

From: Michael Pountney
Sent: 03 July 2023 10:21
To: Planning
Cc: David Fowler; Save Museum Street
Subject: 023/2510/P One Museum Street

2023/2510/P One Museum Street

As a long-term resident of another part of the Bloomsbury Conservation Area, I'm writing to object to this planning application. I am very aware, from immediately local pressures, how important it is to stand up against developers' and others' attempts to erode the integrity and nature of conservation areas and their immediate environs. I object on these grounds:

Conservation area: The existing Travelodge building on this site is inappropriately large for its location: its height and bulk are completely out of scale with the conservation area to the north on whose boundary it sits. To replace it with a very much bigger, grossly disproportionate, building would have a disastrous effect on the conservation area. Here, as elsewhere, planners should give substantial weight to the need to safeguard conservation areas being crowded by overhanging buildings that destroy their ambience.

Sustainability: it would be contrary to local, national and international best practice to demolish a building as recently constructed as this one. There is no doubt that the building could easily be brought up to contemporary standards and re-purposed for housing and small business, at a far lower environmental cost than demolition and rebuilding.

Need: the need for housing outstrips the need office space hugely. By one measure, 22 Augst 2022, there are 31,000,000 sq ft of empty office space in London. In February this year a report for the The Times said there is now enough empty office space in London to fill 45 skyscrapers. Meanwhile, Camden has more that 7000 people on its waiting list for housing. No satisfactory case can be made for an increase as big as is proposed for 1 Museum St in an area which is as sensitive as this is.

I urge you to reject this application.

Michael Pountney
15 Rokeby House
Lamb's Conduit St
London WC1N 3LX