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9 August 2019

Our ref: NFT/SHIN/JSID/U0010566

Planning Portal ref: PP-08001347

Dear Sir/Madam

**Application for Full Planning Permission
Town and Country Planning Act (as amended) 1990
Ground Floor of 338 Euston Road, Regent's Place, London, NW1 3BH**

We write on behalf of our client, British Land, to submit a planning application in respect of the ground floor lobby at 338 Euston Road, for the replacement of a disused door with a full glazed panel and the removal of two external bollards.

A full planning application has been submitted via the planning portal (ref. PP-08001347), for the following:

"Replacement of existing door at ground floor level with full glazed panel and removal of two external bollards."

The Site

338 Euston Road forms part of British Land's Regent's Place Campus and is occupied by a range of companies including Alpha Real Time Investments, Lendlease, Facebook, McGraw Hill and Education. It is a 17-storey glass office building and forms part of the Regent's Place campus bounded by Euston Road to the south, Osnaburgh Street to the west, Longford and Drummond Street to the north and Hampstead Road to the east.

The planning unit forming this planning application is used as the lobby for the wider site and fronts onto Euston Road.

Planning History

It is understood that the building was originally built in the 1960's and underwent refurbishment in 1988, however the details of this planning permission are not available on Camden's online register.

There have been several recent planning permissions submitted by British Land to alter and enhance the use of the building at ground floor level and improve its contribution to the wider public realm.

Proposals

The proposals seek to replace this disused door on the south façade of the building fronting Euston Road with a full glazed glass panel. This replacement panel is to match the other ground floor panels to ensure a consistent approach across the façade.

The door which is to be replaced is now largely disused, with there being three other entry/exit points on the southern side of the building, with one of these being capable of allowing disabled users to enter and exit the building. It is therefore considered the removal of this door would not have any impact on the accessibility of the building.

The installation of a replacement glazed glass panel will enhance the appearance of the southern façade by creating a symmetrical frontage onto Euston Road, while still maintaining excellent access to the building.

The full specification of the proposed glazed panel can be found in the glass specification document but briefly comprises of the following, which is identical to that of the existing:

Silicone Sealant - Dow Corning 795 - Colour Black

Glass - Low Iron

Inner Glass - Toughened + Heat Soaked tested Glass; Annealed Glass

The proposals also include the removal of two external bollards which were installed to protect the disused door. Given the removal of the door, the bollards are no longer needed.

Further details, including elevations and plans, can be found in the documents submitted alongside this application.

Planning Policy

The statutory development plan consists of Camden's Local Plan (2017), the Site Allocations Plan (2013) and Policies Map (2017).

In terms of planning policy designations, the site is located within the Central London Area (Central Activity Zone). The site is not within a Conservation Area, nor is it statutorily or locally listed.

Policy D1 aims to ensure all development is undertaken to the highest quality to ensure well designed places which make have a positive impact on the local area and community.

Policy C6 seeks to promote fair access for all, it is considered the proposals achieve this by maintaining three entry/exit point with one of these being accessible for all.

Policy Assessment

The installation of the replacement glazed panel is set to make a positive contribution to the surrounding area as it will create a southern façade which is symmetrical and appears more 'finished'. For a building of the size and massing of 338 Euston Road, the southern façade access door disrupts the balance of this otherwise largely symmetrical façade rising up to 17

stories. As such, the replacement glazed panel and removal of the external bollards will enhance the southern façade of the building and align with Policy D1.

Application Documentation

Please find enclosed the following documents submitted in support of this application:

- A copy of this cover letter;
- Application forms;
- CIL form;
- Site and location plans, prepared by NEX;
- Existing and proposed plans, prepared by NEX;
- Existing and proposed elevations, prepared by NEX; and
- Glass specification document, prepared by Eiffel.

The requisite fee of £234.00 (plus admin fee of £25) has been paid following the submission of the application via the Planning Portal (ref. PP-08001347).

We trust that you have all of the information you require in respect of this application. Should you have any queries or require any further information please do not hesitate to contact Natalie Davies (020 7333 6371) or Jai Sidhu (0203 486 3666).

Yours faithfully

Gerald Eve LLP

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