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London  
N1C 4AG

4<sup>th</sup> January 2022

LW/TB– 21/382  
BY PLANNING PORTAL

Dear Patrick,

**EUSTON HOUSE, 24 EVERSOLT STREET, LONDON NW1 1AD**

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Our client, Arax Properties on behalf of Euston Propco S.à r.l ('the Applicant'), submit a full planning application for upgrades to Euston House, 24 Eversholt Street, London NW1 1AD. The application documents have been submitted via the Planning Portal on 4<sup>th</sup> January 2022 (Planning Portal ref: PP-10476135).

Arax Properties are the asset managers for the building on behalf of Euston Propco S.à r.l and are referred to as the Applicant in the submission documents.

The full description of development is detailed below:

External alterations including the construction of an atrium roof, external roof terrace at level 9, the installation of balconies at levels 1 – 8, the removal of the existing atrium roof at level 1, additional Class E floorspace at levels 7 and 8, and a new cyclist entrance at Lancing Street with associated plant at roof level.

In support of the full planning application, the following planning documents, technical assessments and drawings have been prepared and are submitted with the application:

**Application Documents:**

- Planning Application Forms and Certificate of Ownership, prepared by Iceni Projects
- CIL Form, prepared by Iceni Projects
- Planning Statement, prepared by Iceni Projects
- Site Location Plan, prepared by Apt Architects
- Existing and Proposed Plans, prepared by Apt Architects
- Design and Access Statement, prepared by Apt Architects

- Fire Statement, prepared by Affinity Fire Engineering
- Heritage and Townscape Assessment, prepared by Icen Projects
- Daylight and Sunlight Assessment, prepared by GIA
- Sustainability Statement, prepared by Hilson Moran
- Noise Impact Assessment, prepared by KP Acoustics.

The proposed development comprises upgrades to the existing building, which include:

- Roof over the atrium above plant level
- External roof terrace on Level 9
- Office space added on Level 7 and Level 8
- Balconies at Level 1 -8
- Existing atrium roof at level 1 removed
- New entrance for cyclists on Lancing Street

Should you have any questions or wish to discuss any aspect of this application please do not hesitate to contact Lewis Westhoff ([lwesthoff@iceniproject.com](mailto:lwesthoff@iceniproject.com)) or Tash Bullen ([tbullen@iceniprojects.com](mailto:tbullen@iceniprojects.com)).

Yours sincerely,

A handwritten signature in black ink that reads "Icen Projects Ltd." in a cursive, slightly slanted font.

ICENI PROJECTS