

**Planning, Design and Access Statement
Euston House, 24 Eversholt Street, NW1 1AD**

March 2023

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1. Introduction

1.1 Daniel Watney LLP has been instructed to submit a planning application relating to works at Euston House, 24 Eversholt Street, NW1 1AD.

1.2 Supported by this Planning, Design and Access Statement and a full drawing pack including existing and proposed plans and elevations, this application proposes the following:

“Proposed use of existing external areas at 7th and 8th floor levels as balconies, including boundary treatment and the installation of access doors”

1.3 This statement considers the existing site and its context at Section 2.0, with the relevant planning history reviewed in Section 3.0. Section 4.0 outlines the works proposed, whilst Section 5.0 provides an assessment of the scheme against relevant planning policies. Section 6.0 provides a summary and concludes.

2. Site Description

- 2.1 Euston House is a nine-story office building erected in the 1930's, falling within the London Borough of Camden and in close proximity to Euston Station. The site measures 0.16ha in area (see Figure 1 below) and comprises a purpose-built office building in an area of mixed-character. To the north and to the east lies a mixture of commercial and residential uses on Doric Way and more widely the principally residential area of Somers Town. To the south the area is of a more commercial nature.



Figure 1 – Site Location with Red Line Boundary

- 2.2 The area enjoys a varied mix of uses, as well as a varied character in terms of its architecture. The building is not statutorily listed, nor does it fall within a Conservation Area. It has been identified as a Locally Listed Building by London Borough of Camden, as well as falling within the background assessment area of the London View Management Framework view 6A.1 (Blackheath Point to St. Paul's Cathedral).
- 2.3 The site has a PTAL rating of 6b, the highest rating available. Flood risk mapping indicates it is at risk of neither fluvial nor surface water flooding.

3. Planning History

3.1 Daniel Watney LLP has reviewed the planning history for the site as made available online by the London Borough of Camden. Where relevant this is reproduced in chronological order in Table 1 below.

Reference	Description	Decision	Date
2011/3120/P	Variation of condition 1 (personal permission) of planning permission granted 28/05/1998 (ref: PS9804251) for the dual use (in whole or in part) of the basement to eighth floor for (B1) offices or (D1) educational purposes with ancillary functions, personal to Learning Tree International Ltd - to extend personal permission to include EC English London Ltd.	Approved	13/09/2011
2013/3027/P	External alterations at ground floor level including installation entrance doors, ramped entrance area and cigarette bins to office (Class B1).	Approved	15/08/2013
2020/4138/P	Variation of condition 1 (personal permission) of planning permission 2011/3120/P dated 13/09/2011 ["(Variation of condition 1 (personal permission) of planning permission granted 28/05/1998 (ref: PS9804251)"] namely to extend lawful use to Class E 'Commercial, Business and Service'.	Approved	28/11/2020
2022/0487/P	External alterations including the construction of an atrium roof, external roof terrace at level 9, the installation of balconies at levels 1-8, removal of the existing atrium roof at level 1, rear extension at levels 7 and 8, new cyclist entrance at Lancing Street and associated plant at roof level.	Pending	Validated 15/03/2022
2022/5648/P	Creation of roof terrace at seventh floor level with associated works.	Pending	Validated 20/02/2023
2022/5647/P	Replacement of plant machinery at rooftop level	Pending	Validated 17/02/2023

Table 1: Planning History

4. Proposed Works

4.1 The description of development is as follows:

4.2 *“Proposed use of existing external areas at 7th and 8th floor levels as balconies, including boundary treatment and in the installation of access doors”*

5. Planning Policy Assessment

5.1 Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

5.2 In this instance, the Development Plan currently comprises:

- The London Plan (2021); and
- The Camden Local Plan (2017).

5.3 Regard also needs to be given to material considerations including LB Camden's Planning Guidance and wider planning guidance including the National Planning Policy Framework (NPPF) and Planning Practice Guidance.

5.4 In the above context, the relevant planning policy considerations relate to the acceptability of the proposal with regards to its impact on visual amenity and in terms of its impact on neighbouring amenity. These matters are drawn out in turn below.

Impact on Visual Amenity

5.5 Local Plan Policy D1 (Design) requires all new development to respect local context and character, preserve or enhance the historic environment and heritage assets, and where particularly relevant to the proposal, integrates building services equipment. With regards to heritage impacts, Policy D2 (Heritage) seeks to protect non-designated heritage assets from harm.

5.6 In the context of the full elevation of Euston House, the proposed changes are so minor in scale that they would not be visible from the street scene and of low visibility from any other view point. The areas to be used as balcony terraces are in situ, forming an existing part of the façade of the building, and the proposed changes amount to the installation of new doorways in existing openings and the installation of glazed safety balustrades only minorly projecting above the adjacent parapet. As such, the proposal would make best use of the existing features of the building and would be largely unnoticeable, therefore respecting the character and appearance of the area and causing no impact to the visual amenity of the existing building.

Impact on Neighbouring Amenity

5.7 Local Plan Policy A1 (Management the Impact of Development) protects the quality of life of occupiers and neighbours, seeking to ensure the amenity of such is protected.

5.8 The orientation of the building and the location of the proposed balconies, on the front elevation and therefore away from any neighbouring residential uses, mean that the proposal would cause no harm to neighbouring amenity.

6. Conclusion

- 6.1 This Planning, Design and Access Statement has been prepared in support of a full planning application at Euston House, NW1 1AD.
- 6.2 Policy E1 of the Local Plan (Economic Development) seeks to support the improvement in quality, flexibility and adaptability of commercial office space, with Policy E2 (Employment Premises and Sites) going further in seeking to protect existing office premises. As set out above, the proposed balconies would involve only minor changes to the front elevation of the building, with existing openings used for new access doors and the use of glazed balustrading ensuring there would be virtually no visibility of the proposed boundary treatment for the balcony areas.
- 6.3 With regards to impacts on neighbouring amenity and visual amenity, the proposal would have no impacts given the position of the balconies at 7th and 8th floor level and on the front elevation of the building – distancing the proposals from any sensitive receptor – as well as the minimal nature of the proposed works necessary to facilitate the use of these areas as balconies.
- 6.4 In this context, alongside the supportive local policies E1 and E2 which seek to bolster and protect commercial premises in LB Camden, the proposal should be considered acceptable.