

Appendix 1 - Affordable SME Workspace secured through planning obligations

Planning reference	S106 agreement	Completed/ operational	Address	Post code	Ward	Affordable floorspace	Terms agreed in s106
2011/5695/P	Yes	Workspace is operational	103 Camley Street	NW1 0PF	St Pancras & Somers Town	1,653	Incubator space for start ups - to be run as a partnership between UCL, Camden Collective and the Council. Cost of desk space limited to £300 per month. Some space offered free to UCL 'hatchery' business.
2014/4385/P	Yes	scheme completed, but workspace not operational	101 Camley Street	NW1 0PF	St Pancras & Somers Town	444	20% of the employment floorspace available at a discount of 50% market rent for a period of 5 years
2014/4381/P	Yes	Workspace is operational	102 Camley Street	NW1 0PF	St Pancras & Somers Town	324	20% of the employment floorspace available at a discount of 50% market rent for a period of 5 years
2015/6455/P	Yes	No	156 West End Lane	NW6 1SD	West Hampstead	219	SME space to be included in resi-led development. 20% at 50% of market value
2016/6891/P	Yes	scheme completed, workspace on the market	1 - 6 Centric Close	NW1 7EP	Camden Town with Primrose Hill	244	20% of SME floorspace of 1219 sq m to be offered at 50% of market rent.
2016/6069/P	Yes	Workspace is operational	Triton Square	NW1 3DX	Regent's Park	1,028	6% of the uplift to be offered via a provider at no more than 50% of market value.
2016/5181/P	Yes	No	3 - 6 Spring Place	NW5 3BA	Gospel Oak	144	20% of Hot Desks to be allocated at 50% of market cost per Hot Desk
2017/3847/P	Yes	No	Camden Goods Yard (Morrisons Superstore and Petrol Filling Station Camden Goods Yard Chalk Farm Road)	NW1 8EH	Camden Town with Primrose Hill	565	Space to be offered at a peppercorn rent. Also 779 sq m of light industrial workshop/maker space.
2017/3744/P	Yes	No	JML House Regis Road	NW5 3EG	Kentish Town	91	Affordable workspace at 75% of comparable market rent for 5 years
2017/5497/P	Yes	No	2 - 6 St Pancras Way (Ugly Brown Building)	NW1 0TB	St Pancras & Somers Town	1,858	Affordable workspace at 50% of market rent for 50 years
2018/1677/P	Yes	Workspace is operational	Koko, 1A Bayham Street	NW1 7JE	Camden Town & Primrose Hill		Agreement for 25 free memberships for the Members' Club for local residents at any one time.
2018/3647/P	Yes	No	7 A,B,C Bayham Street, London	NW1 0EY	Camden Town with Primrose Hill		A minimum of 25 memberships at 50% of market rate
2019/4201/P	Yes	No	St Pancras Commercial Centre, 63 Pratt Street, London	NW1 0BY	St Pancras & Somers Town	657	20% of light industrial at 60% rent for 10 years. No affordable workspace offer within the office component, but mitigated by reversion of B1c.
2019/2238/P	Yes	No	Camden Town Hall, Judd Street	WC1H 9JE	King's Cross	1,099	A minimum of 20% of the floorspace at 50% of market rate
2020/1789/P	Yes	No	1 Northways Parade, Finchley Road, London	NW3 5EN	Swiss Cottage	48	80% of market rate for 20 years (no employment uplift, but secured as mitigation for loss of employment floorspace) - area in blue on s106 plan shows it to be one refurbished retail unit
2020/3880/P	Yes	No	314-320 Acorn House Gray's Inn Road	WC1X 8DP	Kings Cross	330	Affordable Workspace at 60% of market value for 10 years 180sqm Lower Ground Floor, 150sqm Ground Floor
2020/3881/P	Yes	No	Belgrove House, Belgrove Street, London	WC1H 8AA	King's Cross	476	3.4% at 60% of market rate, tied to knowledge economy uses (lower given affordable housing secured on site)
2020/5593/P	Yes	No	Royal National Throat Nose And Ear Hospital Site 330 Gray's Inn Road	WC1	Kings Cross	930	50% of the market value for annual rents charged for comparable spaces within the local area of the Development and for a 15 year period. Measures to attract Knowledge Economy type uses.
2021/0877/P	Yes	Workspace is operational	155 & 157 Regent's Park Road	NW1 8BB	Haverstock	320	320sqm of affordable workspace @ 50% for 10 years - implementation on Roundhouse site
2020/5624/P	Yes	No	Network Building (95-100 Tottenham Court Road), (76-80 Whitfield Street)and 88 Whitfield Street London	W1T 4TP	Bloomsbury	364	Affordable workspace provision made at Tottenham Mews for this site
2021/1056/P	Yes	No	Panther House, 38 Mount Pleasant, The Brain Yard, 156 - 158 Gray's Inn Road, 160-164 Gray's Inn Road, London,	WC1X	Holborn & Covent Garden	1,450	19.5% of the floorspace provided as affordable at 80% of market rate (45.5% as B1c at 80% of comparable B1c, and 54.5% as B1 at 80% of comparable B1 office). Lower discount, but reflective of reversion of B1c, and lower rental values of that use class
2021/2671/P	Yes	No	Tribeca (AKA The Ugly Brown Building) 2-6 St Pancras Way	NW1 0TB	St Pancras & Somers Town	2,787	50% discount on comparable market rates to SMEs within half mile radius for 50 years + Provision of charity office floorspace of 176sqm at a rate of 30% of the market value for a period of 10 years; tied to knowledge economy uses
2022/1817/P	Yes	No	105-121 Judd Street	WC1H 9NE	Bloomsbury	102	Affordable workspace at 50% of market rent for 20 years; tied to knowledge economy uses

2022/1041/P	Yes	No	British Library Extension 96 Euston Road	NW1 2DB	St Pancras & Somers Town	1,000	Affordable workspace at 50% of comparable market values; tied to knowledge economy uses
2022/4259/P	Yes	No	100 & 88 Gray's Inn Road and 127 Clerkenwell Road	WC1X 8AL	Holborn & Covent Garden	326	Affordable workspace at 50% of market rent for 10 years
2020/2940/P	No	No	Clockwork Factory Apartments 13 Blackburn Road	NW6 1RZ	West Hampstead		Affordable workspace of 20 desks at 65% of market rate (10% of overall floorspace)
2021/0911/P	No	No	Grand Union House 16-20 Kentish Town Road	NW1 9NX	Camden Town	265	Affordable workspace at 30% discount on market rent for 10 years (5% of total workspace). Tenant proposed to be 'The Neighbourhood Office Ltd.' (a co working space for SMEs)
2020/5633/P	Yes	No	14-19 Tottenham Mews (offsite delivery from Network Building)	W1T 4AA	Bloomsbury	346	Affordable workspace at 50% of market rent for 10 years; tied to knowledge economy uses
2021/5347/P	Yes	No	24 Endell Street	WC2H 9HQ	Holborn & Covent Garden		Subject to details in a 'Recording Letting Plan', the owner will provide 15 days studio (and equipment) time a year at no more than £500 per day, provision of technician and/or sound engineers on those days
2023/3308/P	Yes	No	Page House, 34-41 Parker Street	WC2B 5PQ	Holborn & Covent Garden		Studio and post-production facilities to be available to local groups/community outside of term time at an affordable rate
2023/2510/P	Yes	No	Selkirk House, 166 High Holborn, 1 Museum Street, 10-12 Museum Street, 35-41 New Oxford Street and 16A-18 West Central Street	WC1A 1JR	Holborn & Covent Garden	478	Affordable and flexible retail space offered at 50% of market rate for 25 years, targeted at Camden based businesses or residents with fewer than 5 premises and/or an annual turnover of less than £1.5 million at the time of first Occupation (such figure to be indexed from the date of the Agreement on the same basis as set out in Clause 5.9 from the date of the Agreement); or (b) social enterprises or charity operated commercial businesses
2023/3808/P	Yes	No	55 Tottenham Court Rd and 16-24 Whitfield St	W1T 2EL & W1T 2RA	Bloomsbury	255	50% discount for 15 years across ground floor and basement at 16-24 Whitfield St
2023/0093/P	Yes	No	Alpha House Regis Road	NW5 3EW	Kentish Town South	114	50% for 10 years with rent review every 2 years. SME floorspace
2023/1804/P	No	No	Highgate Studios 53 - 79 Highgate Road London	NW5 1TL	Kentish Town North	1,324	50% discounted market rent for 20 years. Across Plot F, Ground floor- 412msqm, L1 -456sqm L2- 456sqm
2024/1078/P	No	No	Former Hampstead Police Station, 26 Rosslyn Hill	NW3 1PD	Hampstead Town-	30	25% discount for 10 years minimum - subject to committee decision and s106 agreement