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Camden Council
Planning Service
5 Pancras Square
London
N1C 4AG

23 March 2023

FAO Colette Hatton

Our ref – 22/H032
BY EMAIL: planning@camden.gov.uk

Dear Colette,

LISTED BUILDING CONSENT APPLICATION

183 EVERSOLT STREET, LONDON, NW1 1BU

On behalf of our client, Akoya Propco 4 Limited ('the Applicant'), please find enclosed documents and drawings for a listed building consent application at first floor level, 183 Eversholt Street, London, NW1 1BU ('the site').

The application forms part of wider, heritage led refurbishment of the site, following the Applicant acquiring the three properties in 2021. The wider proposals were discussed with the Council via pre-application consultation in August, September and October 2022 and this application forms part of a wider package of applications to secure the necessary permissions for improvement works across each three properties.

The proposals for the site comprise and the refurbishing and renewing of the commercial accommodation, within the third floor unit. In heritage terms, the site is significant, built as a Railway Clearing House and proposals have been developed from a wish of the applicant to emanate the sites historic past.

The application seeks listed building consent for the following description of development:

Internal Alterations at third floor level

In support of the application, please find enclosed the following documentation:

- This Supporting Cover Letter, prepared by Iceni Projects
- Application forms and certificates, prepared by Iceni Projects
- Heritage Statement, prepared by Iceni Projects
- Site location Plan produced by Anomaly
- Existing and proposed plan and sections, prepared by Anomaly
- Design and Access Statement, prepared by Anomaly.

This application has been submitted following pre-application discussions with Officers at Camden Council ('the Council') where the overall principles and objectives of the wider refurbishment proposals, including the replacement of the rear windows, were accepted and welcomed.

The Applicant is delighted to submit this application which shall allow them to continue their investment into the refurbishment of this significant historical assets within the Borough.

This letter sets out what we consider to be the relevant heritage considerations associated with the proposals and should be read in conjunction with the enclosed supporting information.

Akoya

Akoya was launched by Brunswick Property Partners in 2019. Akoya is an investor and developer of commercial workspaces in emerging local neighbourhoods in London that attract entrepreneurs and creative industries. Their objective is to create sustainable neighbourhood workspace communities, achieved through the repurposing of existing commercial buildings to meet the increasingly flexible needs of local businesses.

Each Akoya development seeks to provide managed and flexible workspace where all occupiers not only have their own space, but also benefit from a range of communal amenities to encourage collaboration and entrepreneurialism with other like-minded companies. Akoya seeks to remove costly barriers for smaller business, which is achieved through flexible leasing arrangements, comparatively affordable rents and varied category fit outs to help minimise initial investment costs. Each of their developments also provide a range of unit sizes, allowing occupiers to easily upgrade to larger units within the development as they grow.

Akoya have successfully developed their neighbourhood workspace concept in Queens Park, London Fields and Chiswick. Further detail on the Akoya approach can be found on their website - <https://akoyalondon.com/>.

Eversholt Street is one of the Applicants largest investments to date, and views the site as an opportunity to rejuvenate its heritage credentials while providing unique and sustainable workspace within a Central London location.

The Applicant is excited to work with the Council in achieving this vision.

The site, surrounding area and relevant planning history

163, 183 & 203 Eversholt Street, is situated within the London Borough of Camden, running adjacent to Euston Station which is located to the south west of the site.

The site is formed of three classically composed buildings established as a terraced row along Eversholt Street, with a post modern façade to the rear of the site. As existing, 163 and 183 Eversholt Street are 4 storeys tall with 203 rising to 5 storeys. A basement runs below the majority of the terrace alongside a lightwell.

The first evidence of the construction of buildings in their present form on Eversholt Street is through historic mapping of 1896 where the site is identified as the Railway Clearing House. Various extensions and alterations to the site have taken place over the years, with further information detailed in the Planning History section below and the submitted Heritage Statement. Due to the significant historic precedent of the three buildings the site has a Grade II Listing designated by Historic England.

The interior layout and quality of the existing site is varied. At present, a number of businesses operate from within the Eversholt buildings through existing office space. Each building hosts a separate internal lobby, where various commercial office spaces are accessed. The basement level hosts an underground car park including a provision of cycle parking, with access through the rear of the site via Barnby Street. Surface car parking is also provided to the rear accessed to the north of Eversholt Street.

The site is surrounded by a mixture of historic and modern development. Directly opposite the site to the east are a number of 3 storey terraced dwellings, hosting a mixture of commercial and residential uses, all of which are Locally Listed. Further east are varied residential flatted developments, some of

which again are locally listed. To the north are additional modern flatted residential buildings alongside residential dwellings of Grade II Listing. To the west sits further modern flatted development with Euston Station to the south west.

Pre-Application Feedback

Pre-Application discussions have been held with Heritage and Planning Officers at Camden Council encompassing the wider regeneration proposals for 163, 183 and 203 Eversholt Street (Reference no. 2022/2459/NEW).

Discussions established that the site is appropriate for heritage led refurbishment. An initial list has been agreed between Officers and the Applicant, identifying proposals which require both Planning and Listed Building Consent, Listed Building Consent, and those that can be undertaken without approval from the LPA. It was therefore agreed that a number of separate applications would be submitted to cover the proposals.

The Proposals

The proposed development seeks internal alterations to the third floor level of 203 in association with upgrading the office floor space and bringing a unified aesthetic for the building as a whole.

The proposals take the form of:

- a. Office outfit to the third floor level

Further details of the proposals are contained within the Design and Access Statement, prepared by Anomaly and submitted with this application.

Planning Policy Framework

Section 38(6) of the Planning and Compulsory Purchase Act (2004) states that any determination under the Planning Acts should be made in accordance with the Development Plan, unless material considerations indicate otherwise.

The Development Plan

The updated National Planning Policy Framework (NPPF) was published in July 2021 and sets out the Government's economic, environmental and social planning policies. The NPPF outlines a presumption in favour of sustainable development as being at the heart of the planning system.

The National Planning Policy Guidance (NPPG) is a web-based resource that was published on 6 March 2014 and provides information and guidance on planning. The NPPF and NPPG form material considerations in the determination of the application.

In this instance, the relevant Development Plan for the site consists of the London Plan (2021) and the Camden Local Plan, adopted in 2017.

Heritage designations

The site is subject to the following heritage designations:

- Grade II Listing designated by Historic England (UID: 1342048).

The heritage significance of the site is detailed within the Heritage Statement which has been submitted as part of the application submission.

Planning Policy Considerations

Full attention to the adopted planning policy documents has been considered during the feasibility, design analysis and evolution stage of the project.

An assessment of the key planning issues in relation to the proposed development against the relevant adopted planning policies is set out below.

Design and Heritage

Policy D1 'Design' of the Camden Local Plan (2017), requires all development proposals to provide high quality design and respect local context and character, while preserving and enhancing the historic environment.

Policy D2 'Heritage' notes Camden's diverse historic assets, protecting the assets from harm throughout the borough. Further policy guidance notes that Camden will require to be consulted on any internal or external works that affect special architectural or historic interest.

While the proposals aim to significantly improve and increase the offering of office floorspace throughout the site, it is the wish of the applicant to reflect the heritage significance of the building while providing high quality and respectful design. Further information on both design and heritage aspects of the proposals are contained within the submitted drawings and Heritage Statement.

Summary and Conclusion

The proposals for 183 Eversholt Street comprise the internal alterations to provide significant internal improvements to the commercial space and minor alterations internally.

The proposals provide an opportunity to deliver significantly improved office floorspace within a Central London location, while enhancing assets of a historically important asset within the Borough.

We look forward to receiving confirmation of the registration and validation of this application as well as potential dates and timescales for a meeting to discuss the proposals at the earliest opportunity.

Please contact Rebecca Mason, Associate on rmason@iceniprojects.com or 07776 530 771 if you have any queries.

Yours faithfully,



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enc.

As listed above