

From: Tony Berkeley
Sent: 29 July 2023 17:56
To: Planning
Cc: David Fowler
Subject: 2023/2510/P One Museum Street - Objection

Development Management, Camden Town Hall,
5 Pancras Square N1C 4AG

Dear Sirs,

I write to object to the above planning application for the following reasons:

- The building is far too tall and is far too bulky.
- It will adversely affect the listed buildings nearby such as St George's Church, Bedford Square, and the British Museum
- It will adversely affect the nearby Conservation Areas of Covent Garden, Bloomsbury and Soho
- It is unneighbourly towards nearby buildings causing them to be overlooked and lacking in daylight
- The scheme intends to demolish the existing tower, which is already too tall for the site and replace it with something bigger
- Demolition is contrary to the climate change policies of the UK, the Greater London Council and Camden, all of which advocate retaining existing buildings and retrofitting them to bring them up to modern standards (which is perfectly possible and there is an expert report to demonstrate it)
- Putting a taller building on the site will set a precedent for more taller buildings in the neighbourhood, which Camden will then find very hard to refuse
- The scheme does not deal sensitively with the historic buildings within the Conservation Area and find the best uses for them according to their merits
- There is too little housing being provided - 44 new dwellings - (having demolished and lost 18 as part of the scheme) - only 19 to be affordable (requiring an income of £65,000, and of those 19, only 9 to be social housing). There is a need for a much greater provision of social housing in the area.

Tony Berkeley

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