

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

May 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 minor alterations to façade at the western and southern elevations, including the insertion of two doors and ventilation louvres within non-glazed clerestory sections of the existing window openings”

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). The site also falls within the designated centre of Eversholt Street South, a designation for neighbourhood centres falling within the Central Activities Zone.
- 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.	Approved	05/04/2023
2022/5647/P	Replacement of plant machinery at rooftop level	Approved	31/03/2023
2023/1440/P	Use of existing external areas at 7th and 8th floor levels on front elevation as balconies, including the installation of balustrades and access doors.	Pending	Validated, 15/05/2023

Table 1: Planning History

4. Proposed Works

4.1 The description of development is as follows:

4.2 *“Proposed minor alterations to façade at the western and southern elevations, including the insertion of two doors and ventilation louvres within the non-glazed clerestory section of existing window openings”*

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, as well highways impacts. 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. With regards to heritage impacts, Policy D2 (Heritage) seeks to protect non-designated heritage assets from harm. Policy D3 (Shopfronts) sets out the requirements for high standard design in new shopfronts.

5.6 Forming a part of a designated neighbourhood centre falling within the Central Activities Zone (the Eversholt Street South centre) the proposed changes would result in a typical and expected commercial design at ground floor level.

5.7 With regards to the introduction of the two proposed doorways, this has the benefit of adding further activity into the street frontage as well as visual interest.

5.8 On the proposed louvres in the southern elevation, these would be placed in existing non-glazed portions of these windows openings. As such, the change in terms of visual impact would be imperceptible.

5.9 In complying with Policy D3 of the Camden Local Plan, the proposal would be of a design which carefully considers its relationship with the surrounding context as well as Euston House and its architectural features, would improve community safety and increase natural surveillance through greater activity and permeability at ground floor level, and would improve accessibility credentials for this part of the building by including two new entrances and the provision of necessary ramp access. As such, the proposal would be in keeping with the character and appearance of the area and improve the visual amenity provided by Euston House.

Impact on Neighbouring Amenity

- 5.10 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.
- 5.11 The proposal, amounting to small-scale changes to the elevation at ground floor level, would have no impact on neighbouring amenity.

Highways Impacts

- 5.12 Local Plan Policy A1 (Management the Impact of Development), further to the above, requires consideration of transport impacts in all new development.
- 5.13 The minor elevational changes proposed would have no highways impacts. Turning to the introduction of two doorways, the proposed entrance onto Eversholt Street is appropriately placed in the elevation so that it is sufficiently distanced from the nearby bus stop, and therefore causing no impact on pedestrian traffic. The proposed entrance on the south western corner of the building would also be sufficiently distanced from the pedestrian crossing and dwelling point so as to cause no impact.

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 The proposal, comprising minor changes to the ground floor elevation which take advantage of existing architectural features of Euston House, should be considered acceptable in terms of its impacts on visual amenity, neighbouring amenity, and on the highways network. The proposed design is appropriate in the surrounding context, being a commercial area and designated centre falling within the CAZ, as well as within the context of Euston House itself.
- 6.3 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.