

From: Andy Bills

Sent: 21 July 2023 18:22

To: Planning

Cc: David Fowler; save museum street

Subject: Objection to Planning Proposal 2023/2510/P One Museum Street and Listed Building Approval 2023/2653/L

I am writing to register an objection to the above proposals on a number of grounds:

- The proposed development is totally out of character with all other buildings in the neighbourhood. It is too tall, even taller than the building it replaces, and far more bulky. This would set a new precedent, a new "high water mark", for future development proposals and is unacceptable.
- Irreplaceable heritage will be destroyed in the form of the remains of the 19th century horse stables.
- Complete demolition of the existing tower and replacing it with a brand new (and bigger) block is completely contrary to climate change policies of the UK, GLC and Camden, all of which publicly advocate and support retrofitting. Our independent expert report has proved that retrofit is possible for this development site.
- The provision for new affordable housing is unacceptably low, and what is proposed is badly designed and will lack natural light.

Our neighbourhood is fortunate to have multiple listed buildings and facilities including St George's Church, Bedford Square and The British Museum. Local conservation areas of Covent Garden, Bloomsbury and Soho have successfully encouraged sensitive development. This proposed monstrosity will become the building that people look at in the future and ask - "how was that ever allowed?".

Don't be the council that allows it. Developers can do much better with that space and enhance our wonderful area.

Sincerely

Andy Bills

25 Russell Chambers

Bury Place
WC1A 2JX