



THE  
ROYAL  
PARKS

David Fowler  
Development Management  
London Borough of Camden  
Town Hall  
Judd St  
London  
WC1H 9JE

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7 February 2024

Dear David Fowler,

**RE: Planning Application: 2023/5240/P**

**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 floorspace (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**

Thank you for providing The Royal Parks (TRP) the opportunity to comment on the above-mentioned planning application.

The Royal Parks is the charity responsible for managing London's Royal Parks on behalf of the Department for Culture, Media and Sport, and ultimately, the Crown. There are eight Royal Parks within Greater London covering almost 2,000 hectares. All of the Royal Parks are designated as Metropolitan Open Land (MOL) under Policy G3 of the London Plan (March 2021). MOL comprises strategic open land within the urban area that "*protects and enhances the open environment*".

The Regent's Park, Kensington Gardens and Greenwich Park are designated heritage assets, being Grade I listed on Historic England's Register of Parks and Gardens, as well as Conservation Areas. In addition, Greenwich Park is a Special Area of Conservation and forms part of the UNESCO World Heritage Site of Maritime Greenwich. Primrose Hill is a designated heritage asset and is listed Grade II on Historic England's Register of Parks and Gardens.





One of The Royal Parks' charitable objects is to protect, conserve, maintain and care for the Royal Parks, including their natural and designed landscapes and built environment, to a high standard consistent with their historic, horticultural, environmental and architectural importance. This includes protecting them from potential harm – notably visual harm - caused by proposed development outside the Royal Parks.

Having reviewed the Environmental Statements (Vol 1 – 14) submitted in support of the planning application, we believe that Euston Tower will be visible from The Regent's Park, Kensington Gardens and likely from Greenwich Park (note it is hard to assess from the views supplied). The Tower will be highly visible from many sites within Regent's Park, most notably the view from the summit of Primrose Hill, which is a designated strategic view, as set out in the London Plan. The supplied visuals also show that the Tower will be visible from the Round Pond in Kensington Gardens. We would request that further verified views are supplied in order for us to assess if the Tower will be visible from Greenwich Park, including the view from One Tree Hill, and it would be helpful for nighttime views to be provided from all three Parks.

In light of our charitable objects, TRP is concerned that the additional massing of the proposed development would be detrimental to the views and visual amenity experienced by visitors to the aforementioned Royal Parks. In addition, the more complex façade design and terracotta colour will increase the building's visibility and dominance on the skyline, especially in long-distance views. We therefore object to this planning application and hope that that will be considered in your determination.

We welcome the opportunity to comment further on this matter should the need arise. Please send your correspondence to

[Redacted]

Yours sincerely,

**Katherine Drew**  
**Estates Manager**  
**The Royal Parks**

[Redacted]