

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/2510/P	Linda Oswin	05/08/2023 16:46:57	OBJ	<p>The building is far too tall and is far too bulky.</p> <p>It will adversely affect the listed buildings nearby such as St George's Church, Bedford Square, and the British Museum</p> <p>It will adversely affect the nearby Conservation Areas of Covent Garden, Bloomsbury and Soho</p> <p>It is unneighbourly towards nearby buildings causing them to be overlooked and lacking in daylight</p> <p>The scheme intends to demolish the existing tower, which is already too tall for the site and replace it with something bigger</p> <p>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 we have an expert report to prove it)</p> <p>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</p> <p>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. One of the buildings which makes a positive contribution to the Conservation Area will be demolished and the listed buildings will have many inappropriate alterations</p> <p>Too little housing is 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)</p> <p>A narrow cut-through, Vine Lane will be created, solely to provide shop frontages, but it will be a dark and dismal alley which is likely to attract drug-users and anti-social behaviour.</p>

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2023/2510/P	Sheila Croft	04/08/2023 14:46:26	COMMT	<p>I object to the proposed development of One Museum Street. 2023/2510/P planning proposal 2023/2653/L listed building approval.</p> <p>The Covent Garden/Bloomsbury area is relatively low rise, and other recent developments have respected this and maintained the overall skyline. Centrepoint is of course an exception, but it is the fact that it contrasts so strikingly with its surroundings that make it such an icon. You only need to look at the development of the City of London, to see what a mess happens with multiple, poorly designed skyscrapers are built.</p> <p>The height and bulk of the proposed development on Museum Street is out of keeping with the surrounding network of historic buildings, including the British Museum and St George's and will cause unacceptable harm to the Bloomsbury Conservation Area. Neither the existing tower nor the proposed tower offer any architectural merit. This is a tourist area, and most tourists do not come to look at skyscrapers, but historic buildings.</p> <p>Camden Council is keen to emphasis its green credentials. The Travelodge building should be re-purposed. Refusing this application is a very good way of re-using and recycling - buildings are massively carbon intensive.</p> <p>A massive demolition and building project over several years, with all the attendant noise, dust and traffic congestion, will detract from Bloomsbury and impair the visitors' experience. Camden's stated approach is to refurbish existing buildings. I understand a report has already been written proving that this is a suitable building to refurbish.</p> <p>Post pandemic, it is not clear whether demand for city centre office working requires the proposed additional office space in this area. Rather, the area needs more affordable housing. I do note, but do not understand the impact on other ratios of, the Affordable Housing Statement at 2.10 that: "There is a shortfall of 1,301 sqm (GIA) of market housing which will be offset by a payment in lieu, subject to viability." It is all too common for schemes such as this to argue viability as an excuse for under-delivery of affordable housing, yet here the under-delivery is "market housing", not social or affordable! I cannot understand why the council would consider any proposal that does not contain more social/affordable housing than exists at present.</p> <p>Come on Camden – show some leadership – cities that survive in the future need people who live and work there – the age of mass commuting is over.</p>
2023/2510/P	Dee Hart	05/08/2023 15:52:27	OBJ	<p>I am writing to object to the awful, selfish, money-orientated, effing ugly monstrosity planned to overshadow the diverse and elegant architecture of Bloomsbury &amp; environs. It's an insult to residents. It's an insult to U.K. and overseas visitors who choose to come to an area steeped in history, worthy of restoration - not pretend new-build New York Skyscrapers. Visitors come to Bloomsbury to admire the cobblestone yesteryear of London, they go to Dubai if it's gold taps and brash high rise. Why build something that will overwhelm, diminish and ultimately hide the culture of Bloomsbury and this part of London's important history.....</p> <p>I feel Camden Council is in dire need of acquiring at least one working brain between them, one just has to try to navigate the once attractive Bloomsbury, a personal guide is needed to get in and out of the ever-changing area.</p>

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