

From: BRAG Committee

Sent: 28 July 2023 21:25

To: David Fowler; Planning

Subject: Fwd: OBJECTION: Selkirk House - 2023/2510/P & 2023/2653/L

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BRAG (its members & associates) has a serious **OBJECTION** to the proposed development of Selkirk House; a development planned in our iconic historic Conservation Area. The colossal plans propose wholesale **DEMOLITION** & then the building of a new tower that is 50% higher than what is there. This proposed tower will then loom over & oppress numerous iconic historic & Listed buildings (St George's, The British Museum, Bedford Square, etc). **DEMOLITION** on that scale in today's climate, is seriously questionable if not unacceptable anywhere, let alone in a Conservation Area. The building plans thereafter would create years of congestion, pollution & chaos.

The Public Benefit, that by law must join hand in hand with Listed Building development, is extraordinarily feeble: 20 + extra residential flats (?affordable) & the rehousing of the 18 flats already in existence. With 31 million sq ft of office space in London standing empty already the quest for more is bewildering. Consequently, developer-promised rewards like large business rates payments need to be treated with serious caution.

However & moreso, the other alarming worry about this resubmitted Planning Application with its **NEW NUMBER 2023/2510/P - old number** (submission by LabTech) being **2023/2954/P**, is that it is **NOT** being subjected to a **NEW PUBLIC CONSULTATION**. The legality of such a move by Camden is indeed questionable & must be investigated.

Marianne Jacobs-Lim

co-chair BRAG

on behalf of the BRAG committee & BRAG members

(Bloomsbury Residents' Action Group)

