

RG/ADM
31 May 2022



Retail & Restaurant Property Specialists

3 Chandos Street • London W1G 9JU

T 020 7009 0480

E info@lewiscraig.co.uk

W www.lewiscraig.co.uk

Jason Tucker MRICS
Euro Car Parks Limited
30 Dorset Square
London, NW1 6QJ

Dear Mr Tucker

**Proposed Coffee Shop & Arthouse
80/82 Eversholt Street, London NW1 1BX**

The proposal is to provide a new meeting place in the Borough of Camden, a short walk from Euston Station. The scheme will provide for creating a community hub offering sustainable ethical coffee and showcasing art with strong links to local institutions. The proposal is to facilitate a small business employing local people.

From my extensive retail and F&B experience a facility as proposed would without doubt be a positive addition to the streetscape, enlivening the parade and being of overall benefit to local the local residential, business and student community as well as visitors to the Church and can only be of benefit to the adjacent Public House with the potential for linked trips.

An F&B offering with a cultural aspect, as proposed, will serve to generate interest locally and further afield, bringing more people to the area to the benefit of all, with a use that is complimentary rather than competing with the adjacent Public House.

Within the Camden Planning Officer's letter of 20 October 2021 addressed to Alex Richards, it is considered the provision of a café in this location could provide some life and activation to this part of Eversholt Street Neighbourhood Centre.

Looking elsewhere in London in similar local neighbourhood parts of areas such as Soho, Shoreditch, Camden Town, Kings Cross, Southwark, we see adjacent F&B outlets living alongside each other harmoniously, all adding to the vibrancy and appeal of an area.

It is noted within the proposed policy framework that a new North entrance to Euston Station is proposed on the west side of Eversholt Street directly opposite Phoenix Road and the subject site. The proposed café will also therefore be a significant daytime amenity for commuters, particularly significant given the importance of Phoenix Road as a pedestrian route through to St Pancras/Kings Cross.

In summary, with community being at the heart of any decision I can only see the proposal being of benefit to the adjacent public house and indeed the neighbourhood in general.

A handwritten signature in blue ink, appearing to read 'Richard Grossman', with a stylized flourish at the end.

Richard Grossman
Director
rg@lewiscraig.co.uk