

From: Ekaterina Kassianenko
Sent: Friday, February 2, 2024 3:02 PM
To: Planning
Subject: Objection to Application Number 2023/5240/P

Dear Camden Council planning team,

I hope this email finds you well.

I am writing a formal email as an objection to the below planning application:

- Application Number 2023/5240/P
- Application Type: Full Planning Permission
- Addresses: Euston Tower , 286 Euston Road, London, NW1 3DP
- Development Types: Commercial Extension, New Commercial Redevelopment

My details are as follows:

- Name: Ekaterina Kassianenko
- Address: Triton Building, 20 Brock St, NW1 3DS, London, UK

I am a leaseholder and full-time resident in the Triton Building in Regent's Place (right opposite the Euston Tower). Therefore, the proposed redevelopment of the Euston Tower is of great importance to me and the community I live in. Please see below my comments and objections to its redevelopment.

1) Views: The proposed widening of the Euston Tower appears to block part of the view that many of us in the Triton Building currently have. The current view provides a spacious and open feel to the neighbourhood and the skyline of London, which is one of its most cherished characteristics. Losing this would be quite detrimental to the overall ambiance and appeal of living in Regent's Place, including the property values. For me (and many of the leaseholders) the view was the core reason for investing in a property at Regent's Place.

Relating to this point, the Euston Tower team have been extremely vague and misleading regarding the extent that the widening of Euston Tower will have on the community, often pointing out the lack of impact on viewing corridors for those miles away (eg. Lambeth Bridge), or providing misleading renderings

of our view by purposefully placing the camera at the most outward edge of the building, rather than at the centre of the balcony. Such an approach is very misleading regarding the impact the widening will have on those of us who are directly next to and around Euston Tower.

2) Sustainability: From a sustainability perspective, approximately 2/3rds of the existing building will be dismantled and then rebuilt, so as to accommodate higher ceilings. This is a strange proposition, given that ceilings were lowered just recently in a nearby development of One Triton Square. The reasoning behind having to dismantle the majority of the building (for the sake of ceilings) is therefore dubious and alarming; replacing the ceiling height is at a tradeoff with the major expense of materials, resources and sustainability at large.

3) Light: The widening of the building, compared to how the building is now, could have an impact on the amount of natural light that reaches the homes facing Euston Tower. For many of us, the abundance of natural light is not merely an aesthetic feature but a vital component that contributes to our daily happiness and well-being, and makes living in the Triton Building so great. Similar to point 1, an abundance of light is a core reason why I live here and love Regent's Place. Compromising light for the community in the Triton Building for the sake of having a wider building (which is already the largest and tallest in the area) is very disheartening and alarming.

4) Purpose: The purpose for the redesigned Euston Tower is also worrying, as there is already a massive oversupply of office space in the area. Most of the office spaces now in Regent's Place are empty with Meta and Santander having moved out and most companies having moved to a working-from-home schedule, with only more making the switch in the near future. There also seems to be no sign or indication from British Land of any new companies planning to move in. The area, therefore, is empty 24/7. Creating more space for offices seems counterintuitive to solve the issue and would fail to make Regent's Place into a more bustling and busy community that it has potential to become. It seems illogical as to why the redeveloped Euston Tower has not been considered to have a residential purpose or at the very least more of a mixed purpose (residential and work space, community common areas, food, beverage, etc).

Thank you for taking the time to read and take into account the above comments.

Best regards,
Ekaterina Kassianenko