

From: Susi Gorbey
Sent: 22 July 2023 12:07
To: Planning
Cc: David Fowler; Save Museum Street
Subject: Objection to 2023/2510/P & 2023/2653/L

Objection to 2023/2510/P & 2023/2653/L

As a permanent resident of the area, I strongly object to the development proposed for Museum Street.

It is simply too big, both in terms of height and bulk. Do not set a precedent. Keep to the standard for the area. London does not need more office space. It needs more housing.

The proposed development will overwhelm the surrounding area, and all in the name of an outdated council target to expand office space (please see logic below). If you allow this development, you will have to allow others. It is wrong for the area and for London.

The surrounding area is rich in history, and includes important buildings, streetscapes and views. They are valued and it is your job to protect them.

I fully support a refurbishment / retrofit project that uses the current Travelodge Tower. This would be in keeping with environmental objectives of the council and be far better in terms of impact on the multiple local conservation areas.

Please do the right thing and decline this application.

Kind regards,
Susi Gorbey of Parker Street, WC2B

Overestimation of protection of office space (Prepared by M. Toulemonde):
Policy E1 of Camden's Local Plan pertains to office space in the borough. In order to fully understand this policy, and how it manifests in reality, it is important to examine its evidence base. The Camden Employment Land Review 2014 has been used to inform this policy, with the local plan stating: *"The Camden Employment Land Review 2014 forecasts that the demand for offices will increase by 695,000sqm between 2014 and 2031"*.

"The majority of demand will be met at King's Cross, through the implementation of 444,000sqm of permitted office space in King's Cross Central. There are plans for further large-scale office development in Euston, where the Council envisages in the region of 180,000 to 280,000sqm of business floorspace being provided in the second half the plan period"

The Employment Land Study 2014 states:

*"With regard to LB Camden's economic strategy, Policy CS8 confirms that the Council will promote the provision of 444,000 sqm of permitted office floorspace at King's Cross and approximately 70,000sqm of office provision at Euston. This equates to over **80%** of projected employment demand in LB Camden."* (Emphasis added)

Both the Camden Local Plan and the Camden Employment Land Review were published before the Covid-19 pandemic and therefore do not account for the significant changes to office demand that the pandemic caused. The property consultancy Lambert Smith Hampton published the 'Thames Valley & South East Office Report 2022', within which businesses' survey answers indicated *"an overall reduction in space requirements of **15-20%**"* (emphasis added).

Considering that 80% of projected employment demand in Camden is already accounted for, and that there has been a 20% reduction in demand for office space that the Local Plan was not able to account for, the additional office space that the Applicant proposes is unnecessary.