

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*

**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.*

2. Agent's Details (if applicable)

Title	MRS	
First Name	Elizabeth	
Last Name	Bridgeman	
Job Title		
(where relevant)		
Organisation		
(where relevant)		
Address Line 1*		
Address Line 2		
Post Town*		
Post Code*		
Telephone No.		
E-mail Address		

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)

ParagraphPolicyPolicies Map

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 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.

The building has been selected for demolition and redevelopment without consideration to the local community and historic neighbourhood.

My concerns are that the plan could lead to overdevelopment. I do not think these buildings should be demolished. Euston Square Hotel is a heritage site / building which should not be lost.

250 Euston Road is a high quality building from the 1970s which should be retained.

Demolition and rebuilding will cause unacceptable pollution and disruption to the community which has already suffered enough.

It will also cause unnecessary greenhouse gas and ecological harm. Redevelopment with tall buildings is out of keeping with the low scale of the existing neighbourhood.

(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.

People have not been consulted about the proposals. The redevelopment of Euston Square hotel was not included in the last public consultation (summer 2024) and has been added in without consultation. The 250 Euston Road site allocation consulted on the summer 2024 did not mention 75m high tower

High value office space and Private market homes are being prioritised instead of the need of the existing community

(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 hearing, please outline why you consider this to be necessary:

If ~~We~~^{are} given the opportunity to participate in the oral part of the examination hearing, I would consider this necessary for several important reasons. First an oral hearing allows us to clarify and elaborate on points that may not be fully conveyed in written submissions, certain aspects of the case involve context and explanation that are expressed verbally, where we can respond directly to questions and ensure there are no misunderstandings.

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:		Date:	25/2/26
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Euston Area Plan Update – Proposed Submission Draft 2026
Representation Form

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1. Personal Details*

**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.*

2. Agent's Details (if applicable)

Title

~~MRS~~ MRS

First Name

GLORY

Last Name

BROWNLEY

Job Title

(where relevant)

Organisation

(where relevant)

Address Line 1*

Address Line 2

Post Town*

Post Code*

Telephone No.

E-mail Address

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

☒

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 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.

The building, I feel, just needs to be re-furbished. There is nothing wrong with the way the building looks from the outside! We had no idea, whatever, that Cander were making these plans without us, the residents, knowledge. I found this very underhand and sneaky!

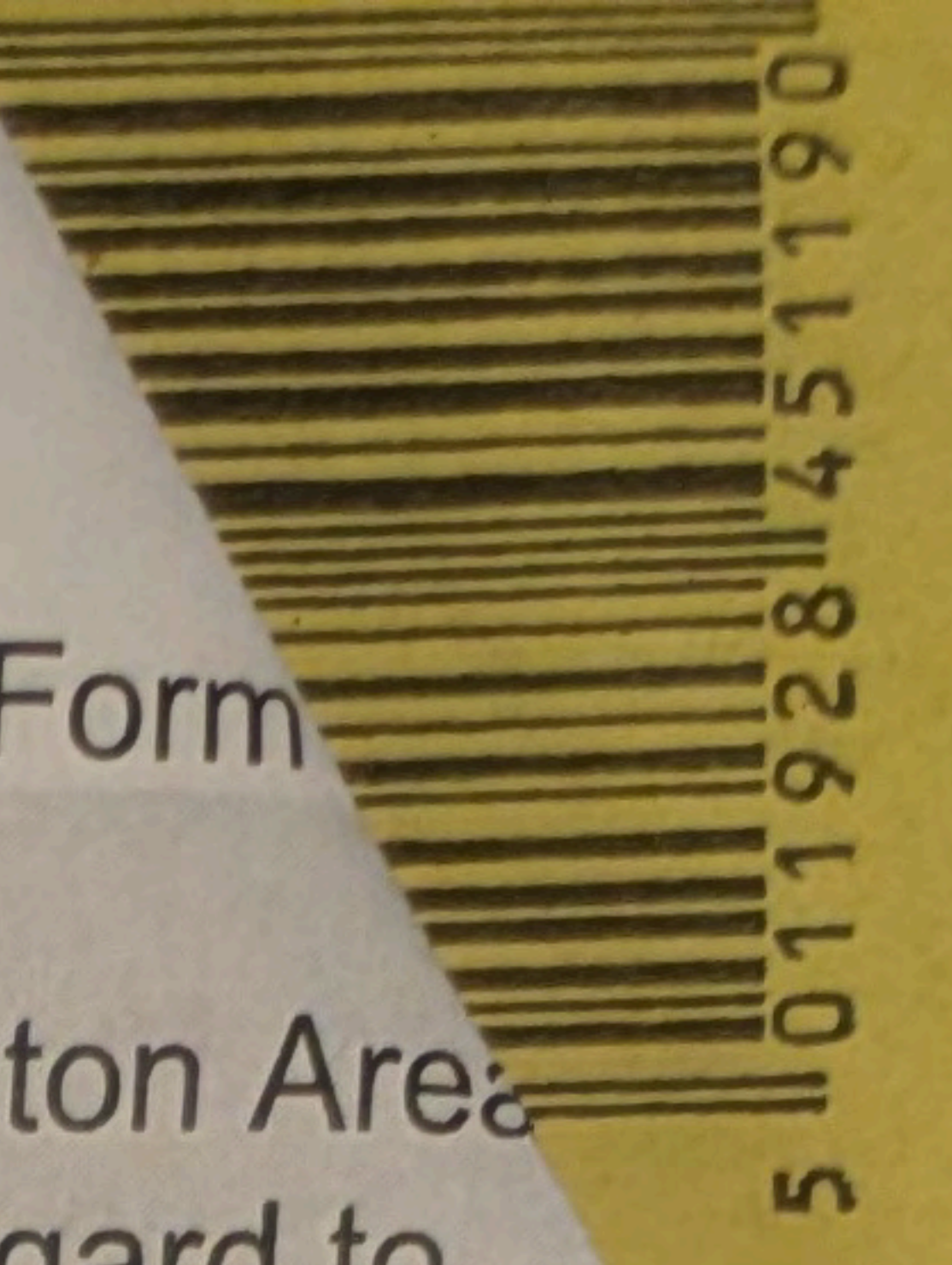
We are a community in Tolmers Square. Knocking down 250 Easter Road would destroy our wonderful green space that we love.

I have lived happily in Tolmers Square for 44 years!

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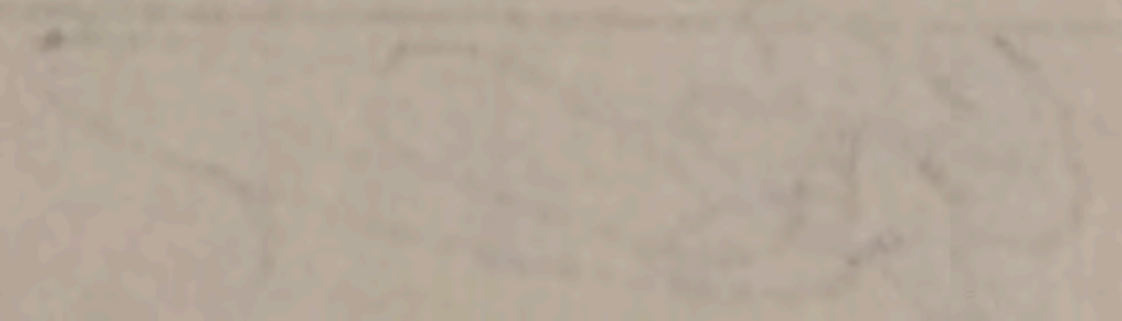
8. If your representation is seeking a modification to the Plan, do you consider it necessary to participate at the oral part of the examination (the examination hearings)?

No

1000

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:

11. Signature:		Date:	25.9
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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.

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

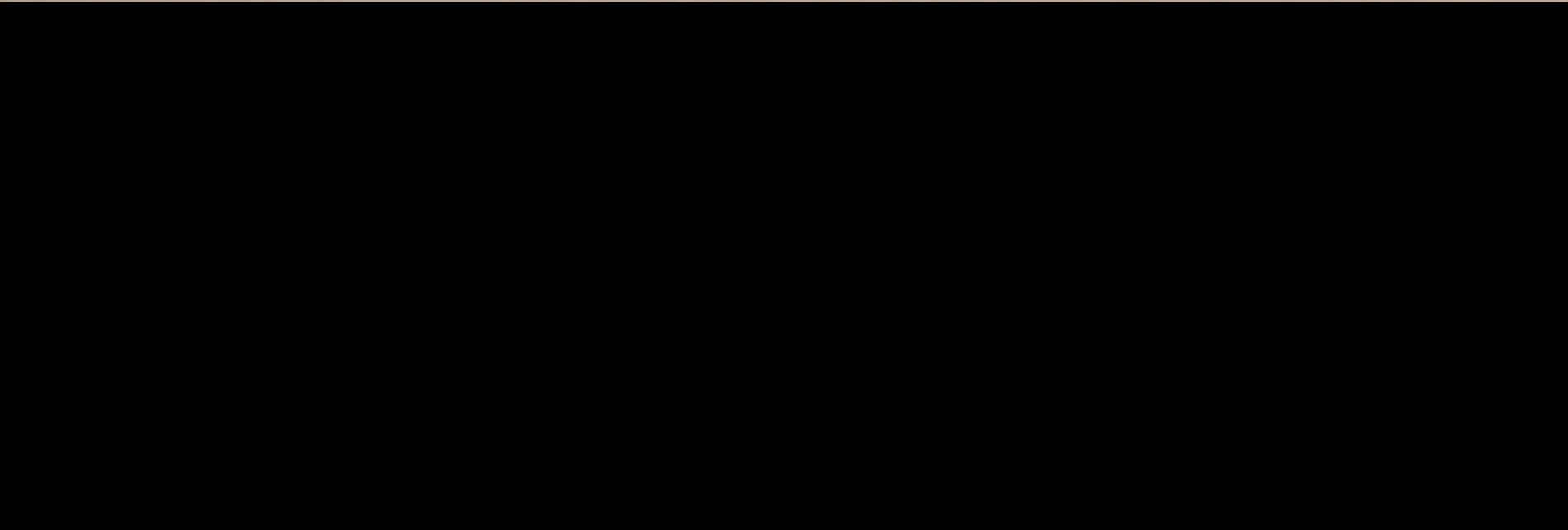
10. Do you wish to be added to our consultation database to be notified of any of the following? Please mark all that apply.

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11. Signature:		Date:	25/2/26
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R13 Outlook

Euston Area Plan Consultation response form

From Dorothea <[REDACTED]>
Date Tue 03/03/2026 23:45
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.

The consultation form isnt live to be completed online, but i will echo its format:

Part A
Personal Details

Ms
Dorothea
Hackman
Chair
Camden Civic Society

[REDACTED]

Part B

4. Legally compliant - probably
Sound - no
Compliant - perhaps

5. Not positively prepared
Not justified
Not effective
Possibly consistent with national policy

6.
- The plan is written to enable High Speed 2 to go shead when it has neither funding nor a plan
and is running over fifteen years late.
- the plan appears to be steered by a council aspiration to densify housing and develop a
"knowlege quarter".
This is presumably to generate income for the council from developers, and takes no account of
providing for the well being of citizens particularly the seventeen thousand living around the

R13 station.
It doesn't provide for sustaining the variety of local businesses, it allows big business to move in to their detriment.

8. I need to participate at the oral part of the examination.

10. Add me to the database Keep me notified at all stages

Dorothea Hackman 3/3/2026

Camden Civic Society

Sent from [Proton Mail](#) for Android.

R14 Outlook

comments - draft Euston Area Plan Update

From Mike Priaulx <[REDACTED]>
Date Tue 03/03/2026 23:33
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 Euston Area Plan team,

I would like to make a representation regarding the draft Euston Area Plan.

Apologies I could not work out a way to use the PDF form electronically, so I hope you'll accept my email.

If you could confirm receipt of this email that would be much appreciated.

Regarding chapter 3.5 Environment,

This is legal: yes.
Sound: no.
Duty to co-operate: yes.

Not sound because it is not effective, nor consistent with national policy. In particular, please implement national planning guidance (NPPG) Natural Environment 2025 paragraph 017 (<https://www.gov.uk/guidance/natural-environment>), with regard to at least one swift brick per dwelling on average for new developments as these are a universal nest brick for small bird species, not included in the BNG calculation nor expected to be included qualitatively in the Camden LNRS which focuses on areas of habitat, so a separate policy is needed. The associated NPPF requirement to provide measures for swifts is referenced from NPPG Natural Environment 2025 paragraph 017.

Please modify chapter 3.5 to make sound, effective and consistent with national policy by adding key text from NPPG Natural Environment 2025 paragraph 017 as follows:
"Developments should include integrated nest boxes (commonly known as swift bricks) where possible, with the general aim across a development of a minimum of one nest box per unit. Nest boxes can provide important habitat for other species as well as swifts, such as starlings and sparrows.
Extensive guidance is available on wildlife friendly features, including the National Design Guide and National Model Design Code which illustrate how well-designed places can support rich and varied biodiversity by facilitating habitats and routes for wildlife. More specific support for the selection and installation of swift bricks can be found in the British Industry Standard BS 42021:2022 the Future Homes Hub Homes for Nature Guidance, and the RSPB's Guide to Nestboxes."

End of comments.

I would like to attend the hearings, if I am required to provide further information.

R14 I wish to be added to the consultation database to be notified of all of the following:

- (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

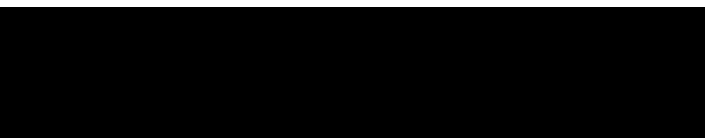
Many thanks.

Best regards,

Mr Michael Priaulx

Organisation: Camden Swifts Group

Job Title: Founder



Agent? No.

Date: 03/03/26.

Rachel English

From: Claire McLean [REDACTED] >
Sent: 21 January 2026 10:20
To: EustonAreaPlan
Subject: RE: Consultation on Euston Area Plan Update - deadline extended

[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 Planning Policy Team,

Thank you for this recent consultation. I can confirm that the Canal & River Trust have no further comments to make. Please feel free to contact me if you have any further queries about the Trust or the Regent's Canal.

Kind regards,

Claire McLean MRTPI

Area Planner – London

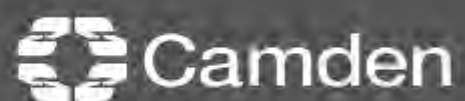
M [REDACTED]
E [REDACTED]
Please note that I do not work on Fridays



Leave a gift in your Will and be remembered | [Canal & River Trust](#)

Pass on your love of canals for future generations through a gift in your Will, and keep the magic alive for years to come.

From: Camden Council <CamdenCouncil@public.govdelivery.com>
Sent: 20 January 2026 17:19
To: Claire McLean [REDACTED]
Subject: Consultation on Euston Area Plan Update - deadline extended



R15

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:

- 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](#).

This email was sent to [REDACTED] using GovDelivery Communications Cloud on behalf of: Camden Council · 5 Pancras Square · London · N1C 4AG



Keep in touch

Sign up for the Canal & River Trust e-newsletter <https://canalrivertrust.org.uk/newsletter>

Become a fan on <https://www.facebook.com/canalrivertrust>

Follow us on <https://twitter.com/canalrivertrust> and <https://www.instagram.com/canalrivertrust>

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Canal & River Trust is a charitable company limited by guarantee registered in England & Wales with company number 7807276 and charity number 1146792. Registered office address National Waterways Museum Ellesmere Port, South Pier Road, Ellesmere Port, Cheshire CH65 4FW.

R15

Cadw mewn cysylltiad

Cofrestrwch i dderbyn e-gylchlythyr Glandŵr Cymru <https://canalrivertrust.org.uk/newsletter>

Cefnogwch ni ar <https://www.facebook.com/canalrivertrust>

Dilynwch ni ar <https://twitter.com/canalrivertrust> ac <https://www.instagram.com/canalrivertrust>

Mae'r e-bost hwn a'i atodiadau ar gyfer defnydd y derbynnydd bwriedig yn unig. Os nad chi yw derbynnydd bwriedig yr e-bost hwn a'i atodiadau, ni ddylech gymryd unrhyw gamau ar sail y cynnwys, ond yn hytrach dylech eu dileu heb eu copïo na'u hanfon ymlaen a rhoi gwybod i'r anfonwr eich bod wedi eu derbyn ar ddamwain. Mae unrhyw farn neu safbwynt a fynegir yn eiddo i'r awdur yn unig ac nid ydynt o reidrwydd yn cynrychioli barn a safbwyntiau Glandŵr Cymru.

Mae Glandŵr Cymru yn gwmni cyfyngedig drwy warant a gofrestrwyd yng Nghymru a Lloegr gyda rhif cwmni 7807276 a rhif elusen gofrestredig 1146792. Swyddfa gofrestredig: National Waterways Museum Ellesmere Port, South Pier Road, Ellesmere Port, Cheshire CH65 4FW.