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14 November 2019

Our ref: NFT/SHIN/JSID/U0010566

Planning Portal ref: PP-08262762

Dear Sir/Madam

**Application for Full Planning Permission
Town and Country Planning Act (as amended) 1990
Level 16 of 338 Euston Road, Regent's Place, London, NW1 3BH**

We write on behalf of our client, 338 Euston Road Limited, to submit a planning application in respect of works at Level 16 of the Site, to include additional balustrade posts and glass panels on two of the external terraces at 338 Euston Road.

A full planning application has been submitted via the planning portal (ref. PP-08262762), for the following:

"Installation of additional balustrades and glass panels to two of the terraces at Level 16"

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 commercial floor space and is currently undergoing refurbishment works.

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 to improve its contribution to the wider area.

Proposals

The proposals seek to install additional balustrades and glass panels to two of the terraces on Level 16 of the Site. The new fixtures are to be fitted on both the south elevation and a small section of the west elevation.

The existing metal railings are to remain in place, with the new fixtures being fitted approximately 30cm behind the existing railings.

The south elevation fixtures are to be made up of 10 balustrades and 9 glass panels, with the west section consisting of 5 balustrades and 4 glass panels. The balustrades have been designed to a high quality and are made of Grade S275 steel plating, with the clamps comprising of steel laser cut posts with zinc primer and PPC finished RAL. The glass panels will be made of 21.5mm laminated glass consisting of 2-off 10mm thermally toughened plies with a 1.5m standard grade PVB interlayer.

The additional balustrades and glass panels will be largely masked by the existing handrails and will be barely visible from street level. Full specifications and details of the proposals can be found in the supporting application documents.

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.

Camden Local Plan Policy C5 addresses safety and security in developments, the policy highlights the importance of designing with security and safety in mind.

Policy E1 sets out the importance of employment floorspace in the borough and the role this floorspace plays in the economic development of Camden as a whole. The policy supports those developments which promote economic growth.

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 Assessment

Safety and Security

The installation of the additional balustrades and panels is considered to align with Local Plan Policy C5 as the fixtures are in line with current safety regulations. The installation of these additional fixtures will create a safer outdoor terrace environment when compared to the existing metal railings currently installed.

Economic Development

The provision of additional commercial floor space is considered crucial in terms of the future economic development of Camden. While these proposals do not directly provide any additional floorspace, they do make the existing floorspace more attractive to a tenant. Given the changing attitudes towards flexible working, it's imperative Camden's existing commercial floorspace stock is enhanced to remain competitive. The installation of these fixtures will allow tenants to utilise and enjoy these two terrace areas which have unrivalled views across London. Therefore, it is considered the proposals align with policy E1 as they will indirectly attract businesses and subsequently economic growth.

Design

The additional fixtures have been designed to the highest quality and will preserve strategic and local views, in line with policy D1. As the new balustrades and glass panels will be fitted behind the existing railing, they are not considered to have any visual impact on the building, or views.

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 Modus;
- Existing and proposed floor plans, prepared by Modus;
- Detailed drawings (west elevation), prepared by Canal Engineering;
- Detailed drawings (south elevation), prepared by Canal Engineering; and
- Euston Terrace Visuals (x2), prepared by Mace.

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-08262762).

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 Sophie Hinton (0203 486 3493) or Jai Sidhu (0203 486 3666).

Yours faithfully



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