

**From:** julian reade  
**Sent:** 24 July 2023 09:09  
**To:** Planning; save museum street; David Fowler  
**Cc:** Helen Mc Murray  
**Subject:** Objection re 2023/2510/P and 2023/2653/1 One Museum Street

References: 2023/2510/P and 2023/2653/1 One Museum Street

As a local resident who has a window view south towards Museum Street and who regularly walks down Museum Street, I object to the proposal to build a new high-rise building there.

There are very many reasons against the proposal. I mention four.

1. This area, between the official conservation areas of Covent Garden, Soho and Bloomsbury, is unsuited for high-rise buildings. There is already one, Centrepont, but that was permitted in exceptional circumstances, because the landowner provided an exceptional community benefit in return—he allowed traffic to circulate on a round-about through his land, which suited traffic plans in the 1960s. It was emphasised at the time that this could not be treated as a precedent for further high-rise buildings in this area.
2. A new alley is proposed on the west side of the proposed new block. Unlike the Centrepont round-about, this alley will not provide a community benefit. It looks more likely to encourage antisocial activities, such as exchanging and consuming drugs, which are already a problem locally.
3. The social interests of the local community should carry greater weight than the financial interests of external developers.
4. The application states (page 43) that <The Proposed Development offers a unique and individual design solution that is well integrated, sympathetic and complimentary to the surrounding area>. and that its potential health impact is "positive". That is the developers' view. In my view the Proposed Development is neither integrated nor sympathetic to the surrounding area, and is neither complimentary nor complementary. Its height would oppress and overshadow the surrounding area, with a potential health impact more likely to be "negative".

Julian Reade,

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