R21

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 22 February 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)
**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.*		
Title	MR	
First Name	DENNIS	
Last Name	MC NULTY	
Job Title (where relevant)	N/A. CHAIR-TRA	
Organisation (where relevant)	TENNENTS + RESIDENTS ACC PLUS LOCAL RESIDENT.	
Address Line 1*	[redacted]	
Address Line 2		
Post Town*		
Post Code*		
Telephone No.		
E-mail Address		

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Euston Area Plan Update – Proposed Submission Draft 2025 - 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
- Policies map

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	✓

6. Please give details ... Draft is or is not ... operate. Pl...

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Euston Area Plan Update – Proposed Submission Draft 2025 - Representation Form

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.

1. THE BUILDINGS SELCTED FOR DEMOLITION WITH THE VIEW TO RULE OUT THE LOCAL COMUNITY OR THE HISTORIC NEIGHBOURHOOD. THE LISTINGS OF A SITE PLANING APPLICATION IS NOT REFUSED.

2. THE HOTEL LISTED TO BE DEMOLISHED (EUSTON SQUARE HOTEL) IS A BUILDING OF HERITAGE THAT SHOULD REMAIN
   - 250 EUSTON ROAD BUILDING IS AN ICONIC BUILDING BUILT IN THE 1970s & NOT UNDER DISREPARE AND THEREFOR SHOULD BE RETAINED.

3. THE DEMOLITION TOGETHER WITH THE REBUILDINGS WILL CAUSE MAJOR DISRUPTION TO THE LOCAL COMUNITY CAUSE UNACCEPTABLE POLLUTION ADDING ADDITIONAL SUFFERING TOGETHER WITH MORE UNNECESSARY GREEN HOUSE GAS EMISSIONS PLUS ECOLOGICAL HARM

4. 250 EUSTON ROAD IS PREDOMINANLY USED BY THE NHS TO WHICH IS ADJACENT TO UCH HOSPITAL OF STRATEGIC LOCATION' JOINTLY USED AND SHOULD REMAIN ~~UNDISRUPTED~~. UNDISRUPTED

5. THIS REDEVELOPMENT WITH TALL BUILDINGS IS NOT IN SCALE WITH THE OF THE LOCAL AREA. TO WHICH ALSO INCLUDES TOLMERS SQUARE NEIGHBOURHOOD THAT SHOULD NOT HAVE A REDUCTION IN SUNLIGHT AS ITS ALREADY LOW ENOUGH WITHIN THE PUBLIC OPEN SPACE IN TOLMERS SQUARE.

6. THE SCALE OF THE PROPOSED NEW BUILDING AROUND TOLMERS SQUARE WILL HAVE AN ADVERSE EFFECT ON THE TOLMERS SQUARE NEIGHBOURHOOD AND THEIR HOLMES THAT WILL SPOIL IT.

7. THE LOCAL COMUNITY HAVE NOT BEEN CONSULTED ABOUT THESE PROP THE HOTEL IN EUSTON SQUARE WAS NEVER INCLUDED IN THE CONSULTA 2024, THIS HAS BEEN ADDED IN WITHOUT CONSULTATION.
   - THE CONSULTATION FOR 250 EUSTON ROAD SITE ALLOCATION IN 202 MADE NO MENTION OF A 75 HIGH RISE TOWER IN 2024

8. THE PROPOSED PLANS ARE NOT INCLUDING THE LOCAL COMUNITY OR SURROUNDING AREAS, AS THIS IS FOR HIGH VALUE OFFICE SPACE' PLUS PRIVATE MARKET HOLMES ARE OUTSIDE OF THE NEEDS OF THE LOCAL COMUNITY

(Continue on a separate sheet if necessary)

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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:

TO SPEAK UP ABOUT THE LACK OF INCLUSION TOWARDS THE LOCAL COMMUNITY. THE LOCAL ATHORITY HAS FAILED TO PROVIDE TRANSPARENCY IN ITS ~~ACTIONS~~ ACTIONS OF DELIVERING ITS OWN VISION BY WAY OF EXCLUDING THE NEEDS OF THE COMMUNITY WITHIN THEIR VISION. NOTHING WITHIN THOSE PLANS ARE FOR THE LOCAL COMMUNITY' BUT MORE SO FOR PEOPLE VISITING THE AREA OF EUSTON.

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.*

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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 th 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:	[redacted]	**Date:**	01-03-2

R22

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	~~[illegible]~~ PAT	
Last Name	DYWER	
Job Title (where relevant)		
Organisation (where relevant)		
Address Line 1*	[redacted]	
Address Line 2		
Post Town*		
Post Code*		
Telephone No.		
E-mail Address		

**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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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		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	✓

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...on Area Plan Update – Proposed Submission Draft 2026 - Representation Form

. 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.

I AM A PENSIONER LIVING IN 40 HAMPSTEAD RD FOR THE LAST 8 YEARS.
I WASN'T TOLD ABOUT THE PLANS FOR 250 EUSTON RD + EUSTON SQUARE HOTEL BY POST OR ANY OTHER MEANS.
I OBJECT TO THE DEMOLITION OF THESE BUILDINGS, BECAUSE KNOCKING THEM DOWN AND RE-BUILDING SOMETHING BIGGER WILL GO ON FOR YEARS AND BE VERY UPSETTING FOR THE PEOPLE LIVING IN 40 HAMPSTEAD RD AND TOLLERS SQUARE. IT WILL ALSO BE BAD FOR THE ENVIRONMENT AND OUR HEALTH.
250 EUSTON RD IS AN IMPORTANT PART OF JCH, IT SHOULD BE RE-FITTED, NOT DEMOLISHED.
THE BUILDINGS ARE GOOD AS THEY ARE.
WHY CHANGE THAT?

(Continue on a separate sheet if necessary)

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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.

(Continue on a separate sheet if necessary)

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lease 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:

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.*

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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:**	2/3/2026

R23

Euston Area Plan Update – Proposed Submission Draft 2026
Representation Form

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

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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)

**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.*

Title		
First Name	Dianne	
Last Name	Dyer Taylor	
Job Title (where relevant)	Trainee Construction Manager	
Organisation (where relevant)		
Address Line 1*	[redacted]	
Address Line 2		
Post Town*		
Post Code*		
Telephone No.		
E-mail Address		

R23

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

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.

We the local residents have not been properly consulted on on the demolition and redevelopment of the 250 Euston Road building and the Euston Square Hotel.

The 250 Building is a contemporary building which looks great as it is and the Euston Square hotel is a historic building, one of a very few in the area.

The 250 Building is home to UCLH/NHS. They run training and clinics out of that building. If it is demolished where will the staff and patients go.

I live on North Gower St and I work in construction. The demolition of, and construction of either of theses building will be a logistical nightmare. There will be no access to or parking on North Gower St by residents, visitors and cliets to businesses on the street. The dust and noise will definitely negatively effect the residents quality of life

Again. no one has consulted us before allowing the proposed high rise buildings in the EAP. if those buildings do get built that will affect the natural light available in the immediate area. The area doesnt need any more high rise buildings. The will not suite the area.

My building already has cracks in it from HS2 deveopmnt any major demolition and construction work will cause even more damage to my building as well as other buildings on North Gower street.

Also the piling that will have to be placed will not be stable enough as we have 4/5 tube lines running directly under the proposed sites!!!

(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.

I think the 250 Building should have a refit only. Keep the area as it is. No demolition.

I Think Euston Square hotel should stay as it is. The suggestion that it can help with the Euston Square station access is not of thier concern as the station belongs to TFL.

(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	X	**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:

I t want my voice to be heard. The EAP has affects on my life and those of my neighbours. Decisions on this scale can not be made without hearing from all affected.

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

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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:	Dianne Dyer Taylor	**Date:**	03/03/2026

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.

R24 Outlook

Euston Area Plan - Regulation 19 - Environment Agency Representation

From HNL Sustainable Places [redacted]
Date Tue 03/03/2026 17:01
To EustonAreaPlan <EustonAreaPlan@lbcamden.mail.onmicrosoft.com>

[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 Planning Policy Team,

There are no major environmental constraints in our remit within the Euston Area Plan. We would like to emphasise that while it is unlikely we would comment at planning stage, due to there being no Source Protection Zone, there are a lot of potentially contaminative land uses, both current and historic within the Euston Area (including Railway but also other heavy industry). Although this area is not within a groundwater Source Protection Zone, the National Planning Policy Framework (NPPF) takes a precautionary approach to land contamination and we strongly recommend that The Environment Agency's approach to groundwater protection is taken into consideration for any sites coming forward.

Any development coming forward with deep piled foundations, boreholes, or infiltration SuDS should pay particular interest to the above position statements.

Sites that are potentially contaminative may also require an Environmental Permit for dealing with any waste on site, removing/reusing soils, or other activities in line with Environmental Permitting Regulations. Further information can be found here: https://www.gov.uk/environment/environmental-permits.

It is positive that the site allocation sections have highlighted the need for a Foundation Works Risk Assessment for some sites to protect groundwater. We note that there is no mention of contamination throughout the document and we would welcome an amendment to include this.

If you have any questions regarding any of the above, please let me know.

Thank you.

Kind regards,

Harry

Harry Scott
Planning Specialist [redacted]
Environment Agency | [redacted]

[redacted]

Working days: Monday to Friday

R24

This message has been sent using TLS 1.2 Information in this message may be confidential and may be legally privileged. If you have received this message by mistake, please notify the sender immediately, delete it and do not copy it to anyone else. We have checked this email and its attachments for viruses. But you should still check any attachment before opening it. We may have to make this message and any reply to it public if asked to under the Freedom of Information Act, Data Protection Act or for litigation. Email messages and attachments sent to or from any Environment Agency address may also be accessed by someone other than the sender or recipient, for business purposes.

R25

Outlook

Re: Consultation on Euston Area Plan Update - Site Allocation

From Nizar Virji < [redacted]
Date Thu 22/01/2026 18:12
To [redacted]
Cc

[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.

Hi Rachel,

Thank you for including Euston Square Hotel in the EAP. I'll leave Helen to comment further on the details.

My main concerns lie in the eventual viability of the project as a hotel. The site footprint , given early estimates of build cost, may not allow for adequate scale required for even a modestly profitable hotel if all the requirements in the EAP are necessary. However, Helen will come back to you in due course, and we will do our best to put a scheme forward that will satisfy as many as possible of the requirements and on that hopefully your team will think is worthy of the site and Camden's aspirations.

Many thanks.

Kind regards,

Nizar Virji.

Edgecross Limited,
[redacted]

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Email communications may be monitored by us, as permitted by applicable law and regulations. We believe, but do not warrant, that this email and any attachments are virus free.

[redacted]

[redacted]

Subject: RE: Consultation on Euston Area Plan Update - Site Allocation

R25

Thanks Rachel

We had spotted its publication. We will review and make representations as appropriate.

Helen

Helen Cuthbert
Founder

[redacted]

Planning Potential

www.planningpotential.co.uk

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Our terms and conditions are available on our website.

[redacted]

Subject: Consultation on Euston Area Plan Update - Site Allocation

Dear Nizar and Annabel,

R25 We have now published the Euston Area Plan Update Submission draft for consultation. Please see below for further details, including how and what we are inviting representations on.

We have included the Euston Square Hotel, 152-156 North Gower Street, NW1 2LU as a site allocation (ref EA5). Further details about the site allocation can be found in Chapter 4 of the Euston Area Plan Submission draft, specifically document pages 160-162.

The closing date for representations is midnight on 3rd March 2026.

Best wishes,
Rachel

Rachel English
Principal Planning Officer Euston Placeshaping

[redacted]

Camden

We are extending the closing date for consultation responses to midnight on Tuesday 3rd March as due to a technical error, a number of people did not receive the original notification of the start of the consultation. Details below are amended to reflect this. Please check the website to ensure you have the most up to date documents.

We are writing to let you know that the Council has published the Proposed Submission draft of the Euston Area Plan (EAP) for consultation. This follows on from the consultations held on the draft EAP Update in 2023 and 2024.

The EAP Update is a planning document which will help to shape the future of the Euston Area. It sets out the Council's vision for future development at Euston until 2051 and includes planning policies and site allocations to help achieve this.

Representations

To find out more about the EAP Update and to view a copy of the document please visit the Euston Area Plan website.

When making representations on the EAP Update - Proposed Submission Draft, the following questions should be considered:

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- Is the plan legally compliant?
- Does the plan comply with the 'Duty to Cooperate'?
- Is the plan 'sound'?

We would encourage all comments to be made using the representation form (pdf). Further guidance on how to make comments in relation to the points above is also provided.

Please note that comments submitted to the Council cannot be treated as confidential. All representations 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 documents, to the Secretary of State for Communities and Local Government and must be made publicly available.

Representations can be submitted by:

- **Email:** eustonareaplan@camden.gov.uk
- **Post:** Euston Regeneration, 5 Pancras Square, London N1C 4AG

The closing date for representations is midnight on 22 February 2026.

Paper copies of the EAP Update are available to view at:

- **Pancras Square Library**, 5 Pancras Square, N1C 4AG
- **Camden Town Library**, 218 Eversholt Street, NW1 1BD

To check library opening hours click here: Library opening times and information - Camden Council .

Other documents that support the EAP Update - Proposed Submission Draft, including the Sustainability Appraisal (pdf) and the statement of fact and representation (pdf) are available to view on the EAP website eustonareaplan.info

The Policies Map, Sustainability Appraisal and Consultation Statement are also available to view at **Pancras Square Library** at 5 Pancras Square, N1C 4AG.

What happens next?

The review of the EAP Update has to follow a statutory process. Once the consultation on the EAP Update - Proposed Submission Draft has closed, representations received will be submitted with the Plan and supporting documents to the government for examination by a Planning Inspector.

Please contact the Euston Regeneration team on eustonareaplan@camden.gov.uk if you would like to be notified:

- when the EAP Update has been submitted for independent examination;
- about the publication of the Planning Inspectorate Report; and / or
- about the adoption of the Euston Area Plan Update.

Further information or support accessing information

If you would like any further information on the EAP Update - Proposed Submission Draft or any of the supporting documents then please contact us via email at eustonareaplan@camden.gov.uk or by phone on 020 7974 2726.

With best wishes

Euston team

Subscribe or manage your Camden Council email subscriptions.

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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	PAUL	
Last Name	GEEST	
Job Title (where relevant)	—	
Organisation (where relevant)		
Address Line 1*	[redacted]	
Address Line 2		
Post Town*		
Post Code*		
Telephone No.		
E-mail Address		

**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:

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

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 ✓

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

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.

I have lived [redacted] for 25 years

Unusually for London, Tolmers Square is a thriving community where we all look out for one another. Demolishing a perfectly sound building just doesn't make sense to us at all. Even though the building is now 44 years old, it still looks in amazing condition and does not need demolition.

Demolishing 250 Euston road would destroy our community and we, the residents, will not allow this to happen!

(Continue on a separate sheet if necessary)

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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.

(Continue on a separate sheet if necessary)

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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.*

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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:	[redacted]	**Date:**	25.02.26