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**From:** brewster susan [REDACTED]  
**Sent:** 25 July 2023 15:50  
**To:** Planning Planning  
**Cc:** David Fowler; SaveMuseumStreet@CoventGarden.org.uk  
**Subject:** 2023/2510/P One Museum Street

Dear Camden Planning Department,

Re: SELKIRK HOUSE, 166 HIGH HOLBORN, 1 MUSEUM STREET, 10-12 MUSEUM STREET, 35-41 NEW OXFORD STREET AND 16A-18 WEST CENTRAL STREET, LONDON WC1A 1JR Application No.2023/2510/P

I am writing to object to the above planning application as the proposed development and extension, due to its massing, height and incongruity which is out of place in this historic place and will harm the setting of Heritage Assets and the significance of the surrounding conservation area. This has been set out in detail by the objection from Historic England already, and I am writing to echo these concerns and the many concerns voiced by fellow Bloomsbury residents.

**The proposal requires significant demolition.**

In November 2019, Camden was among the first UK local authorities to formally declare a Climate Emergency and has made a commitment in the Climate Emergency Declaration to **do everything it can** to make Camden net zero carbon by 2030. In Camden's Climate action plan (2020-25) 'Places' point 5, Camden commits **from 2020**, to "ensure all new planning frameworks require developments to be **zero carbon and target reductions in the embodied carbon emissions of the development.**" **London has been applying the net zero carbon target to all major non-residential development from 2020. The target has been successfully delivered and it is being maintained in the draft London Plan policy.** The offsetting element of London's net zero carbon target is a **last resort** which is applied only when on-site carbon reductions have been maximized. Part L 2021 of national building regulations took effect on 15 June 2022. All planning **applicants are encouraged to follow the 2022** Energy Assessment guidance and use the 2022 Carbon Emissions Reporting Spreadsheet (version 2). The London Plan contains a range of climate mitigation policies, including a requirement for major developments to comply with the net zero-carbon target set out in Policy SI 2

It is well publicised that developers should refurbish existing buildings rather than demolishing and replacing them with new structures to **reduce embodied carbon which we know are the emissions produced during construction**

The application should be assessed using **current** target and methodologies for assessing carbon emissions and embodied carbon cost should be considered and reported on. Alternatives to demolition should be considered and the comparison in carbon emissions should be clearly set out. Achieving net zero carbon target should now be the priority. Lack of being 'carbon literate' or not fully grasping the complexity of operational and embodied carbon is not an excuse to turn a blind eye and waive through proposals without realizing their full implications. Talk about immediate action that is not immediately acted upon, and resorting to maintaining the status quo of out dated targets and benchmarks that are unfit for purpose, is no longer an option.

Thank you.

Susan Brewster  
Flat 13  
9 Chenies Street  
Bloomsbury  
London WC1E7ET