

Application ref: 2023/1440/P
Contact: Ewan Campbell
Tel: 020 7974 5458
Email: Ewan.Campbell@camden.gov.uk
Date: 14 September 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Daniel Watney LLP
165 Fleet Street
London
EC4A 2DW

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Euston House
24 Eversholt Street
London
NW1 1AD

Proposal:

Use of existing external areas at 7th and 8th floor levels on front elevation as balconies, including the installation of balustrades and access doors.

Drawing Nos: H582-HUT-ZZ-17-DR-A-P0017-D, H582-HUT-ZZ-18-DR-A-E0018-E, H582-HUT-ZZ-ZZ-DR-A-E0301-E, H582-HUT-ZZ-ZZ-DR-A-E0413-B, H582-HUT-ZZ-ZZ-DR-A-P0301-F, H582-HUT-ZZ-ZZ-DR-A-P0413-B, H582-HUT-ZZ-17-DR-A-P0017A-B, H582-HUT-ZZ-18-DR-A-P0018-B and Planning, Design and Access Statement (March 2023)

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans H582-HUT-ZZ-17-DR-A-P0017-D, H582-HUT-ZZ-18-DR-A-E0018-E, H582-HUT-ZZ-ZZ-DR-A-E0301-E, H582-HUT-ZZ-ZZ-DR-A-E0413-B, H582-HUT-ZZ-ZZ-DR-A-P0301-F, H582-HUT-ZZ-ZZ-DR-A-P0413-B, H582-HUT-ZZ-17-DR-A-P0017A-B, H582-HUT-ZZ-18-DR-A-P0018-B and Planning, Design and Access Statement (March 2023)

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The use of the balconies on the 7th and 8th floors is acceptable in principle and contributes little to the character of the site and area. The use of glass balustrading will rarely be publically visible and improve safety for users. The replacement of access doors also is small and maintains the symmetry and overall character of the building. Therefore the proposal from a design perspective remains acceptable.

In terms of amenity the balconies facing onto the Euston Station where there are only offices and public squares. Due to their size there is little opportunity to overlook any residential buildings nearby and even the neighbouring offices would not be significantly impacted upon. Overall the impact to neighbouring amenity would be minimal.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1 and D1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 This approval does not authorise the use of the public highway. Any

requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully



Daniel Pope
Chief Planning Officer