

Kate Henry
1 Pancras Square
London
N1C 4AG

Our ref: NE/2023/136065/01
Your ref: 2023/3265/P
Date: 11 August 2023

Dear Kate,

Euston Tower, 286 Euston Road, London, NW1 3DP

Request for scoping opinion under regulation 15 of the town and country planning environmental impact assessment (EIA) regulations 2017, for proposed development involving the partial demolition of the existing building (retention of central core, basement and foundations) and erection of a 32 storey building (mixed use including office floorspace, lab-enabled floorspace and flexible retail floorspace), alterations to existing basement, improvements to public realm surrounding the building.

Thank you for consulting us on the above application on the 8th of August.

Environment Agency Position

Based on the information currently available, the development raises no environmental concerns for us. We do have the following advice for the applicant.

Water Resources

Increased water efficiency for all new developments potentially enables more growth with the same water resources.

We endorse the use of water efficiency measures especially in new developments. Use of technology that ensures efficient use of natural resources could support the environmental benefits of future proposals and could help attract investment to the area. Therefore, water efficient technology, fixtures and fittings should be considered as part of new developments.

Commercial/Industrial developments

We recommend that all new non-residential development of 1000sqm gross floor area or more should meet the BREEAM 'excellent' standards for water consumption.

We also recommend you contact Camden planning authority for more information.

Final comments

Thank you for contacting us regarding the above application. Our comments are based on our available records and the information submitted to us. Please quote our reference number in any future correspondence. Please provide us with a copy of the decision notice for our records. This would be greatly appreciated.

Cont/d..



INVESTOR IN PEOPLE



Should you have any queries regarding this response, please contact me.

Yours sincerely,

Tanzin Ferdous

Planning Advisor, Hertfordshire and North London Sustainable Places

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