

**From:** Pearl Oseki  
**Sent:** 09 August 2023 10:39  
**To:** Planning  
**Cc:** David Fowler; save museum street  
**Subject:** OBJECTION to 2023/2510/P and 2023/2653/L

Hello,

I would like to log an objection to the above proposed development.

For the following reasons

1. Conservation:

The proposed tower will uncompromisingly dominate the important conservation areas of Bloomsbury and adjacent Covent Garden, Seven Dials and Soho on account of its sheer size.

It will intrude upon and in many instances, completely monopolize, the views from many key points in our area - the British Museum, St George's, Bedford Square, Museum St. Drury Lane and well beyond. The longer views from the British Museum and Bedford Square will be particularly affected but it will also destroy discreet views within our specific area such as along more narrow streets such as Coptic St where the tower will appear to terminate the street like an enormous book end. The overdevelopment and height of the tower block is totally unacceptable and destructive and shows callous disregard of the quality of the adjacent conservation areas and large number of listed buildings. If Camden grants permission for the development, it will be ignoring its own conservation policies and those in the London Plan.

2. Environment: Camden has validated the current application without including their latest environment or energy reports. However, previously commission independent appraisal of the original report by the renowned specialist and advisor on carbon reduction, Simon Sturgis, who was able to challenge the carbon credentials of the scheme. He concluded,

"The potential carbon cost of the new build proposal over a retrofit of the existing building is both significant, avoidable and unnecessary."

Since the developers are still proposing to demolish and rebuild rather than refit the existing building, our concerns remain the same, that overall, demolishing the existing tower and replacing it with another, higher structure will contribute unnecessarily to more carbon emissions. This planning submission for the demolition and replacement of 1 Museum Street is against UK National Policy, GLA Policy and intentions, and Camden's declared climate

and ecological emergency.

As we are increasingly seeing the effects of climate change in our daily lives it is surely important that we seize the opportunity within our own areas of influence to insist on sound decisions being taken to prevent the situation from becoming worse. In addition to carbon emissions, local people are once again expected to put up with the pollution that will enter our homes during the 4 years it will take to complete the works, including 1 year to demolish and 3 to rebuild, with all the additional transport required to carry it out. This is on top of all the huge developments which have taken place over recent years on our doorstep such as the Post building and the former MOD offices.

3. Overshadowing: The proposal will result in an unacceptable degree of overshadowing of existing surrounding buildings, depriving residents, businesses and visitors of the open sky, views and sunlight that they presently enjoy.

Museum St and Coptic St will experience a reduction in light, particularly at certain times of the day.

The height and bulk of the proposed office tower and the siting of the public housing units facing West Central St will result in them being exceptionally badly impacted in terms of overshadowing, aspect and light, particularly in relation to the minimal 'open space play area' for children.

4. Uses and amenities: Now that many more people are working from home, we don't need more speculative office space.

Surely more imaginative and relevant uses need to be considered, such as a hotel - the former Travelodge was popular with visitors to London requiring cheaper accommodation.

6. Street planning: Residents have been arguing against the plan for a new cut-through street (called 'Vine Lane') from West Central St to High Holborn as we cannot see how it will serve any useful link to the existing street layout or provide any additional benefit to residents, those working in central London or visitors, as it will likely be a dark narrow passage that 'comes from nowhere and goes to nowhere' increasing risks to residents, particularly females.

7. Public realm: DSDHA architects and Simten are making exaggerated claims about the extent of their greening up plans since they will be taking over more of the available space, including some which is currently public space, leaving less room for pedestrians along Museum St south.

8. Precedent. There is no doubt that if planning permission is granted for the tower, it will set a firm precedent for more and even taller structures which will ringfence and permanently destroy the architectural and environmental quality of this unique area.

Comments made by Pearl Oseki of Flat 14, Russell Chambers, Bury Place, London

Comment Type is Objection