

OBJECTION TO PLANNING APPLICATIONS :

2023/2510/P and 2023/2653/L

I am writing again to object and to request Camden's Planning officers to recommend refusal to Camden's Planning Committee.

In the interim of my writing previously, 6 buildings on the West Central Street/Museum Street block have achieved Grade 2 listed status from Historic England. Instead of this prompting the architects, DSDHA, and their developers to re-think the whole project and to adopt a retrofit approach, they continue to insist on building a 76 metre high office block.

*My objections*

The objections from the community , from innumerable amenity and heritage bodies have still not been listened to nor acted upon.

The proposed development is contrary to the Greater London Authority's and Camden Council's statements about climate emergency and instead will lead to high-carbon emissions due to the proposed demolition of the existing building.

The proposed tower block will overpower and adversely affect local listed buildings (St George's Church, Bedford Square, the British Museum amongst others) and will glower above the Conservation Areas of Covent Garden, Bloomsbury and Soho. It is contrary to conservation area policies and listed building planning policies.

The proposed development involves the destruction of an historic, two storey high stable block that Camden Council's Conservation Area itself has defined as contributing to the quality of the conservation area. This will be replaced by a six storey block that will diminish even more the light and sunshine to protected residential buildings already suffering from the lack of light from the proposed 76 metre office block.

The proposed development will contribute 250,000 sq ft. of Offices to London where there are already 130 million sq ft of empty office space.

If Camden Council approve this development, they will be putting short-term profit (Community Infrastructure Levy and possible business rates) before long-term loss. This development, if approved, will create a precedent. It will make it impossible for Camden Council to refuse other disproportionate developments.

Judy Albery  
26th July 2023