

Application No: 2023/5240/P  
Consultees Name: [REDACTED]  
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Comment: OBJ

Response:

I have been a resident for seven years at 20 Brock Street, the Triton Building, which is located immediately north to Euston Tower and was developed by British Land. While I am very happy to see a redevelopment of Euston Tower, after attending several meetings hosted by British Land regarding this planning application, I object to the current proposal with three reasons: (1) the current plan allocates a disproportionate amount of space to office use against recreational and residential use, (2) the current design results in an unnecessary sacrifice of welfare for the residents at the Triton Building due to blocked views, and (3) there may not be an adequate participation of leaseholders in the consultation process. I now explain my reasons in greater detail.

1. Lack of retail and residential space vs. abundance of offices in this area

Located in Regent's Place, Euston Tower is surrounded by many commercial offices, including the recently built 1 Triton Square and the Lantern. Having been living here since 2017, I observe that a considerable portion of the office space remains substantially underutilized. For example, several floors of 338 Euston Road and 1 Triton Square are currently empty, and increased hybrid working arrangements has resulted in decreased utilisation of occupied offices, making downsizing a likely event in future. These observations lead me to believe that the current plan seeks to supply too many offices which are unlikely to be met with enough demand upon completion.

Meanwhile, as someone who is also working nearby, I find that Regent's Place suffers from a lack of retail and hospitality businesses, even when compared with Kings Cross or Canary Wharf which are also office-heavy; most times it becomes a 'ghost town' once working hours end. Despite great demand for dining and shopping opportunities from residents, workers, and university students nearby, there are few shops and restaurants except convenience stores and fast-food chains. Furthermore, additional office space would aggravate housing shortage in this area, whereas the local community may benefit more if we take this chance to provide more homes. Therefore, I believe that the current plan allocates a disproportionate amount of space to office use that leaves an insufficient amount for recreational and residential use to support a diverse and vibrant community.

2. Unnecessary sacrifice of welfare for residents at the Triton Building due to blocked views

A more personal reason for objection is that the current design seeks to extend Euston Tower eight meters towards the east which substantially blocks the views from the southeast corner of the Triton Building towards the south, including the London Eye and Big Ben (and London's New Year fireworks), hence negatively impacting the welfare of British Land's leaseholders. Furthermore, I doubt whether this extension is necessary because the proposed scale does not appear to be essential for the purpose of redevelopment.

It may be of interest to note that, while British Land has become increasingly more mindful of the leaseholders during consultation and notably provided 3D modelling images upon request to illustrate how the new design would block residents' views, initially only images that were taken at the very outward edges of the apartments were shown, which seems to falsely minimize the visual impact without considering real-world scenarios as no one routinely sits on the edges. I therefore contest the necessity for this eastward extension at the expense of British Land's existing leaseholders' enjoyment.

3. Possibly inadequate leaseholders' participation in the consultation process

In my opinion, not many leaseholders of the Triton Building have taken part in the consultation process. While they may be too lazy to participate, one possible reason is that many leaseholders rent out their apartments instead of personally living here, but most advertisement for consultation has been done in fashions that those

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				<p>leaseholders might be unable to notice, such as leaflets in the lifts and mailboxes or emails to previous participants of consultation meetings, in lieu of universal emails that every leaseholder can for sure receive despite British Land being able to do so.</p> <p>Summary In summary, while it would be great to have Euston Tower redeveloped, I object to the current planning application as it assigns too much space to office use and would waste this precious opportunity to satisfy recreational and residential needs of Camden's community more adequately. Furthermore, the eastward extension of Euston Tower seems to unnecessarily sacrifice British Land's current leaseholders' enjoyment, and there is room for improvement to ensure that every leaseholder of the Triton Building has been adequately informed about consultation.</p>

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