

From: Alice Ferguson

Sent: 20 July 2023 22:34

To: Planning

Cc: David Fowler; Save Museum Street

Subject: Objection: 2023/2510/P One Museum Street and 2023/2653/L

Dear Development Management, Camden Council

I am a resident of Soho and I am writing to strongly object against the development plans at One Museum Street (2023/2510/P One Museum Street and 2023/2653/L).

I strongly object to these applications to demolish 16a/18 West Central Street, which is within the Conservation Area. As is the historic stables. Camden's Conservation Area Statement sets out that a building that contributes to the streetscape should be maintained. I hope you adhere to your own Statement by refusing permission for this application.

My objection to these proposals is further based on the following grounds:

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 and now the adjacent newly listed buildings;
3. It will adversely affect the nearby Conservation Areas of Covent Garden, Bloomsbury and Soho;
4. It is unneighbourly towards nearby buildings causing them to be overlooked and lacking in daylight;
5. The scheme intends to demolish the existing tower, which is already too tall for the site and replace it with something much bigger;
6. Demolition is contrary to the climate change policies of the UK, the Greater London Authority 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 27 as part of the scheme) - only 19 to be 'affordable'; and

10. Does not comply with Camden's open space policies.

It is shocking that the previous proposals to 'alter' heritage buildings in the Conservation Area were even put forward - as a result of all of this, I'm left wondering what the point of a Conservation Area is.

Furthermore, the decision to refuse permission for the demolition of the M&S flagship store at the Marble Arch end of Oxford Street by the Secretary of State for Housing today cannot and should not be ignored. This is a welcome precedent for maintaining the heritage of our city and not letting greedy developers who seem to have zero regard for either heritage or the environment, bulldoze their way across London.

Regards

Alice Ferguson

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