

Our Ref: JF/LH/18949

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Date: 19th September 2016

Planning Department
Contact Camden Reception
5 Pancras Square
London
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Dear Sir / Madam

**93-103 DRUMMOND STREET, EUSTON, NW1 2HJ
TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)
PLANNING APPLICATION: CHANGE OF USE OF USE BUILDING TO OFFICES (USE CLASS B1)
AND RECONFIGURATION TO ALLOW INSERSION OF A MEZZANINE.**

Please find enclosed a planning application on behalf of my client, Canfield Freehold Limited, seeking Full Planning Permission for the development at 93 – 103 Drummond Street.

Site and Surroundings

The site is located in a prominent position at the junction of Drummond Street and Cobourg Street. The development site covers No. 93-103 Drummond Street which is currently in commercial use and under tenancy of Calumet Photography.

Built form on the site comprises a part 3 and part 2 storey building of irregular layout. A small parking area is provided at the most north-western point of the site with the building set back from Cobourg Street but with active frontage at Drummond Street. Building heights in the immediate area vary from equivalent of 2-6 storeys with building heights becoming higher rise as you move closer to Euston Station.

Drummond Street provides for a busy thoroughfare en route to Euston Station which is a major transport hub in the area. Further to this the site is located only a short walk from Drummond Street Neighbourhood Centre. To this effect, a mix of uses surround the site including retail, commercial, leisure and residential with numerous local services inter-dispersed.

The site is highly accessible with a PTAL rating of 6b. A wide variety of bus stops are provided in close proximity at Hampstead Road and Euston Road whilst regular underground services are provided at Euston Station, Euston Square and Warren Street all within 600m of the site.

There is further an array of public open spaces in the wider vicinity of the site including St James' Gardens, Euston Square Gardens, Fitzroy Square Garden and Russell Square.

Heritage Considerations

The site does not comprise any locally or statutorily Listed Buildings and is not within a Conservation Area. The closest listed building is 14-15 Melton Street to the immediate northeast of the site. As this

development proposal is limited to a change of use with no external alterations, the character and appearance of the listed building will not be harmed.

Proposed Development

Canfield Freehold Limited are seeking planning consent for the change of use of the site addressed 93 – 103 Drummond Street, Euston, NW1 2HJ from a mixed use building to offices (Use Class B1a), as well as the reconfiguration of the roof to allow the insertion of a mezzanine.

As result of the development, there will be an uplift in floor area of 352.55 sqm, therefore the overall office floor area at the site will be 2,126.55 sqm GIA.

Relevant Planning Policy

The Development Plan relevant to the site comprises the following:-

- The London Plan Further Alterations (FALP March 2015);
- LB Camden Core Strategy (November 2010);
- LB Camden Development Policies Document (November 2010);

Planning Guidance represents a material consideration relevant to determination of the planning application. The following documents are relevant in this regard:

- The National Planning Policy Framework adopted in 2012
- Camden Planning Guidance adopted in 2011

Contents of Application Submission

Accordingly the contents of the application are detailed below.

Submitted via Planning Portal:

- Planning Statement (CgMs)
- Transport Statement (RPS)
- Noise Report (Acoustics Central)
- Energy and Sustainability Report (Faarup Associates Ltd)
- Heritage Statement (RPS)
- 2049-00-DR-0001-P01 Site Plan
- 2049-00-DR-0010-P01
- 2049-00-DR-0011-P01
- 2049-00-DR-0012-P02
- 2049-00-DR-0013-P01
- 2049-00-DR-0060-P01
- 2049-00-DR-0061-P01
- 2049-00-DR-0109-D04
- 2049-00-DR-0110-D04
- 2049-00-DR-0111-D04
- 2049-00-DR-0120-D03
- 2049-00-DR-0401-D04
- 2049-00-DR-0402-D04
- 2049-00-DR-0601-D03

- 2049-00-DR-0602-D03

I trust the above is self-explanatory and I await confirmation of this application being received and processed. In the interim however, should you have any questions please do not hesitate to contact either myself or my colleague Lotte Hirst (Lotte.Hirst@cgms.co.uk) at this office.

Yours faithfully,

John Ferguson
Senior Associate Director

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cc Canfield Freehold Limited