

**Planning, Design and Access Statement
Euston House, 24 Eversholt Street, NW1 1AD**

December 2022

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1. Introduction

1.1 Daniel Watney LLP has been instructed to submit a planning application relating to works at Euston House, 24 Eversholt Street, NW1 1AD.

1.2 Supported by this Planning, Design and Access Statement and a full drawing pack including existing and proposed plans and elevations, this application proposes the following:

“Proposed replacement of plant machinery at rooftop level”

1.3 This statement considers the existing site and its context at Section 2.0, with the relevant planning history reviewed in Section 3.0. Section 4.0 outlines the works proposed, whilst Section 5.0 provides an assessment of the scheme against relevant planning policies. Section 6.0 provides a summary and concludes.

2. Site Description

- 2.1 Euston House is a nine-story office building erected in the 1930's, falling within the London Borough of Camden and in close proximity to Euston Station. The site measures 0.16ha in area (see Figure 1 below) and comprises a purpose-built office building in an area of mixed-character. To the north and to the east lies a mixture of commercial and residential uses on Doric Way and more widely the principally residential area of Somers Town. To the south the area is of a more commercial nature.



Figure 1 – Site Location with Red Line Boundary

- 2.2 The area enjoys a varied mix of uses, as well as a varied character in terms of its architecture. The building is not statutorily listed, nor does it fall within a Conservation Area. It has been identified as a Locally Listed Building by London Borough of Camden, as well as falling within the background assessment area of the London View Management Framework view 6A.1 (Blackheath Point to St. Paul's Cathedral).
- 2.3 The site has a PTAL rating of 6b, the highest rating available. Flood risk mapping indicates it is at risk of neither fluvial nor surface water flooding.

3. Planning History

3.1 Daniel Watney LLP has reviewed the planning history for the site as made available online by the London Borough of Camden. Where relevant this is reproduced in chronological order in Table 1 below.

Reference	Description	Decision	Date
2011/3120/P	Variation of condition 1 (personal permission) of planning permission granted 28/05/1998 (ref: PS9804251) for the dual use (in whole or in part) of the basement to eighth floor for (B1) offices or (D1) educational purposes with ancillary functions, personal to Learning Tree International Ltd - to extend personal permission to include EC English London Ltd.	Approved	13/09/2011
2013/3027/P	External alterations at ground floor level including installation entrance doors, ramped entrance area and cigarette bins to office (Class B1).	Approved	15/08/2013
2020/4138/P	Variation of condition 1 (personal permission) of planning permission 2011/3120/P dated 13/09/2011 ["(Variation of condition 1 (personal permission) of planning permission granted 28/05/1998 (ref: PS9804251)"] namely to extend lawful use to Class E 'Commercial, Business and Service'.	Approved	28/11/2020
2022/0487/P	External alterations including the construction of an atrium roof, external roof terrace at level 9, the installation of balconies at levels 1-8, removal of the existing atrium roof at level 1, rear extension at levels 7 and 8, new cyclist entrance at Lancing Street and associated plant at roof level.	Pending	Validated 15/03/2022

Table 1: Planning History

4. Proposed Works

4.1 The proposed works comprise the consolidation and replacement of plant at rooftop level. For clarity Figures 2 and 3, below, demonstrate the substantial improvement achieved over the existing condition.

4.2 The description of development is therefore as follows:

4.3 *“Proposed replacement of plant machinery at rooftop level”*

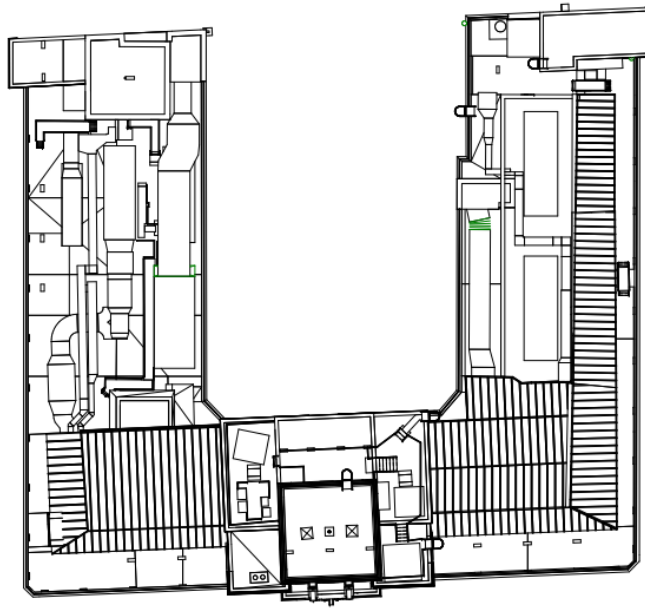


Figure 2 – Existing Roof Plan Showing Plant Machinery

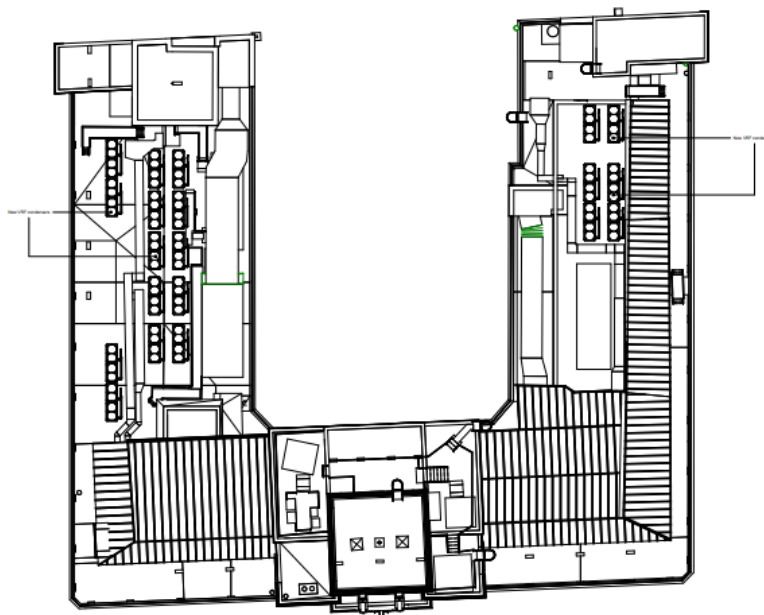


Figure 3 – Proposed Roof Plan Showing Plant Machinery

5. Planning Policy Assessment

5.1 Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

5.2 In this instance, the Development Plan currently comprises:

- The London Plan (2021); and
- The Camden Local Plan (2017).

5.3 Regard also needs to be given to material considerations including LB Camden's Planning Guidance and wider planning guidance including the National Planning Policy Framework (NPPF) and Planning Practice Guidance.

5.4 In the above context, the relevant planning policy considerations relate to the acceptability of the proposed replacement plant in terms of its impact on visual amenity and in terms of its impact on neighbouring amenity. These matters are drawn out in turn below.

Impact on Visual Amenity

5.5 As demonstrated in Figures 2 and 3 above, the proposal would result in the replacement of a proportion of bulky plant items at rooftop level with plant machinery of a smaller size and lower profile. Along the northern elevation, an element of plant machinery would be removed and replaced with a substantially smaller series of units, while the remainder of the proposed replacement units along this wing would sit well back from the nearest elevation and would be almost entirely shielded by existing rooftop elements by which they would be surrounded. Along the southern wing of the building, the same is true in that the replacement units would be centrally located in their section of the rooftop and effectively invisible given their surrounding by the existing roofscape.

5.6 Local Plan Policy D1 (Design) requires all new development to respect local context and character, preserve or enhance the historic environment and heritage assets, and where particularly relevant to the proposal, integrates building services equipment. With regards to heritage impacts, Policy D2 (Heritage) seeks to protect non-designated heritage assets from harm.

5.7 In the context of the above, it is important to note that the existing plant machinery forms a normal and typical part of the roofscape of a commercial building in a central location. Comparatively, and in accordance with Policy D1, the proposals would see the proposed replacement plant efficiently integrated within the existing roofscape as well as being of a smaller bulk and profile. As such, the proposal would inherently have a lower impact on visual amenity than the existing condition and would therefore comply with Policies D1 and D2.

Impact on Neighbouring Amenity

- 5.8 Local Plan Policy A1 (Management the Impact of Development) protects the quality of life of occupiers and neighbours, seeking to ensure the amenity of such is protected and where relevant to the proposal this includes noise and vibration levels. A further policy, in A4 (Noise and Vibration), goes further still where it sets out that planning permission will only be granted for noise generating equipment – including plant machinery – where it can be operated without causing harm to amenity.
- 5.9 An addendum Noise Report is submitted with this application, which in summary concludes that the anticipated noise impact of the replacement plant machinery should be considered acceptable with regards to impacts on neighbouring amenity. The plant machinery is well-distanced from the nearest residential neighbour, being seven storeys higher than the nearest residential building and some eight storeys from the nearest residential balcony.
- 5.10 Given the significant distance of the proposed rooftop plant, and its nature as a replacement of existing plant, it is not expected that there would be any increased impact on neighbouring residential amenity and indeed it is likely that there would be an improvement in this regard.

Summary

- 5.11 Policy E1 of the Local Plan (Economic Development) seeks to support the improvement in quality, flexibility and adaptability of commercial office space, with Policy E2 (Employment Premises and Sites) going further in seeking to protect existing office premises. As set out above, the proposed replacement of plant machinery at rooftop level will see improvements in terms of visual amenity and would result in no harm or increased impact to neighbouring amenity and, as such, should be supported in light of Policies E1 and E2.

6. Conclusion

- 6.1 This Planning, Design and Access Statement has been prepared in support of a full planning application for replacement plant at rooftop level at Euston House, NW1 1AD.
- 6.2 As set out above, the replacement plant would reduce the bulk and profile of the plant at rooftop level overall, and would be efficiently sited within the existing roofscape so that it was further distanced from nearest elevations, shielded by existing plant machinery and ductwork, and would overall have a substantially reduced visibility. This should be seen as a welcome improvement over the existing condition, while the existing rooftop plant is typical of a commercial building in this location and is largely not visible currently.
- 6.3 With regards to impacts on neighbouring amenity, given the significant distance of the proposed replacement plant from the nearest residential building or residential amenity space, there would be no increase in impact on residential amenity and therefore no harm to neighbouring residents caused by the proposal.
- 6.4 In this context, alongside the supportive local policies E1 and E2 which seek to bolster and protect commercial premises in LB Camden, the proposal should be considered acceptable.