

From: Andy Wuensche

Sent: 26 July 2023 15:18

To: Planning

Cc: David Fowler; Save Museum Street; Peter Bloxham; Andy Wuensche

Subject: objection: 1 Museum Street

To whom it may concern,

I am writing to object in the strongest possible terms the proposed redevelopment of 1 Museum Street (Selkirk House), Camden Planning refs: 2023/2510/P and 2023/2653/L.

The planned construction is completely out of proportion to the surrounding neighbourhood and will severely undermine the integrity of an area with a high concentration of listed buildings including the British Museum. The proportions outlined in the planning application indicate that the construction will be completely out of scale in comparison with any adjacent building and loom over surrounding homes and workplaces, blotting out light, limiting access, blocking views and degrading local amenities.

Furthermore, we are surprised that Camden Council would even consider a proposal that promises to undermine the integrity and quality of the recently pedestrianised Princes Circus, completed at a cost of £1.5 million in public funds. Indeed, the Council's description of the area as a "tranquil space for people in the heart of the city" will be rendered obsolete given it will be overshadowed by the planned monstrosity when it is completed, and severely disrupted during the years it will take to construct.

During the construction phase, West Central Street will be obstructed, limiting access to Grape Street and Princes Circus, and making it difficult for residents to access their homes. It will also cause harm to local businesses, particularly those on Princes Circus which are already struggling in the wake of the pandemic. The proposed North-South linear block in West Central Street will directly overlook and block light to existing residences in Grape Street.

The proposal also undermines Camden Council's stated aspiration to achieve net-zero targets and help mitigate the global climate emergency.

Demolishing sound buildings, including the former Travelodge hotel and its car park, and rebuilding on the site, thereby generating a huge carbon footprint, would be irresponsible and contradict government policy to promote retrofitting as a more sustainable approach to urban development than newbuild projects.

The existing Travelodge hotel and its car park are sound buildings that could easily revert to their previous use or be adapted for other purposes.

Planning permission should therefore be refused.

Yours sincerely.

Andrew Wuensche

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