

From: Erwan Toulemonde
Sent: 23 July 2023 15:59
To: Planning
Cc: David Fowler; Save Museum Street
Subject: Objection to 2023/2510/P - One Museum Street

Dear Planning Officer

I strongly object to the proposed One Museum Street development application as a local resident of the area **on the following grounds**

Ground 1: This application is a perfect example of the harm to the environment from the construction sector. Developers proposed to demolish a structurally sound and substantial building and rebuild a far too big one from scratch. 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.

40-50% of the emission comes from the construction industry. I have children and I strongly think that **in the name of future generations, my Council cannot just sit there and approve this** when there is a retrofit alternative.

This is time for our Council and all politicians to wake up and stand to preserve the future generations

Ground 2: London does not need more office space. Camden office space targets, once adjusted for the decline in demand post-covid, have been met by development plans elsewhere in the borough (please see the data and ans rational below):

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.**

Ground 3: The proposed building is still far too tall and is far too bulky for the area. As such it adversely impacts surrounding conservation

areas and their listed buildings and historic streetscapes. The height and bulk will mean that it over-shadows and over-looks the surrounding area. If this development is allowed, it will set a precedent for similarly tall buildings. The historic townscape will be dwarfed to the cost of all London.

Ground 4: We need more housing – there is not enough in their proposal. We need our community to grow in proportion with the expansion in floor space in the area.

Ground 5: The latest application still plans to demolish 16a/18 West Central Street, which is within the Conservation Area, and is the historic Stables that Camden's Conservation Area Statement states is a building that contributes to the streetscape and should be retained.

Ground 6: More needs to be done to mitigate the urban heat island effect. This development needs more open space with green planting.

This scheme would contribute massively to climate change, which affects us all massively, and have a detrimental effect on some of the city's most cherished areas such as Bloomsbury and Covent Garden.

I urge the Council not to bend to pressures and have the courage to refuse this application as it is, and bring amendments to it, addressing the grounds above.

It is in your hands. I expect you will do the right thing and decline the application in its current form.

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Thank you for your consideration

Erwan Toulemonde

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