

30/01/2024

Mr David Fowler
London Borough of Camden
Regeneration and Planning
Town Hall Judd Street
London WC1H 9JE

Planning Application Ref: 2023/5240/P

Description: Redevelopment of Euston Tower comprising retention of parts of the existing building (including central core, basement and foundations) and erection of a new building incorporating these retained elements, to provide a 32-storey mixed-use building providing offices and research and development floor space (Class E(g)) and office, retail, café and restaurant space (Class E) and learning and community space (Class F) at ground, first and second floors, and associated external terraces; public realm enhancements, including new landscaping and provision of new publicly accessible steps and ramp; short and long stay cycle storage; servicing; refuse storage; plant and other ancillary and associated work

Dear Mr Fowler,

[REDACTED]
[REDACTED] I am writing to formally express my objection to Planning Application Ref: 2023/5240/P. My objections are outlined below:

- 1. Design concerns:** The proposed broader mass and façade design are not inline with the character, scale, or appearance of the local area. This design may negatively impact conservation areas including Regent's Park, Fitzroy Square, and Charlotte Street. Additionally, the predominant focus on office space without incorporating a residential aspect may exacerbate the housing shortage in the area. Regents Place already has a surplus of vacant, unused office spaces, and given the on going reduction in office space use by UK businesses, adding further office space fails to address the needs of the community. A multipurpose design, incorporating residential, recreational and retail use, would better serve the diverse needs of the community. Recent successful redevelopments in Battersea Power Station, Nine Elms, Canary Wharf and King's Cross, highlight how a multipurpose approach which includes a residential aspect can contribute significantly to local and broader community well-being, diversity and vibrancy.
- 2. Impact on Residents:** The proposed increase in the size of Euston Tower poses a serious concern as it will result in the loss of daylight and obstruct views for residents of the Triton Building (20 Brock Street). A lack of daylight is linked with reduced mental health and

overall wellbeing. The unjustified increase in size may hinder the wellbeing and quality of life of the residents of 20 Brock Street, one of only two residential buildings in the Regent's Place complex.

In conclusion, while I am supportive of the redevelopment of Euston Tower, I strongly object to this specific planning application due to the above-mentioned reasons. I urge the council to carefully consider the implications of the proposed development on both the aesthetic and residential aspects of our community.

Thank you for your attention to this matter.

Yours Sincerely,

