehicle access for any prolonged period will be conducted from Times Yard through a carefully managed arrangement.
10.7	The forecast delivery activity equates to up to a maximum of 19 deliveries per weekday, representing an increase of 1 delivery above the current implemented site uses. This additional delivery would be comfortably accommodated by the improved loading infrastructure provided on York Way.
10.8	The largest delivery vehicle required by the site will be a 9.2m x 2.5m refuse collection vehicle. The vast majority of deliveries would be carried out by 4.6t light vans, whilst occasional deliveries using larger 7.5t panel / box vans would also be generated by the commercial uses.
10.9	This arrangement is acceptable due to the site's inability to receive typical goods vehicles off-street. The permitted off-street loading bay was designed to accommodate small transit-type vans for hazardous goods only. The use of this facility is no longer required.
10.10	The overall frequency of deliveries is predicted to increase by one delivery per day compared to the permitted uses of the site. This increase would be comfortably accommodated within the extended loading bay on York Way, which is permitted.
Cycle Parking	
10.11	The Applicant has reviewed several studies undertaken by Transport for London (TfL), the City Property Association (CPA), and the British Council for Offices (BCO) to identify the most robust demand evidence to inform the cycle parking provision on-site.
10.12	Based on the various studies conducted by TfL, the CPA and the BCO, the average cycle parking demand for developments translates to a requirement for 56 spaces. The Applicant proposes a total of 92 cycle parking spaces, and would therefore accommodate the average demand, leaving a further 36 spaces for overflowing parking and the retail uses.

10.13 The 92 cycle parking spaces will be provided, as follows:

- 42 x vertical cycle racks (basement level);
- 6x bike lockers (basement level);
- 2 x accessible cycle stands (basement level); and
- 42 x Sheffield spaces (ground level).

Trip Generation

10.14 The proposed change in use would result in a net increase of 230 two-way person trips by all modes of transport over the course of a typical weekday, when compared to the implemented baseline site operation. These additional trips would comprise journeys by sustainable travel modes, including walking, cycling and public transport, for example. The anticipated increase of 25 two way peak hour trips by rail and bus services would be comfortably accommodated by existing service capacity from King' Cross.

Waste Management

10.15 An Operational Waste Management Plan has been prepared by RGP in support of this application. The report notes that the overall waste management and collection strategy will be retained as per the site's existing operation, involving private waste collections taking place from York Way.

10.16 Secure refuse storage will be provided within the ground floor level of the site within Times Yard. A main refuse store containing 4 x 1,100L Eurobins will be provided to store waste and recyclables generated by the flexible office / R&D uses, and 2 x 660L Eurobins for the flexible retail uses. An additional 2 x 240L wheeled bins for food waste storage would be provided for shared use of all site occupants.

10.17 Private collections will be scheduled to take place 5 times weekly for waste and recycling removal. Collection frequencies will be reviewed regularly and carried out to meet the corresponding waste arisings and storage capacity for the site. Waste collections are expected to require a duration of up to 15 minutes to complete.

10.18 It is proposed to relocate the bin store within the public realm space adjacent to Bravington's Walk at ground floor level. The revised bin store will accommodate reduced capacity for the revised waste arisings generated by the development. This represents the most viable location to receive waste collections from the York Way loading bay with the shortest required bin drag distance.

Travel Plan

10.19 A Framework Travel Plan has been prepared by RGP. This document promotes two key objectives. First, the Applicant seeks to promote and actively encourage sustainable travel to and from the site. This will be achieved through a range of initiatives, which include, but are not limited to bicycle maintenance, appointing a travel plan coordinator and cycle hire schemes. Second, the Applicant seeks to provide the infrastructure to facilitate sustainable travel. This includes the provision of shower and changing facilities alongside cycle parking.

[Summary](#)

10.20 Overall, the Proposed Development is acceptable in respect of highways matters. It is, therefore, in accordance with paragraph 109 and 116 of the NPPF, alongside London Plan Policies T2, T5, T7, and Local Plan Policies T2, T3 and T5.

11 Amenity

11.1

This section considers the Proposed Development against relevant national, regional and local planning policy and guidance relating to amenity matters. This includes assessing the proposals in relation to air quality, daylight and sunlight and noise.

Air Quality

Planning Policy

11.2

The planning policies relevant to this application are included within **Table 11.1**, below.

Planning Policy Document	Policy
The London Plan (2021)	Policy SI1 – Improving Air Quality
The Islington Local Plan: SDMP (2023)	Policy S7 – Improving Air Quality

Table 11.1 – Air Quality Planning Policy

Assessment

11.3

An Air Quality Confirmation Statement has been prepared by Hoare Lea in support of this application. With regards to the construction phase, the report notes that overall risk of dust soiling remains the same as presented in the approved Air Quality Assessment.

11.4

With regards to the operational phase, the impacts on air quality from operational phase traffic generation will remain ‘not significant’. The proposed amendments do not introduce any additional combustion sources for primary operation, as such, the Proposed Development will remain air quality neutral in regard to building emissions.

11.5

Overall, no additional mitigation measures are required as a result of the proposed amendments. As such, the conclusions of the approved Air Quality Assessment remain valid and the overall effect of the Proposed Development in air quality terms is ‘not significant’.

Daylight and Sunlight

Planning Policy

11.6

The planning policies relevant to this application are included within **Table 11.2**, below.

Planning Policy Document	Policy
The Islington Local Plan: SDMP (2023)	Policy PLAN1 – Site Appraisal, Design Principles and Process

Table 11.1 – Daylight and Sunlight Planning Policy

Assessment

- 11.7 A Daylight and Sunlight Letter of Conformity has been prepared by Point 2 in support of this application. The report concludes that the proposed amendments will not affect the conclusions of the Annual Probably Sunlight Hours ('APSH') test undertaken in respect of the Extant Permission.
- 11.8 With regards to the Vertical Sky Component ('VSC') and No-Sky Line ('NSL') tests, the proposed amendments result in very minor reductions. The largest additional increase in % loss for VSC is 0.78% and the largest actual change in VSC is 0.12%. The largest additional increase in % loss for NSL is 0.93% and the largest actual change in NSL is 1 sq ft (see page 2 of the Daylight and Sunlight Assessment – Letter of Conformity).
- 11.9 With respect to Joiners Yard, the results demonstrate that the largest additional increase in % loss for VSC is 0.14% and the largest actual change in VSC is 0.03% compared to the Extant Permission. It is also noted that 5 windows will experience very small gains in light when compared to the Extant Permission. Whether there is an additional loss or gain, the changes described above are very small and would be imperceptible to an occupant.
- 11.10 Overall, the level of change identified is imperceptible in respect of the VSC and NSL test. It is, therefore, concluded that the proposed amendments are acceptable in daylight and sunlight terms.

Noise

Planning Policy

- 11.11 The planning policies relevant to this application are included within **Table 11.1**, below.

Planning Policy Document	Policy
The London Plan (2021)	Policy D14 – Noise

SECTION 11: AMENITY

The Islington: SDMP (2023)

Policy PLAN1 – Site Appraisal, Design Principles and Process

11.12 Table 11.1 – Air Quality Planning Policy

Assessment

11.13 A Noise Impact Assessment Letter of Comfort has been prepared by Hoare Lea. The letter confirms that the proposed amendments are not expected to result in an increase in noise emissions compared to the Extant Permission. The proposed removal of the strobic fans at roof level and the loading bay at ground floor level has the potential to reduce operational noise generation. The revisions therefore do not materially alter the nature or scale of the development's potential acoustic impacts.

11.14 There have been no significant changes the surrounding acoustic environment since the baseline environmental sound survey was undertaken in August 2022. Accordingly, the acoustic design criteria and noise limits established for the consented scheme remain appropriate for the design proposals.

Summary

11.15 The Proposed Development remains complaint with amenity-related policies, in particular, London Plan Policies SI1 and D14, alongside Local Plan Policies SI1 and PLAN1.

12 Energy and Sustainability

- 12.1 This section considers the Proposed Development against relevant national, regional and local planning policy and guidance relating to energy and sustainability matters.
- 12.2 This section should be read alongside the Energy Strategy and the Sustainability Statement, prepared by NDY.

National Planning Policy Framework (‘NPPF’)

- 12.3 Paragraph 161 states that the planning system should support the transition to net zero by 2050 and take full account of all climate impacts.

Planning Policy

- 12.4 The planning policies relevant to this application are included within **Table 12.1**, below.

Planning Policy Document	Policy
The London Plan (2021)	Policy SI2 – Minimising Greenhouse Gas Emissions
	Policy SI3 – Energy Infrastructure
	Policy SI4 – Managing Heat Risk
	Policy SI7 – Reducing Waste and Supporting the Circular Economy
The Islington Local Plan: SDMP (2023)	Policy S1 – Delivering Sustainable Design
	Policy S2 – Sustainable Design and Construction
	Policy S3 – Sustainable Design Standards
	Policy S4 – Minimising Greenhouse Gas Emissions

Table 12.1 – Energy and Sustainability Planning Policy

Assessment

Energy Strategy

- 12.5 An Energy Strategy has been prepared by NDY in support of this application. The document notes that the Proposed Development seeks to incorporate passive and active design measures and renewable energy technologies, resulting in a 35.6% reduction of CO2 emissions over Part L 2021. This percentage reduction exceeds the minimum 35% set by Policy SI2, whilst the remaining emissions to reach the net zero carbon target will be offset via cash-in-lieu contributions
- 12.6 The energy efficiency measures included in the 'be Lean' stage of the energy hierarchy resulted in a carbon emissions reduction of 23.1% over the baseline which is greater than the 15% reduction target set by the London Plan and GLA Energy assessment guidance (June 2022).
- 12.7 The feasibility of incorporating low and zero carbon ('LZC') technologies to the scheme to serve the proposed Development has been investigated. The feasibility study concluded that ASHPs (i.e. Air Source Heat pumps) and roof-mounted PV panels are the only renewable energy technologies that are viable for the Development. Other renewable energy technologies were considered as non-viable for the proposed Development, due to space limitations and planning restrictions.
- 12.8 The proposed energy strategy also results in a 17.6% reduction in the overall CO2 emissions of the Development, including regulated and unregulated emissions. This percentage is marginally lower than the minimum 27% required by policy S4 of the Islington's Local Plan Strategic and Development Management Policies .

Sustainability Strategy

- 12.9 With regards to water consumption, the Proposed Development will reduce potable water consumption by 40% over the BREEAM baseline via water efficient sanitary fittings. All water uses will be metered and monitored during building operation. The Proposed Development will incorporate water leak detection systems to minimise water wastage due to leaks.

12.10 With regards to waste, all demolition waste will be managed sustainably, in accordance with the pre-demolition audit, with the aim to achieve 100% diversion of waste from landfill. An Operational Waste Management Plan relating to construction waste will be prepared and implemented to inform the segregation, storage and management of waste during operation. The Proposed Development will aim to enable future occupants to achieve the municipal waste recycling target of 65% by 2030. The amount of non-hazardous on-site/off-site construction waste to be generated to be 4.5m³/100m² or 1.2tonnes/100m² as a maximum.

12.11 The Proposed Development will have no negative impacts on noise levels, air quality and prevent night-time light pollution. Furthermore, the proposals will utilise electric and non-combustion systems to eliminate direct NO_x emissions.

12.12 The sustainability credentials of the proposed Development are also demonstrated by its assessment under BREEAM RFO 2014 Bespoke. A BREEAM pre-assessment workshop was carried out review the design proposals against the BREEAM RFO 2014 criteria. The pre-assessment workshop concluded that a score of 71.7% is achievable by the proposed Development, which corresponds to a BREEAM 'Excellent' rating.

[Summary](#)

12.13 Overall, the Proposed Development remains compliant with paragraph 161 of the NPPF and policies SI2, SI3, SI4 and SI7 of the London Plan, and policies S1, S2, S3 and S4 of the Local Plan.

13 Other Technical Considerations

- 13.1 This section assesses the Proposed Development against relevant national, regional and local planning policy and guidance in relation to the following technical planning considerations:
- Fire;

• Ventilation and Extraction;

• Flood Risk and Drainage; and

• Ecology and Green Infrastructure.

Fire

- 13.2 This section should be read alongside the Fire Statement prepared by DAMA.

Planning Policy

- 13.3 The planning policies relevant to this application are included within **Table 13.1**, below.

Planning Policy Document	Policy
The London Plan (2021)	Policy D5 – Inclusive Design
	Policy D12 – Fire Safety

Table 13.1 – Fire Safety Planning Policy

- 13.4 A Fire Statement has been prepared by DAMA in support of this application. The report notes that the Site should not comprise Higher Risk Buildings as per the Building Safety Act 2022. The report demonstrates the Proposed Development complies with the requirements of London Plan Policies D5 and D12. In doing so, it outlines the measures and provisions for the means of escape, passive fire protection, roof construction, automatic fire detection and alarm, evacuation lifts, and access and facilities for the Fire and Rescue Service.

Ventilation and Extraction

- 13.5 This section should be read alongside the Ventilation and Extraction Statement prepared by Hoare Lea.

Planning Policy

13.6 The planning policies relevant to this application are included within **Table 13.2**, below.

Planning Policy Document	Policy
The London Plan (2021)	Policy SI 4 – Managing Heat Risk
The Islington Local Plan: SDMP (2023)	Policy S6 – Managing Heat Risk

Table 13.2 – Ventilation and Extraction Planning Policy

13.7 The employment floorspace on levels 1-5 will be served by air handling units ('AHU's). The AHUs shall be double stacked modular types complete with high efficiency thermal wheel heat recovery. The outside air provision delivered to the floor will exceed the minimum Part F requirements and will align with the rates set out in the British Council for Offices (BCO) guidance.

13.8 With regards to back-of-house ventilation, an AHU will be located at basement level in the plantroom under the Laundry Building to serve the back-of-house and amenity spaces within the basement. The same AHU serving the back-of-house and amenity spaces will serve the plant areas within the basement. Supply and extract ductwork shall branch off throughout the lower ground to locally ventilate each room through air terminals within each space.

13.9 Overall, the Proposed Development comply with the requirements of London Plan Policy SI4 and Local Plan Policy S6.

Flood Risk and Drainage

13.10 This section should be read alongside the Flood Risk Assessment and Drainage Strategy prepared by London Structure Lab.

National Planning Policy Framework ('NPPF')

13.11 Paragraph 161 states that planning system should take full account of all climate impacts, including flood risk.

Planning Policy

13.12 The planning policies relevant to this application are included within **Table 13.3**, below.

Planning Policy Document	Policy
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The London PI	Policy S12 – Flood Risk Management
	Policy S13 – Sustainable Drainage
The Islington Local Plan: SDMP (2023)	Policy S8 - Flood Risk Management
	Policy S9 - Integrated Water Management and Sustainable Drainage

Table 13.3 – Flood Risk and Drainage Planning Policy

Assessment

- 13.13 A Flood Risk and Drainage Strategy has been prepared by London Structure Lab in support of this application. The report notes that the Site lies within Flood Risk Zone 1, which carries the lowest risk of fluvial flooding. The Site is also at low risk of flooding from tidal sources, surface water (pluvial), infrastructure failure, reservoirs and canals.
- 13.14 The Site is at medium to low risk from groundwater flooding; however, the Applicant seeks to mitigate this risk through the provision of tanking and cavity drainage systems within the basement. The Applicant also seeks to install anti-flood valves and pumping to mitigate any flood risk associated with the sewage system.
- 13.15 The surface water drainage design for the Site has been designed with consideration to the existing site constraints. Blue roofs are proposed to the majority of the flat roof areas of Times House, meeting the 1 in 30- year discharge rate for the catchment area associated with Times House.
- 13.16 Overall, the Proposed Development complies with paragraph 161 of the NPPF, alongside London Plan Policies S12 and S13 and Local Plan Policies S8 and S9.

Ecology and Green Infrastructure

- 13.17 This section should be read alongside the Biodiversity Net Gain Calculation and Urban Greening Factor Review prepared by MKA.

Planning Policy

- 13.18 The planning policies relevant to this application are included within **Table 13.4**, below.

Planning Policy Document	Policy
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SECTION 13: OTHER TECHNICAL CONSIDERATIONS

The London Plan (2021)	Policy G5 – Urban Greening
The Islington Local Plan: SDMP (2023)	Policy G1 – Green Infrastructure
	Policy G4 – Biodiversity, Landscape Design and Trees
	Policy G5 – Green Roofs and Vertical Greening
	Policy S2 – Sustainable Design and Construction

Table 13.4 – Green Infrastructure Planning Policy

Assessment

Biodiversity Net Gain

- 13.19 The Proposed Development will deliver a biodiversity net gain of 37.17%. This exceeds the minimum requirement to deliver 10% net gain requirement under the Environment Act (2021). The net gain will be achieved through the provision of green roofs and planters.

Urban Greening Factor

- 13.20 The Proposed Development achieves an Urban Greening Factor ('UGF') score of 0.17. This constitutes an improvement of 0.01 when compared to the UGF score for the Extant Permission.
- 13.21 Whilst the UGF target of 0.3 has not been met, it should be noted that opportunities for greening have been maximised within the Site's physical and heritage-related constraints.
- 13.22 LBI officers have previously acknowledged the Site's constraints alongside the Applicant's endeavour to maximise greening within these constraints. In their Committee Report for permission ref. P2023/0382/S73, officers stated that "for the consented scheme, the Sustainability Officer accepted that the site's physical and heritage constraints prevent the UGF from increasing beyond 0.16 towards the required 0.3 rating. This was accepted due to opportunities for greening having been maximised in what is predominantly a refurbishment scheme in a sensitive heritage location" (paragraph 10.204).
- 13.23 Overall, the Proposed Development complies with London Plan Policy G5 and Local Planning Policies G1, G4, G5 and S2.

14 Planning Obligations and Community Infrastructure Levy

- 14.1 Under Section 106 of the Town and Country Planning Act 1990, as amended, local planning authorities have the power to enter into planning obligations with any person interested in land in their area for the purpose of restricting or regulating the development or use of the land.
- 14.2 The NPPF states that planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition. It repeats the tests set out above and then states that where planning obligations are being sought or revised, local planning authorities should take account of changes in market conditions over time and, where appropriate, be sufficiently flexible to prevent planned development being stalled (paragraphs 56-58).
- 14.3 The LBI Planning Obligations SPD was adopted in April 2025. The SPD aims to give developers, members of the public, and other stakeholders a clear indication of what obligations are likely to be required to make development acceptable in planning terms.

Draft Heads of Terms

- 14.4 It is anticipated a Deed of Variation will be required to amend the S106 agreement. The Heads of Terms which may require amendment are:
- Affordable Workspace provision;
 - Carbon Offset Contribution;
 - Public Realm Improvements/Highways Reinstatement Contribution;
 - Construction Practice Monitoring; and
 - Employment and Training Contribution.

Community Infrastructure Levy

Mayoral Community Infrastructure Levy 2 (MCIL 2)

- 14.5 The Site is located within the Central London MCIL2 charging area. Office uses are charged at £185 per sqm and retail uses is charged at £165 per sqm

London Borough of Islington Community Infrastructure Levy (2014)

14.6 The LBI CIL charging schedule came into effect on 01 September 2014.

14.7 The Site is located within CIL Charging Zone A. Office floorspace is charged at £80 per sqm; Research and Development use is charged at £0 per sqm; and Retail floorspace is charging at £175 per sqm.

15 Summary and Conclusion

- 15.1 This application seeks planning permission under Section 73 of the Town and Country Planning Act 1990 (as amended) for amendments to the Extant Permission.
- 15.2 The proposed amendments will enable the adaptability of the permitted floorplates to meet the identified and evolving shift in R&D market demand and occupier needs in London. This flexibility will not change the character or function of the permitted development. Rather it will ensure that the development can be optimised for its permitted use, securing the delivery of a wide range of public benefits both to the Site's immediate area and LBI and London's wider Knowledge Quarter.
- 15.3 The proposed amendments will deliver several significant benefits which are summarised below:
- The introduction of greater flexibility in the arrangement of research and development and office uses across the site, allowing the buildings to respond more effectively to evolving occupier requirements and changing market conditions within the Knowledge Quarter and wider London innovation economy.
 - The Site will be able to support a broader spectrum of innovation-led tenants including AI and non-laboratory R&D occupiers, thus ensuring the long-term adaptability and commercial resilience of the Site.
 - The revisions retain the implemented quantum and overarching purpose of the Extant Permission, safeguarding the delivery of high-quality employment floorspace and reinforcing Regent Quarter's role as a significant hub for research, technology and innovation.
 - The approach builds upon the principles already established through the amendments at Jahn Court, providing consistency across the wider Regent Quarter estate and enabling a coordinated response to contemporary workspace and occupier demands.
 - Architectural refinements rationalise and unify the existing building fabric, creating a clearer and more cohesive identity across Times House and the Laundry Buildings while improving the overall permeability of the site.

- The proposals enhance the public realm through the introduction of more generous and better-connected external spaces, improving pedestrian permeability, visibility and access throughout the site and strengthening connections to the surrounding urban context.
- Improvements to entrances, routes and the relationship between the buildings and the public realm create a more welcoming and accessible environment, supporting an enhanced arrival experience for occupiers, visitors and the wider public.
- Collectively, the revisions represent an opportunity to deliver a more adaptable, coherent and future-facing development that responds positively to both commercial demand and the wider aspirations for Regent Quarter as an internationally recognised innovation district.

15.4 The proposed amendments do not fundamentally alter the principles of what has previously been approved and as such the section 73 application is appropriate. Moreover, the scale and nature of the amendments to the Extant Permission do not raise any strategic considerations and are not considered to alter the scheme's compliance with national, regional or local policy guidance. Planning permission should, therefore, be granted accordingly.

[Appendix A Approved vs Proposed Condition Wording](#)

Condition	Approved Wording (Affected Wording Highlighted in Red)	Proposed Wording (Affected Wording Highlighted in Red)
Condition 2 – Approved Drawings	“The development hereby approved shall be carried out in accordance with the following approved plans...”	The development hereby approved shall be carried out in accordance with the following approved plans and documents: <u>Plans</u> 13832-PCO-ZZ-B1-DR-A-02099 P01 13832-PCO-ZZ-00-DR-A-02100 P01 13832-PCO-ZZ-01-DR-A-02101 P01 13832-PCO-ZZ-02-DR-A-02102 P01 13832-PCO-ZZ-03-DR-A-02103 P01 13832-PCO-ZZ-04-DR-A-02104 P01 13832-PCO-ZZ-05-DR-A-02105 P01 13832-PCO-ZZ-RF-DR-A-02106 P01 13832-PCO-ZZ-XX-DR-A-02200 P01 13832-PCO-ZZ-XX-DR-A-02201 P01 13832-PCO-ZZ-XX-DR-A-02202 P01 13832-PCO-ZZ-XX-DR-A-02203 P01 13832-PCO-ZZ-XX-DR-A-02204 P01 13832-PCO-ZZ-XX-DR-A-02205 P01 13832-PCO-ZZ-XX-DR-A-02206 P01 13832-PCO-ZZ-XX-DR-A-02207 P01 13832-PCO-ZZ-B1-DR-A-07099 P02 13832-PCO-ZZ-00-DR-A-07100 P02 13832-PCO-ZZ-02-DR-A-07101 P02 13832-PCO-ZZ-02-DR-A-07102 P02 13832-PCO-ZZ-03-DR-A-07103 P02 13832-PCO-ZZ-04-DR-A-07104 P02 13832-PCO-ZZ-05-DR-A-07105 P02 13832-PCO-ZZ-RF-DR-A-07106 P02 13832-PCO-ZZ-ZZ-DR-A-07200 P02 13832-PCO-ZZ-ZZ-DR-A-07201 P02 13832-PCO-ZZ-ZZ-DR-A-07202 P02 13832-PCO-ZZ-ZZ-DR-A-07203 P02 13832-PCO-ZZ-ZZ-DR-A-07310 P02 13832-PCO-ZZ-ZZ-DR-A-07311 P02 13832-PCO-ZZ-ZZ-DR-A-07312 P02 13832-PCO-ZZ-ZZ-DR-A-07313 P02 <u>Design and Access Statement</u> 13832 PCO XX XX RP J 99001 P01 13832 PCO XX XX RP J 99002 P01 13832 PCO XX XX RP J 99003 P01

Condition	Approved Wording (Affected Wording Highlighted in Red)	Proposed Wording (Affected Wording Highlighted in Red)
		<u>Area Schedules</u> 13834 PCO XX XX RP J 99010 P01 13834 PCO XX XX RP J 99011 P01 13834 PCO XX XX RP J 99012 P01 <u>Landscape Plans</u> 1022-CAM-XX-EX-DR-L-0001 Rev 1 1022-CAM-XX-EX-DR-L-0201 Rev 1 <u>Reports</u> Energy Strategy Addendum (July 2026) Sustainability Statement Addendum (July 2026) Heritage Statement (July 2026) Daylight and Sunlight Assessment - Letter of Conformity (July 2026) Flood Risk Assessment and Drainage Strategy (July 2026) Fire Statement (July 2026) Transport Statement (July 2026) Framework Travel Plan (July 2026) Delivery and Servicing Management Plan (July 2026) Landscape Design Report (July 2026) Air Quality Confirmation Statement (July 2026) BNG Calculation and Urban Greening Factor Review (July 2026) Ventilation and Extraction Statement (July 2026) Statement of Community Involvement (July 2026) Noise Impact Assessment - Letter of Comfort (July 2026) Operational Waste Management Plan (July 2026)

Condition	Approved Wording (Affected Wording Highlighted in Red)	Proposed Wording (Affected Wording Highlighted in Red)
Condition 3 – Materials	“Details of samples of the following materials shall be submitted to and approved in writing by the Local Planning Authority prior to superstructure works commencing on site, save for demolition. The details and samples shall include: a. Precast red entrance elements with complementary rendered facades; b. Pale yellow brick c. Gold coloured metal work; d. White render; e. Articulated green coloured metal cladding; f. Profiled glass cladding; g. Window treatment; h. Roofing materials including roof extension facing; i. Balustrading treatment; j. Green procurement plan; k. Paving slabs and any other material to be used as part of works to the public realm; l. Laundry Yard and Times Yard; m. Any other materials to be used”	Construction Traffic Management Plan (July 2026) “Details of samples of the following materials shall be submitted to and approved in writing by the Local Planning Authority prior to superstructure works commencing on site, save for demolition. The details and samples shall include: a. Precast red entrance elements with complementary rendered facades; b. White render; c. Articulated green coloured metal cladding; d. Window treatment; e. Roofing materials; f. Balustrading treatment; g. Green procurement plan; h. Paving slabs and any other material to be used as part of works to the public realm; i. Laundry Yard and Times Yard; j. Any other materials to be used”
Condition 4 – Cycle Parking	“The bicycle storage area(s) hereby approved and shown on drawings Proposed Basement Plan 13601-A-02-LB1-07-99-P3 and Proposed Ground Floor Plan 13601-A-02-L00-07-100-P5, shall be covered, secure and comprise of no less than: • 59 secure cycle spaces with associated shower, changing facilities, lockers and mobility scooter charging points; • 8 short stay cycle stands for 16 cycle spaces. The secure bicycle spaces shall be provided prior to the first occupation of the development hereby approved and maintained as such thereafter.”	“The bicycle storage area(s) hereby approved and shown on drawings Proposed Basement Plan 13601-A-02-LB1-07-99-P3 and Proposed Ground Floor Plan 13601-A-02-L00-07-100-P5, shall be covered, secure and comprise of no less than: • 59 secure cycle spaces with associated shower, changing facilities, lockers and mobility scooter charging points; • 8 short stay cycle stands for 16 cycle spaces. The secure bicycle spaces shall be provided prior to the first occupation of the development hereby approved and maintained as such thereafter.”
Condition 8 – Site Wide Strategy	Details of the site-wide waste strategy for the development shall be submitted to and approved in writing by the Local Planning Authority prior to any occupation of the development hereby permitted. The details shall include: a. the layout, design and appearance (shown in context) of the dedicated b. refuse/recycling enclosure(s); c. a waste management plan;	Details of the site-wide waste strategy for the development shall be submitted to and approved in writing by the Local Planning Authority prior to any occupation of the development hereby permitted. The details shall include: a. the layout, design and appearance (shown in context) of the dedicated b. refuse/recycling enclosure(s); c. a waste management plan;

Condition	Approved Wording (Affected Wording Highlighted in Red)	Proposed Wording (Affected Wording Highlighted in Red)
	d. Any additional or separate refuse storage required for the flexible commercial uses, including Retail (Class E(a)), Cafe Restaurant (Class E(b)), Fitness (Class E(d)) uses. The development shall be carried out and operated strictly in accordance with the details and waste management strategy so approved. The physical enclosures shall be provided/erected prior to the first occupation of the development and shall be maintained as such thereafter.	d. Any additional or separate refuse storage required for the flexible commercial uses, including Retail (Class E(a)), Cafe Restaurant (Class E(b)), uses. The development shall be carried out and operated strictly in accordance with the details and waste management strategy so approved. The physical enclosures shall be provided/erected prior to the first occupation of the development and shall be maintained as such thereafter.
Condition 18 – Approved Plans for Accessible WCs and Showers	“For the hereby approved development the accessible showers and WCs shall be installed in accordance with drawing nos Proposed Basement Plan ref: 13601-A-02-LB1-07-099-P3; Proposed Ground Floor Plan ref: 13601-A-02-L00-07-100-P5; Proposed First Floor Plan ref: 13601-A-02-L01-07-101-P2; Proposed Second Floor Plan ref: 13601-A-02-L02-07-102-P2; Proposed Third Floor Plan ref: 13601-A-02-L03-07-103-P2; Proposed Fourth Floor Plan ref: 13601-A-02-L04-07-104-P4; Proposed Fifth Floor Plan ref: 13601-A-02-L05-07-105-P4; and shall be available for users upon the first occupation of the development. The layout shall be retained in accordance with the approved drawings for the lifetime of the building.”	“For the hereby approved development the accessible showers and WCs shall be installed in accordance with drawing nos Proposed Basement Plan ref: 13832-PCO-ZZ-B1-DR-A-07099 P02; Proposed Ground Floor Plan ref: 13832-PCO-ZZ-00-DR-A-07100 P02; Proposed First Floor Plan ref: 13832-PCO-ZZ-02-DR-A-07101 P02; Proposed Second Floor Plan ref: 13832-PCO-ZZ-02-DR-A-07102 P02; Proposed Third Floor Plan ref: 13832-PCO-ZZ-03-DR-A-07103 P02; Proposed Fourth Floor Plan ref: 13832-PCO-ZZ-04-DR-A-07104 P02; Proposed Fifth Floor Plan ref: 13832-PCO-ZZ-05-DR-A-07105 P02; and shall be available for users upon the first occupation of the development. The layout shall be retained in accordance with the approved drawings for the lifetime of the building.”
Condition 29 – Improvements to Public Realm	“Details of the proposed public real improvements shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development hereby approved. The proposed improvements to the public realm shall include the following works: a. Reconfiguration of the ground floor of Times House to open up the pedestrian link to Bravington’s walk and removal of the gate and replacement of paving slabs within courtyard; b. Installation of a new bin store enclosure with planter; c. Reinstatement of the entrance to Laundry Building from Caledonia Street, including associated passages and new Times Yard; d. Installation of new paving to the threshold of Times House south elevation on Bravington’s Walk; e. Installation of circular light reflectors to all covered passages, and light reflectors and painting the wall in the passageway from Caledonia Street; f. Addition of planters adjacent to Bravington’s Walk and vertical planting within Laundry Yard;	“Details of the proposed public real improvements shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development hereby approved. The proposed improvements to the public realm shall include the following works: a. Reconfiguration of the ground floor of Times House to open up the pedestrian link to Bravington’s walk and removal of the gate and replacement of paving slabs within courtyard; b. Installation of a new bin store enclosure with planter; c. Reinstatement of the entrance to Laundry Building from Caledonia Street, including associated passages and new Times Yard; d. Installation of new paving to the threshold of Times House south elevation on Bravington’s Walk; e. Installation of circular light reflectors to all covered passages, and light reflectors and painting the wall in the passageway from Caledonia Street; f. Addition of planters adjacent to Bravington’s Walk and vertical planting within Laundry Yard;

Condition	Approved Wording (Affected Wording Highlighted in Red)	Proposed Wording (Affected Wording Highlighted in Red)
	g. Installation of wall mounted lighting to Laundry Building and Times House; h. Installation of cycle stands across courtyards and on Caledonia Street southern pavement, including 4 located on surrounding highway (outside of red-line); i. Replacement railings to the railway cutting adjacent to Bravington's Walk.	g. Installation of wall mounted lighting to Laundry Building and Times House; h. Installation of cycle stands across courtyards and on Caledonia Street southern pavement; i. Replacement railings to the railway cutting adjacent to Bravington's Walk.
Condition 35 – Fire Strategy	"The details and measures set out in the Fire Statement ref: DOC-1922839-5A-AS-20230228-THLB London Planning Statement-Rev01.docx shall be implemented in accordance with the approved document, unless otherwise agreed in writing by the Local Planning Authority. Should any subsequent change(s) required to secure compliance with the submitted Fire Safety Strategy, a revised Fire Safety Strategy would need to be submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the Fire Safety Strategy under this condition and shall be maintained as such thereafter".	"The details and measures set out in the Fire Statement ref: 250128 Fire Statement (July 2026) R04 shall be implemented in accordance with the approved document, unless otherwise agreed in writing by the Local Planning Authority. Should any subsequent change(s) required to secure compliance with the submitted Fire Safety Strategy, a revised Fire Safety Strategy would need to be submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the Fire Safety Strategy under this condition and shall be maintained as such thereafter".
Condition 36 – Noise Management Plan	"Prior to the first use of the first, fourth and fifth floor level roof terraces hereby approved and indicated on drawings Proposed First Floor Plan ref: 13601-A-02-L01-07-101-P2; and Proposed Fifth Floor Plan ref: 13601-A-02-L05-07-105-P4, a Noise Management Plan for use of the terraces, covering management of the space, controls of noise and numbers shall be submitted to and approved in writing by the Local Planning Authority."	"Prior to the first use of the first, fourth and fifth floor level roof terraces hereby approved and indicated on drawings Proposed Fourth Floor Plan ref: 13832-PCO-ZZ-04-DR-A-07104 P02; and Proposed Fifth Floor Plan ref: 13832-PCO-ZZ-05-DR-A-07105 P02, a Noise Management Plan for use of the terraces, covering management of the space, controls of noise and numbers shall be submitted to and approved in writing by the Local Planning Authority."
Condition 44 – 60/40 Office and R&D Split	"The development will provide additional office (Class E(g)(i)) and research and development (Class E(g)(ii)) floorspace in accordance with plan no's: Proposed Ground Floor Plan ref: 13601-A-02-L00-07-100-P54; Proposed First Floor Plan ref: 13601-A-02-L01-07-101-P2; Proposed Second Floor Plan ref: 13601-A-02-L02-07-102-P2; Proposed Third Floor Plan ref: 13601-A-02-L03-07-103-P2; Proposed Fourth Floor Plan ref: 13601-A-02-L04-07-104-P4; Proposed Fifth Floor Plan ref: 13601-A-02-L05-07-105-P4;"	"The development will provide flexible Class E(g)(ii) research and development use and Class E(g)(i) office use floorspace, with research and development floorspace not exceeding 60 percent of the floorspace within the development".

APPENDICIES

Appendix B 34B York Way Measured Survey

SUMMARY OF INTERNAL AREAS

The HUB, York Way, Regents Quarter, LONDON, N1

IPMS3 AREAS

FLOOR IPMS-3	USE	AREA sq m	AREA sq ft	INCLUDED COMPONENTS sq m sq ft		LIMITED USE AREAS sq m sq ft	
FIRST	OFFICE	150.2	1616			Internal Dominant Face	0.7 8
MEZZANINE	OFFICE	48.5	522			Structural Features	0.2 2
GROUND	OFFICE	144.5	1555			Internal Dominant Face	0.7 8
						Structural Features	0.2 2
OVERALL TOTAL		343.2	3693	Included Component Total		0.0 0	Limited Use Total 1.8 20

NET INTERNAL AREAS (NIA)

FLOOR NIA	USE	AREA sq m	AREA sq ft	INCLUDED AREAS sq m sq ft		EXCLUDED AREAS sq m sq ft	
FIRST	Office	148.1	1594			Internal Dominant Face	0.7 8
MEZZANINE	Office	48.4	521			Structural Features	0.2 2
GROUND	Office	143.7	1547			Internal Dominant Face	0.7 8
						Structural Features	0.2 2
TOTAL		340.2	3662				

GROSS INTERNAL AREAS (GIA)

FLOOR GIA	USE	AREA	AREA	INCLUDED AREAS		EXCLUDED AREAS	
		sq m	sq ft	sq m	sq ft	sq m	sq ft
FIRST	Office	183.7	1977				
MEZZANINE	Office	68.7	739				
GROUND	Office	175.6	1890				
TOTAL		428.0	4606				

Lane & Frankham Limited

London
3rd Floor, Baird House,
15-17 St Cross St,
London
EC1N 8UW
020 8309 2662

www.laneandfrankham.com
info@laneandfrankham.com

Registered Office: Irene House, Five Arches Business Park, Sidcup, Kent DA14 5AE
Registered in England & Wales. Company Registration Number: 08337708

Part of the Frankham Consultancy Group

Headquarters
Irene House
Five Arches Business Park
Maldstone Road, Sidcup
Kent DA14 5AE
0208 309 7777



Regulated by RICS

First Floor

IPMS3 Office Area Plan

	IPMS3 OFFICE	150.2 sq m	1616 sq ft
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TOTAL AREA:	150.2 sq m	1616 sq ft
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The following areas are 'Limited Use' Areas within the TOTAL Area:

Internal Dominant Face	0.7 sq m	8 sq ft
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Net Internal Area

	OFFICE	148.1 sq m	1594 sq ft
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The following area has been EXCLUDED from the OFFICE Area:

Internal Dominant Face	0.7 sq m	8 sq ft
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Gross Internal Area

	GIA	183.7 sq m	1977 sq ft
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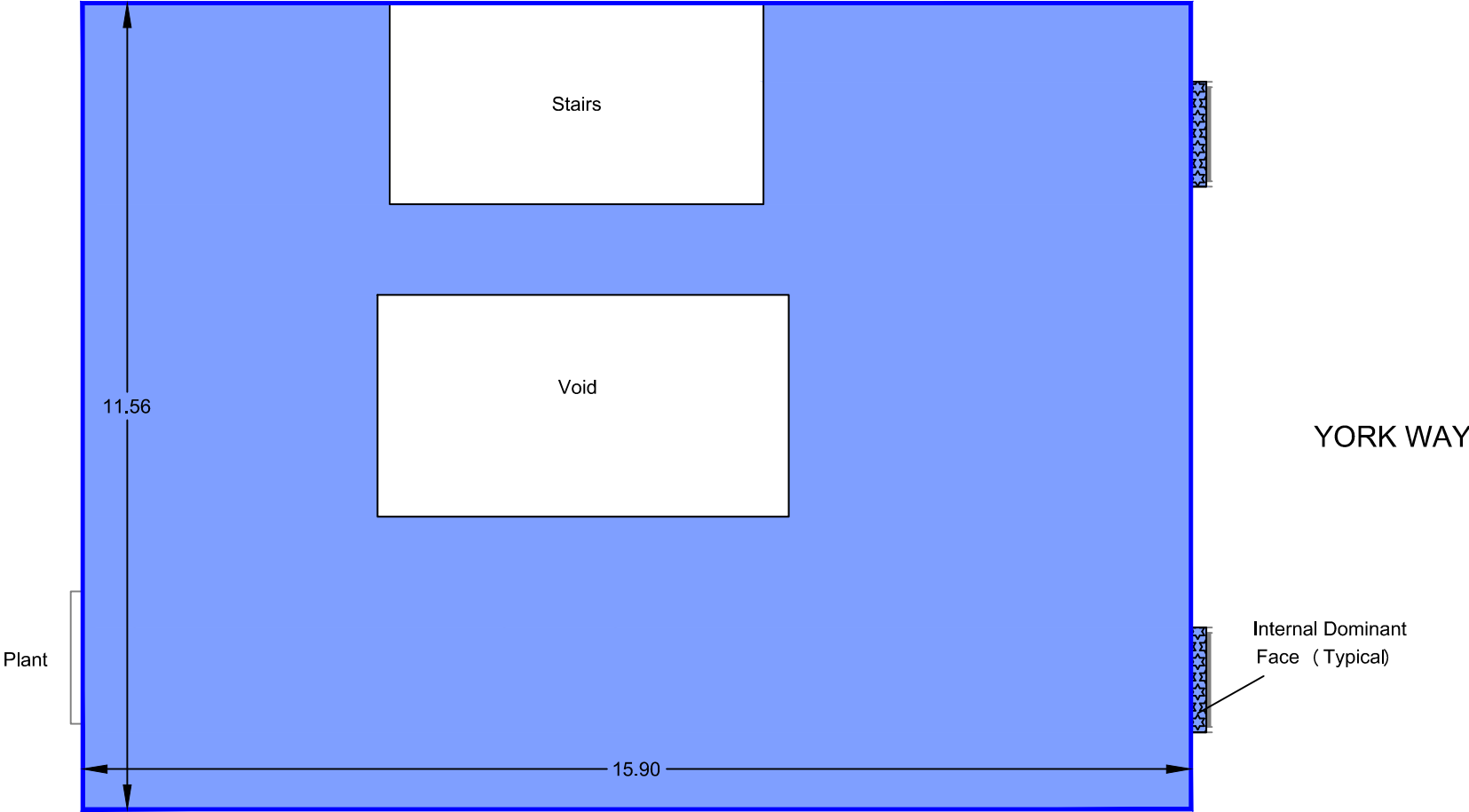
Note:
This drawing indicates the extent of the areas quoted,
produced to an accuracy commensurate with standard
presentation scales. It is held in a scaled digital CAD format.

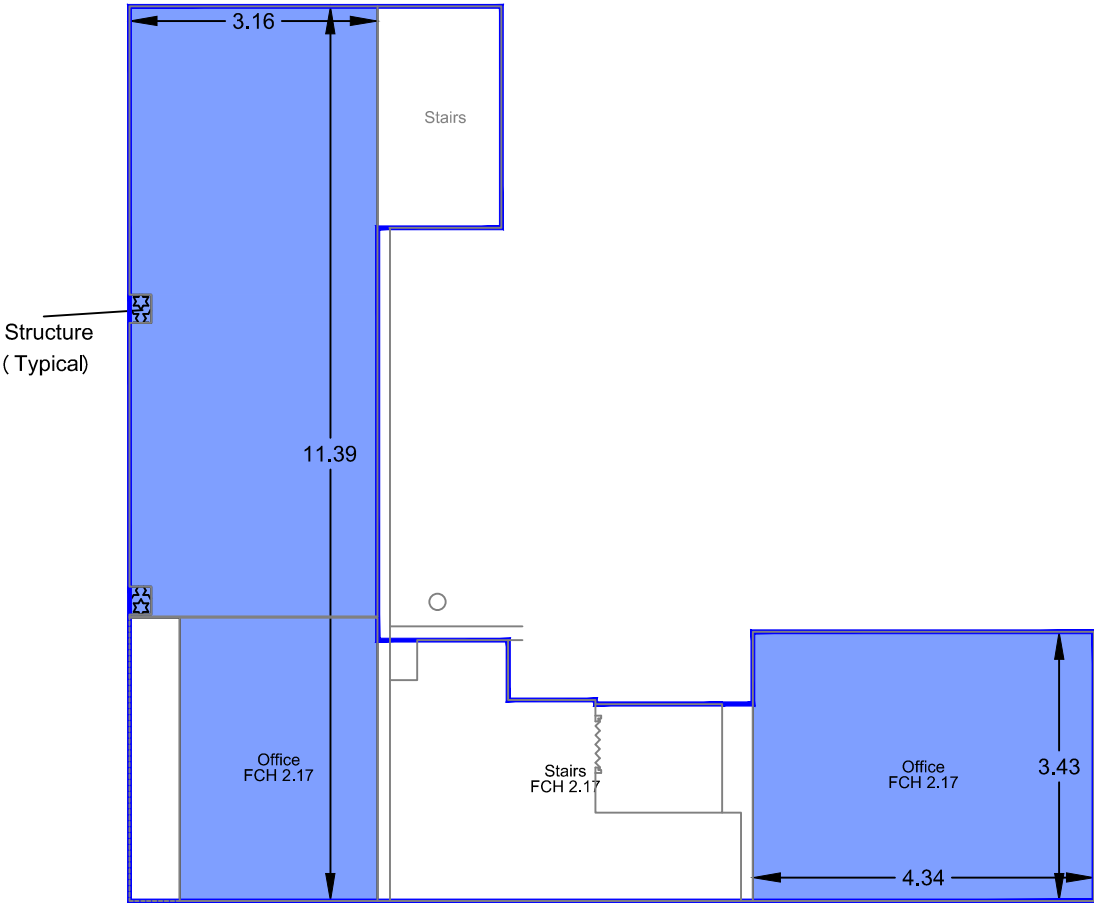
Drawing No. LF839-HUB-AREA-01

Issue ASeptember 2017

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YORK WAY

	IPMS3 OFFICE	144.5 sq m	1555 sq ft
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TOTAL AREA:	144.5 sq m	1555 sq ft
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The following areas are 'Limited Use' Areas within the TOTAL Area:

Internal Dominant Face	0.7 sq m	8 sq ft
Structural Features	0.2 sq m	2 sq ft

Net Internal Area

	OFFICE	143.7 sq m	1547 sq ft
---	--------	------------	------------

The following area has been EXCLUDED from the OFFICE Area:

Internal Dominant Face	0.7 sq m	8 sq ft
Structural Features	0.2 sq m	2 sq ft

Gross Internal Area

	GIA	175.6 sq m	1890 sq ft
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Note:
This drawing indicates the extent of the areas quoted, produced to an accuracy commensurate with standard presentation scales. It is held in a scaled digital CAD format.

Drawing No. LF839-HUB-AREA-M
Issue A September 2017
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York Way, Regents, Quarter, London, N1

 IPMS3 OFFICE 144.5 sq m 1555 sq ft

The following areas are 'Limited Use' Areas within the TOTAL Area:

Net Internal Area

OFFICE	143.7 sq m	1547 sq ft
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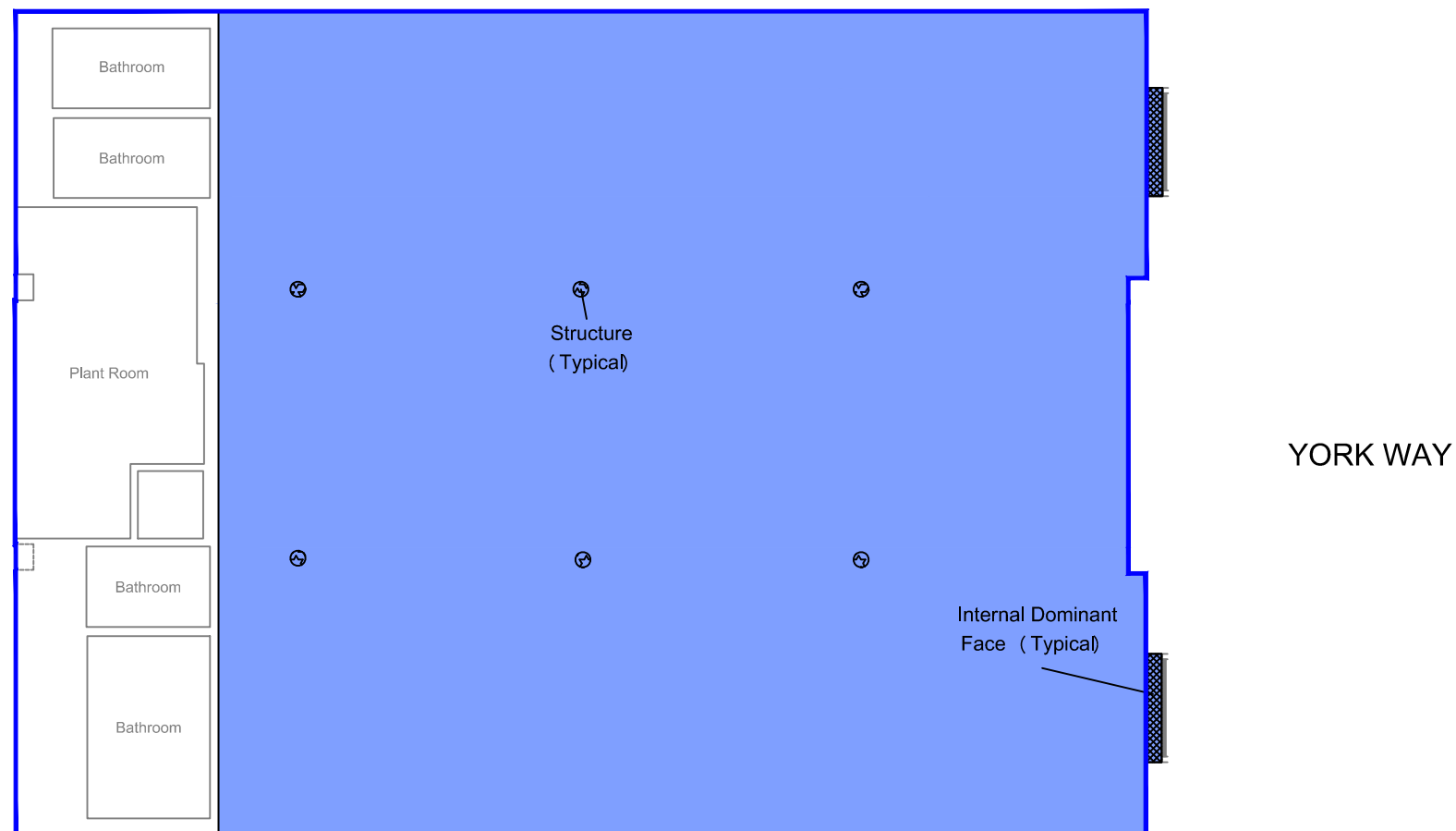
Gross Internal Area

GIA	175.6 sq m	1890 sq ft
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This drawing indicates the extent of the areas quoted,
produced to an accuracy commensurate with standard
presentation scales. It is held in a scaled digital CAD format.

Scaled for presentation - 1:100 @ A3

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For more information

London Headquarters
One, FITZROY, 6 Mortimer Street
London, England
W1T 3JJ
t: +44-20-7493-3338
nmrk.com

NEWMARK