

PLANNING STATEMENT
50-52 EVERS HOLT STREET
LONDON NW1 1DA

1.0 EXISTING BUILDING

1.1 The existing building is a Mid-Victorian three storey mid-terraced building with a basement.

The building has a mixed use comprising:

- A coffee shop and a bureau de change at ground floor level.
- 9 units of self-contained short term let residential accommodation on the lower ground and ground floors.
- 4 no. self-contained flats.

1.2 The site is located within the Crossrail 2 Safeguarding Area, it is adjacent to the area safeguarded for the new Euston station.

1.3 The site is in a low flood risk area (Flood Zone 1).

1.4 The site is within the local planning authorities designated Neighbourhood Centre.

1.5 The building does not have listed building status and is not within a Conservation Area.

2.0 RELEVANT PLANNING HISTORY

2.1 Approved subject to Section 106 Agreement (ref: 2020/1672/P) for: Change of use of the property to form a mixed use (Sui Gen) development consisting of 9 short term let units (Class C1) at lower ground and ground floor level, a bureau de change (Class E) and coffee shop (Class E) at ground floor level, conversion of four studio flats at first and second floor level to provide two studio flats (Class C£) and retention of external alterations to provide new shop fronts and windows and doors to the rear (part-retrospective).

3.0 PROPOSAL

3.1 The proposal is to erect a rear extension which is part four storey and part two storey comprising an extension to two of the short-let units on the lower ground and ground floors and an extension to the four self-contained flats on the first and second floors.

4.0 DESIGN

4.1 There is an established feature to the terrace of substantial rear extensions and the adjacent properties, Nos 46, 48, 54 and 56 have significant three and four storey rear extensions.

4.2 The 'footprint' of the extension will reflect the existing rearward projection of the immediate adjacent properties. The extensions to No 50 will align with the rear wall of the back addition to No 48. Whereas, the reduced extension to No 52 will only marginally project beyond the rear wall of No 54.

4.3 These extensions will increase the somewhat modest floor areas of the existing units in order to maximise their amenity value to the occupants.

4.4 The existing level of amenities, daylighting and privacy enjoyed by the exiting residents of the site and immediate neighbours will not be prejudiced in any way.

5.0 APPRAISAL

5.1 The overall scheme would be in keeping with the design and scale of the existing and adjacent properties. In addition, the proposals accord with the Development Supplementary Planning Documents and the Development Briefs and should be sympathetically considered by the council.