

From: Yianni Phiniotis

Sent: 03 July 2023 16:05

To: Planning

Cc: David Fowler; Save Museum Street

Subject: Objection of New Application with Reference: 2023/2510/P One Museum Street

Dear Lady/Gentleman,

I need to alert you to the fact that the developers of the site at One Museum Street have submitted a fresh application to Camden under a fresh planning application number as presented above.

As owner of flat 1, 14 West Central Street, WC1A1JH, I object this development for the following reasons:

1. The building is far too tall and is far too bulky.
2. It will adversely affect the listed buildings nearby such as St George's Church, Bedford Square, and the British Museum
3. It will adversely affect the nearby Conservation Areas of Covent Garden, Bloomsbury and Soho
4. It is unneighbourly towards the building of my flat causing it to be overlooked and lacking in daylight. Daylight will be substantially diminished in my flat as this development will be very near the only 2 windows my flat has, that is, the bedroom and the living room/kitchen, ignoring the law for the right of light. This development will have substantial financial losses for me deriving from the negative effect on the market value of my property, the waste of energy as lights will need to be switched on all the time in my flat, the rental value will be diminished as tenants will not be interested in renting a dark flat.
5. The scheme intends to demolish the existing tower, which is already too tall for the site and replace it with something bigger
6. Demolition is contrary to the climate change policies of the UK, the Greater London Council and Camden, all of which advocate retaining existing buildings and retrofitting them to bring them up to modern standards (which is perfectly possible and we have an expert report to prove it)
7. Putting a taller building on the site will set a precedent for more taller buildings in the neighbourhood, which Camden will then find very hard to refuse

8. The scheme does not deal sensitively with the historic buildings within the Conservation Area and find the best uses for them according to their merits
9. Too little housing is being provided - 44 new dwellings - (having demolished and lost 18 as part of the scheme) -

I hope that the points raised in my above objection are taking into consideration and the building application for this new development is rejected.

Kind regards,
Yianni Phiniotis