

1<sup>st</sup> May 2015

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Dear Sirs,

**TOWN AND COUNTRY PLANNING ACT 1990**

**Application for works to install new handrails on the stairs leading up to 1 Eversholt Street, London, NW1 2FL**

On behalf of our client Euston Estates, please find enclosed an application seeking planning permission for improvement works at 1 Eversholt Street. The building currently has two entrances, one on the station side to the north and on onto Eversholt Street to the east.

The proposal is for the installation of a new satin polished stainless steel metal handrail along the existing staircase leading to the outside the main entrance into the building. The proposal forms part of a programme of works to improve the health & safety of the building.

Accordingly we have submitted copies of the documentation below via the planning portal:

- Completed Application Form;
- Site Location Plan;
- Existing elevations and section drawings;
- Proposed elevations, floorplans and section drawings; and
- Planning Statement and Design and Access Statement (contained within this letter).

A cheque to cover the fee of £195 will be sent under a different covering letter.

**APPLICATION SITE AND SURROUNDINGS**

This site is located at 1 Eversholt Street, Euston, Central London. The site is currently occupied by a 12 storey office building with an east facing reception fronting onto Eversholt Street. There is an additional secondary reception on the north of the application site.

To the immediate north of the site is Euston Station and the adjacent area is predominately in commercial uses, with significant public realm around the foot of the building.

## **PLANNING HISTORY**

The planning history for this site is outlined below:

- **2014/4757/P:** Full Planning Permission was granted on 10/09/2014 for external alterations at ground floor level to include the construction of a new entrance portico; the installation of a wheelchair lift access and alterations to the existing staircase on the side (north) elevation, and a replacement canopy on the front (east) elevation;
- **2014/5048/A:** Advertisement consent was granted on 08/08/2014 for installation of an internally illuminated fascia sign and a freestanding internally illuminated advert on the front (east) elevation in connection with existing use as offices (Class B1a);
- **AS9804682:** Advertisement consent was granted on 22-07-1998 for display of internally illuminated (back-lit) advertisement signs, and refurbishment of the existing canopy; and
- **PS9804639:** Full Planning Permission was granted on 14-07-1998 for refurbishment of existing reception area and installation of disabled access lift to north entry stairs;

## **PROPOSAL**

The proposal is to install two new handrails onto the existing stairs that lead up to the principle entrance into the office accommodation at 1 Eversholt Street.

The proposed handrails will be 316 grade satin polished stainless steel comprising 10mm clear, toughened glass infill panels. The handrails will be built for a 0.74 KillaNewton (KN) Loading.

The proposed handrails will improve the entrance into 1 Eversholt Street. The works form part of a programme of upgrade works that Network Rail are undertaking in order to bring to improve the health, safety and accessibility standards at this key office for the company.

## **PLANNING POLICY CONTEXT**

### **National Level**

At the national level the National Planning Policy Framework (NPPF) under the heading 'Presumption in Favour of Sustainable Development', paragraph 14 asserts that development proposals that accord with the development plan should be approved without delay.

Further to this, the NPPF under the heading 'Requiring good design', paragraph 58 aims to ensure that developments create safe and accessible environments and establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit.

Chapter 1 'Building a strong, competitive economy' of the NPPF confirms that the planning system should do everything to support sustainable economic growth, recognising that local planning authorities should plan proactively to meet the development needs of business and that investment in business should not be over-burdened by the combined requirements of planning policy.

### **Local Level**

At the local level, the site is located within the administrative boundary of Camden Council. The statutory development plan for the site comprises:

- a) The Camden Core Strategy (adopted 2010);
- b) The Camden Development Policies (adopted 2010);
- c) The Camden Site Allocations Plan (adopted 2013);
- d) The Euston Area Plan (adopted 2015); and

The site forms part of the designated 'Site 9: Euston Station, Euston Road' of the Council's adopted Site Allocations Plan. The site allocation guidance relates more to comprehensive redevelopment proposals for the station, but specific to this proposal, the guidance requires proposals to significantly enhance accessibility and permeability across the station site, and to connections with surrounding areas.

Policy DP24 'Securing high quality design' of the adopted Development Policies Document sets out a detailed approach to the design of buildings with a general theme that all developments including alterations to existing buildings is expected to be of the highest standard of design with consideration given to the following:

- a) Character, setting, context and the form and scale of neighbouring buildings;
- b) The character and proportions of the existing building, where alterations and extensions are proposed;
- c) The quality of materials to be used;
- d) The provision of visually interesting frontages at street level;
- e) Accessibility

Policy D24 states that Camden has a unique and rich built environment with many areas with their own distinct character, created by a variety of elements including building style and layout, history and mix of uses. Under Policy D24 alterations and extensions have a duty to respect these areas and buildings and, where possible, enhance them.

Policy DP29 'improving access' seeks to promote fair access and remove the barriers that prevent people from accessing facilities. Therefore it is required that all buildings and places meet the highest practicable standards of access and inclusion.

### **Policy CS1 - Distribution of growth**

The Council will promote the most efficient use of land and buildings in Camden by seeking development that makes full use of its site.

Policy CS1 aims to promote the successful redevelopment and regeneration of Euston in a way that also delivers economic, social and physical benefits to surrounding communities.

#### Policy CS9 - Achieving success in central London

Policy CS9 seeks to ensure that development in Central London, in the growth areas such as Euston contributes to London's economic, social and cultural role while meeting the needs of local residents and respecting their quality of life. Policy CS9 aims to promote and improve the quality of the area's streets and places, the connections between them and the ease of movement into, and through, the area.

### **PLANNING CONSIDERATIONS**

The proposal is considered to be designed to fit in with the character and context of the existing building and the surrounding buildings by using high quality materials which are of the same colour palette. The portico extension measures 23.6 sqm GIA (27.8 sqm GEA) in size and therefore has minimal impact on the local vicinity. Therefore the proposal is compliant with Policy D24.

As per policy set out in the NPPF and Policy CS9, it is required that all buildings and places meet the highest practicable standards of access and inclusion. The proposal increases accessibility to the building alongside improving the quality of the area, and is therefore compliant with the requirements of the NPPF, Policy DP29 and Policy CS9.

Equally the proposal will have no negative impact to public safety, it is discrete in appearance and will not negatively affect public amenity and therefore complies further with the NPPF.

### **CONCLUSIONS**

This planning statement justifies the proposed works to the stairs leading to the principle entrance into 1 Eversholt Street.

This proposal is in line with national and Council policy and is not considered to have a detrimental impact on the amenity of the neighbouring occupiers and improves the accessibility to the building.

From the justification put forward there are no sound reasons not to grant planning permission for the proposed works.

We trust you have everything required to process and validate this application and we look forward to receiving confirmation that this application has been validated. If you should require anything further please do not hesitate to contact me on the details below

Yours sincerely,

**Thaddaeus Jackson-Browne MRTPI**

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