R01

Euston Area Plan Update – Proposed Submission Draft 2026
Representation Form

The best way for you to make representations is by using this form. Representations should be returned to the Euston Regeneration Team at Camden Council by **midnight on 3 March 2026 by:**

E-mail: eustonareaplan@camden.gov.uk
Post to: Euston Regeneration Team, Camden Town Hall, Judd Street, London, WC1H 8EQ.

This form has two parts:
Part A – Personal Details (You need only submit **one** copy of Part A)
Part B – Your representation(s). **Please use a separate page** for each representation you wish to make.

Before completing this representation form please refer to the attached guidance notes.

Part A – Submit only one copy of this

	1. Personal Details*	**2.** Agent's Details (if applicable)
Title	Mr	
First Name	Faruque	
Last Name	Ahmed	
Job Title (where relevant)	Retired	
Organisation (where relevant)		
Address Line 1*	[redacted]	
Address Line 2	[redacted]	
Post Town*	[redacted]	
Post Code*	[redacted]	
Telephone No.	[redacted]	
E-mail Address	[redacted]	

**If an agent is appointed, please complete only the Title, Name, Organisation and asterisked boxes in column 1 but complete the full contact details of the agent in column 2.*

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Euston Area Plan Update – Proposed Submission Draft 2026 - Representation Form

Part B – Please use a separate page for each representation

Please see guidance note at the end of the form for assistance with completing sections 4 & 5

Name or Organisation:

3. Please give the number or name of the Paragraph or Policy your comment relates to or specify if your comment relates to the Policies Map.

Please use the links below to view the documents:

- Euston Area Plan Update Proposed Submission Draft (pdf)
- Policies map (pdf)

Paragraph	4.2	Policy	EA4 / EA5	Policies Map	EA4 / EA5

4. Do you believe the Euston Area Plan Update Proposed Submission Draft is:

1) Legally compliant	Yes		No	x
2) Sound	Yes		No	x
3) Complies with the Duty to co-	Yes		No	x

If you have entered *No* to 4.(2), continue with Q5, otherwise please go straight to Q6

5. Do you consider the Euston Area Plan Update is **unsound** because it is **NOT****:

1) Positively prepared (it is not prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements)	x
2) Justified (it is not the most appropriate strategy, when considered against the reasonable alternatives, based on a proportionate	x
3) Effective (the plan is not deliverable over its period and based on effective joint working on cross-boundary strategic priorities)	x
4) Consistent with national policy	x

R01

6. Please give details of why you consider the Euston Area Plan Update Submission Draft **is** or **is not** legally compliant, unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

If you wish to **support** the legal compliance or soundness of the Euston Area Plan Update Proposed Submission Draft or its compliance with the duty to cooperate, please use this box to set out your comments.

It is not possible to conclude that the Euston Area Plan Update concerning sites EA4 and EA5 is legally compliant, as concerns remain regarding the adequacy of consultation with the local community, and procedural compliance.
The proposals for sites EA4 and EA5 fail to adequately address the long term impact on the residents of Tolmers square / North Gower st, and the immediate local community.
I do not believe that these proposals were positively prepared, and have been added to make up for shortfalls elsewhere in the Plan.
I feel there is insufficient evidence to demonstrate that these proposals are effective, or justified (re-fit versus demolition).

(Continue on a separate sheet if necessary)

7. Please set out what modification(s) you consider necessary to make the Euston Area Plan Proposed Submission Draft legally compliant or sound. Please have regard to any answer you have given at 5 and 6 above.

You will need to say why this modification will make the Euston Area Plan Update Proposed Submission Draft legally compliant or sound. It will be helpful if you are able to suggest revised wording. Please be as precise as possible.

In order to make EA4 and EA5 legally compliant and sound, they should be removed from this Euston Area Plan Update, as they are an addition, and did not form any part of the original 2015 plan (see attached). They have been added to make up for shortfalls elsewhere in the EAP. Existing buildings on these sites should be re-fitted rather than demolished.

(Continue on a separate sheet if necessary)

Please note: *Your representation should cover succinctly all the information, evidence and supporting information necessary to support and justify the representation and the suggested change. There will not normally be a subsequent opportunity to make further representations.*

After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

8. If your representation is seeking a modification to the Plan, do you consider it necessary to participate at the oral part of the examination (the examination hearings)?

☐ **No** ☐ **Yes**

9. If you wish to participate at the oral part of the examination, the examination hearings, please outline why you consider this to be necessary:

Please note *the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination. You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination. The final decision on who is invited to participate in hearings will lie with the independent planning inspector appointed by the Secretary of State.*

10. Do you wish to be added to our consultation database to be notified of any of the following? Please mark all that apply.

(a) when the Euston Area Plan Update has been submitted
(b) when the Inspector's Report is published
(c) when the Euston Area Plan Update is adopted

Privacy Notice
We will only process personal data where we have consent to do so, and you can withdraw your consent at any time. By submitting your personal data in the response form you are consenting for us to process your data and/or consenting to be added to the database. If added to the database, they can be removed upon request.

Please note that comments submitted to the Council cannot be treated as confidential. All submissions will be required to be made public along with the name of the person making the submission and organisation (if applicable). All other personal information will be kept confidential. Copies of all comments received will be submitted, alongside the Euston Area Plan Update documents, to the Secretary of State and must be made publicly available on the Council's website.

11. Signature:	Faruque Ahmed	**Date:**	15/02/2026

Notes to accompany the Representation Form

1. Introduction

The Proposed Submission Draft Euston Area Plan Update is published in order for representations to be made prior to submission. The representations will be considered alongside the published Plan when it submitted for examination a Planning Inspector. Under the Planning and Compulsory Purchase Act 2004 (as amended) (PCPA) the purpose of the examination is to consider whether the Plan complies with the legal requirements, the duty to co-operate and is sound.

2. Legal Compliance and Duty to Co-operate

During the examination, the Inspector will first check that the Plan meets the legal requirements under s20(5)(a) and the duty to co-operate under s20(5)(c) of the PCPA before moving on to test for soundness.

You should consider the following before making a representation on legal compliance:

- The Plan in question should be included in the current Local Development Scheme (LDS) and the key stages should have been followed. The LDS is effectively a programme of work prepared by the council, setting out the Local Development Documents (LDDs) it proposes to produce. It will set out the key stages in the production of any Plans which the council proposes to bring forward for independent examination. If the Plan is not in the current LDS it should not have been published for representations.
- The process of community involvement for the Plan in question should be in general accordance with the council's Statement of Community Involvement (SCI). The SCI sets out the council's strategy for involving the community in the preparation and revision of planning policy documents and the consideration of planning applications.
- The Plan should comply with the Town and County Planning (Local Planning) (England) Regulations 2012 (the Regulations). On publication, the council must publish the documents prescribed in the Regulations, and make them available at its principal offices and on its website. The council must also notify the Local Plan bodies (as set out in the Regulations) and any persons who have requested to be notified.
- The council is required to provide a Sustainability Appraisal (PDF) when it publishes a Plan. This should identify the process by which the Sustainability Appraisal has been carried out, and the baseline information used to inform the process and the outcomes of that process. Sustainability Appraisal is a tool for appraising policies to ensure they reflect social, environmental, and economic factors

You should consider the following before making a representation on compliance with the duty to co-operate:

- Councils are expected to provide evidence of how they have complied with any requirements arising from the duty.
- The PCPA establishes that non-compliance with the duty to cooperate cannot be rectified after the submission of the Plan. Therefore the Inspector has no power to recommend modifications in this regard. Where the duty has not been complied with, the Inspector has no choice but to recommend non-adoption of the Plan.

3. Soundness

Local Plans or Area Action Plans are examined to assess whether they have been prepared in accordance with legal and procedural requirements, and whether they are sound. Paragraph 36 of the National Planning Policy Framework (NPPF) sets out the tests of soundness. The Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with national policy.

- ***Positively prepared***

This means that the Plan should be prepared based on a strategy which, as a minimum, seeks to meet the area's objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development.

- ***Justified***

The Plan should be an appropriate strategy, taking into account reasonable alternatives, and based on proportionate evidence.

- ***Effective***

The Plan should be deliverable over the plan period and based on effective joint working on cross-boundary strategic matters.

- ***Consistent with national policy***

The Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF and other statements of national planning policy, where relevant.

If you think the content of the Plan is not sound because it does not include a policy where it should do, you should go through the following steps before making representations:

- Is the issue with which you are concerned already covered specifically by national planning policy? If so, it does not need to be included?
- Is what you are concerned with covered by any other policies in the Plan on which you are seeking to make representations or in any other Plan?
- If the policy is not covered elsewhere, in what way is the Plan unsound without the policy?
- If the Plan is unsound without the policy, what should the policy say?

4. General advice

If you wish to make a representation seeking a modification to the Plan or part of the Plan you should make clear in what way the Plan or part of the Plan is not sound having regard to legal compliance, duty to cooperate and the four tests of soundness set out above.

You should try to support your representation by evidence showing why the Plan should be modified. It will be helpful if you also say precisely how you think the Plan should be modified. Representations should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further submissions based on the original representation made

at publication. After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues they identify for examination.

Where there are groups who share a common view on how they wish to see a Plan modified, it would be very helpful for that group to send a single representation which represents the view, rather than for a large number of individuals to send in separate representations which repeat the same points. In such cases the group should indicate how many people it is representing and how the representation has been authorised.

Outlook

Fw: 250 Euston Road and Euston Square Hotel - DO NOT DEMOLISH IT!

From Rachel English <[redacted]
Date Tue 17/02/2026 15:47
To EustonAreaPlan <EustonAreaPlan@lbcamden.mail.onmicrosoft.com>

[redacted]

From: Faruque Ahmed <[redacted]
Sent: 11 February 2026 22:27
To: Mary-Ann Lewis [redacted] Therese Gallagher [redacted] Rachel English [redacted]
Subject: 250 Euston Road and Euston Square Hotel - DO NOT DEMOLISH IT!

You don't often get email from fahmed7b@gmail.com. Learn why this is important

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc.

Dear Camden Council Planning Team,

Thank you for attending the meeting tonight in person and hearing from us directly about the disgust of demolishing the 2 buildings in question. My worry is that the flats in Tolmers Square will soon be in the firing line of demolition, and this concern is shared with others within Tolmers Square. As a Leaseholder, I feel I'm getting left out. The lack of communication from the council has been shocking, and that was reflected at the meeting tonight.

I am writing as a [redacted] to formally raise serious concerns regarding the proposed demolition of the glazed building within the square and the wider impact this development may have on existing residents.

While I understand that the current proposal refers specifically to the demolition of the glazed structure, many residents are deeply concerned about the long-term consequences this may have for Tolmers Square as a residential community — particularly given the scale, duration and cumulative disruption already experienced in the Euston area due to ongoing HS2 construction.

Tolmers Square is home to a predominantly residential population, many of whom have lived here for decades (I moved in here in 1982 when they were brand new flats), and residents have personally invested significant sums into improving and maintaining their homes over many years.

Our concerns include the following:

[redacted]

1. Prolonged construction impact
Experience in the local area has shown that construction projects described as “temporary” frequently extend over many years. Residents are extremely worried about the prospect of living directly beside a long-term construction site, with constant noise, vibration, dust, restricted access, and loss of residential amenity immediately outside bedroom and living-room windows.

2. Cumulative construction harm
Tolmers Square sits within an area already heavily affected by HS2 works around Euston, which have caused years of disruption with no clear end date. The cumulative impact of further major demolition and redevelopment must be properly assessed. Planning guidance is clear that cumulative construction effects are a material planning consideration and should not be viewed in isolation.

3. Health, wellbeing and environmental concerns
Extended exposure to construction noise, airborne dust, vibration and restricted daylight has well-documented effects on physical and mental health. Many residents include children, elderly people and vulnerable individuals who will be disproportionately affected.

4. Child safety and access routes
There is significant concern regarding children needing to pass construction zones daily when travelling to and from school. Safe, clearly segregated pedestrian routes must be guaranteed, and residents need reassurance that no child will be required to navigate unsafe construction access areas.

5. Lack of clarity on future intentions
Residents are requesting clear written confirmation as to whether the demolition of the glazed building is an isolated project, or whether it forms part of a wider redevelopment strategy for Tolmers Square. Uncertainty around future phases creates anxiety and prevents residents from feeling secure in their homes.

6. Construction management and enforcement
Residents request full transparency regarding the Construction Management Plan, including:
- duration of works
- working hours
- dust suppression measures
- vibration monitoring
- noise control thresholds
- lorry routing
- enforcement procedures when breaches occur

Given past experience locally, assurances without firm enforcement mechanisms are not sufficient.

Tolmers Square is a long-established residential community. While development may be necessary, it must not come at the cost of residents’ safety, health, dignity and ability to live normal daily lives for many years under extreme disruption.

We respectfully request that Camden Council:

- acknowledge residents’ dissatisfaction with the current proposal
- extend the consultation period to allow meaningful community engagement
- fully assess cumulative construction impact alongside HS2 works
- provide written confirmation regarding the full scope of redevelopment intentions
- ensure child-safe access routes throughout construction

[redacted]

R01

- enforce strict limits on noise, dust and working hours
- consider mitigation measures or temporary rehousing where living conditions become unreasonably affected

Residents are not opposed to improvement, but we are deeply concerned about being expected to live for years within an active construction zone without adequate protection, transparency or meaningful consultation.

We would appreciate a written response addressing these concerns in detail.

Please give me clarity in plain English and avoid using Planning terminology that gets me confused. Please get those owners of the buildings to Retrofit and NOT demolish it

Looking forward to hearing from you.

Yours faithfully,

Faruque Ahmed
[redacted]

[redacted]

R01

R02

Euston Area Plan Update – Proposed Submission Draft 2026
Representation Form

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Part B – Your representation(s). **Please use a separate page** for each representation you wish to make.

Before completing this representation form please refer to the attached guidance notes.

Part A – Submit only one copy of this

1. Personal Details*		2. Agent's Details (if applicable)
Title	MR	
First Name	Rejan	
Last Name	Ali	
Job Title (where relevant)		
Organisation (where relevant)		
Address Line 1*	[redacted]	
Address Line 2		
Post Town*		
Post Code*		
Telephone No.		
E-mail Address	[redacted]	

**If an agent is appointed, please complete only the Title, Name, Organisation and asterisked boxes in column 1 but complete the full contact details of the agent in column 2.*

Part B – Please use a separate page for each representation

R02

Please see guidance note at the end of the form for assistance with completing sections 4 & 5

Name or Organisation:

3. Please give the number or name of the Paragraph or Policy your comment relates to or specify if your comment relates to the Policies Map.

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- Policies map (pdf)

Paragraph	4.2	Policy	EA4/EA5	Policies Map	EA4/EA5.

4. Do you believe the Euston Area Plan Update Proposed Submission Draft is:

1) Legally compliant	Yes		No	✓
2) Sound	Yes		No	✓
3) Complies with the Duty to co-	Yes		No	✓

If you have entered *No* to 4.(2), continue with Q5, otherwise please go straight to Q6

5. Do you consider the Euston Area Plan Update is **unsound** because it is **NOT****:

1) Positively prepared (it is not prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements)	✓
2) Justified (it is not the most appropriate strategy, when considered against the reasonable alternatives, based on a proportionate	✓
3) Effective (the plan is not deliverable over its period and based on effective joint working on cross-boundary strategic priorities)	✓
4) Consistent with national policy	✓

R02

Please give details of why you consider the Euston Area Plan Update Submission Draft **is** or **is not** legally compliant, unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

If you wish to **support** the legal compliance or soundness of the Euston Area Plan Update Proposed Submission Draft or its compliance with the duty to cooperate, please use this box to set out your comments.

THERE HAS BEEN NO ~~CONSULTATION~~ CONSULTATION ABOUT PROPOSED PLANS

THE DEMOLITION OF 250 EUSTON RD WILL BE TERRIBLE FOR RESIDENTS OF TOLMERS SQ. + WILL DESTROY AN IMPORTANT PUBLIC GREEN SPACE.

THE BUILDINGS AT 250 EUSTON RD + EUSTON SQ HOTEL ARE FINE AS THEY ARE. WE DO NOT NEED TOWER BLOCKS WHICH WILL BLOCK OUT SUN LIGHT FROM THE SQUARE GARDENS

TALL BUILDINGS WILL LOOK OUT OF PLACE NEXT TO THE SMALL BUILDINGS IN NORTH GOWER ST + TOLMERS SQ

(Continue on a separate sheet if necessary)

R02

7. Please set out what modification(s) you consider necessary to make the Euston Area Plan Proposed Submission Draft legally compliant or sound. Please have regard to any answer you have given at 5 and 6 above.

You will need to say why this modification will make the Euston Area Plan Update Proposed Submission Draft legally compliant or sound. It will be helpful if you are able to suggest revised wording. Please be as precise as possible.

KEEP THE BUILDINGS AS THEY ARE WITH INTERNAL RE-FIT INSTEAD OF DEMOLITION.
KEEP BUILDINGS THE SAME HEIGHT TO PROTECT TOLMERS SQ HOMES + GARDENS

(Continue on a separate sheet if necessary)

R02

R02

Please note: *Your representation should cover succinctly all the information, evidence and supporting information necessary to support and justify the representation and the suggested change. There will not normally be a subsequent opportunity to make further representations.*

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8. If your representation is seeking a modification to the Plan, do you consider it necessary to participate at the oral part of the examination (the examination hearings)?

☑ **No** ☐ **Yes**

9. If you wish to participate at the oral part of the examination, the examination hearings, please outline why you consider this to be necessary:

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R02

10. Do you wish to be added to our consultation database to be notified of any of the following? Please mark all that apply.

(a) when the Euston Area Plan Update has been submitted
(b) when the Inspector's Report is published
(c) when the Euston Area Plan Update is adopted

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11. Signature:	[redacted]	**Date:**	11/03/2026

[redacted]

From: [redacted]
Sent: 23 January 2026 20:00
To: Planning <Planning@camden.gov.uk>
Subject: Urgent - Consultation Response

R03

You don't often get email from [redacted] Learn why this is important

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc.

Dear Camden Council Planning Team,

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While I understand that the current proposal refers specifically to the demolition of the glazed structure, many residents are deeply concerned about the long-term consequences this may have for Tolmers Square as a residential community — particularly given the scale, duration and cumulative disruption already experienced in the Euston area due to ongoing HS2 construction.

Tolmers Square is home to a predominantly residential population, with approximately 80% council tenants, many of whom have lived here for decades, and residents have personally invested significant sums into improving and maintaining their homes over many years.

Our concerns include the following:

1. Prolonged construction impact
Experience in the local area has shown that construction projects described as “temporary” frequently extend over many years. Residents are extremely worried about the prospect of living directly beside a long-term construction site, with constant noise, vibration, dust, restricted access, and loss of residential amenity immediately outside bedroom and living-room windows.

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[redacted]

R03

3. Health, wellbeing and environmental concerns
Extended exposure to construction noise, airborne dust, vibration and restricted daylight has well-documented effects on physical and mental health. Many residents include children, elderly people and vulnerable individuals who will be disproportionately affected.

4. Child safety and access routes
There is significant concern regarding children needing to pass construction zones daily when travelling to and from school. Safe, clearly segregated pedestrian routes must be guaranteed, and residents need reassurance that no child will be required to navigate unsafe construction access areas.

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- provide written confirmation regarding the full scope of redevelopment intentions
- ensure child-safe access routes throughout construction
- enforce strict limits on noise, dust and working hours
- consider mitigation measures or temporary rehousing where living conditions become unreasonably affected

Residents are not opposed to improvement, but we are deeply concerned about being expected to live for years within an active construction zone without adequate protection, transparency or meaningful consultation.

R03 We would appreciate a written response addressing these concerns in detail.

Looking forward to hearing from you.

Yours faithfully,

Rena Alieva
[redacted]

Sent from Outlook for iOS

This e-mail may contain information which is confidential, legally privileged and/or copyright protected. This e-mail is intended for the addressee only. If you receive this in error, please contact the sender and delete the material from your computer. See our new Privacy Notice here which tells you how we store and process the data we hold about you and residents.
This e-mail may contain information which is confidential, legally privileged and/or copyright protected. This e-mail is intended for the addressee only. If you receive this in error, please contact the sender and delete the material from your computer. See our new Privacy Notice here which tells you how we store and process the data we hold about you and residents.