

From: Ali Negyal

Sent: 10 August 2023 20:55

To: Planning; David Fowler

Subject: objection - One Museum Street; reference 2023/2510/P and 2023/2653/L

Dear Camden Council Planning Team

I would like to submit an objection to the Planning Application for One Museum Street; reference 2023/2510/P and 2023/2653/L.

I understand that this is the third submission of this Planning application. The changes from the first two submissions are insufficient. I believe the applicant is cynically trying to "win" against local objectors (of which there were hundreds of us last time) by wearing us down, rather than by principled arguments and revisions. I am objecting on the following grounds:

1. The proposal is contrary to Camden Council's conservation policies. The site straddles the border of a Conservation Area. The proposed building is an eyesore far in excess - in size - of the current building. It would ruin the character of this lovely neighbourhood which includes the beautiful St George's Church where my husband is part of the congregation. The existing building should not be replaced by anything higher or it will over-dominate the area. If this application is approved it will set precedent for higher buildings to be built in the immediate locality. Furthermore, the application includes demolition and replacement of a building which is only 57 years old so it goes against conservation principles (and environmental principles) for it to be replaced so soon. It would be more sustainable for the existing building to be re-purposed, e.g. into a social housing block. I am told by my neighbours that they will submit expert evidence that retro-fitting this building to modern standards is reasonable, achievable and cost-effective.

2. The developer fails to mention the loss of 18 existing homes, which are reasonably affordable for the locality. They propose to build 48 homes, of which 19 will be "affordable". By "affordable", the developer proposes 10 units of intermediate housing and only 9 units of social housing. Intermediate housing is only accessible to households with incomes of at least £65 000. As you know, the median household income for London is £41 868 (ONS figures for 2023), so the affordable

housing offer by this developer is a mockery of affordable housing provision. This developer declares that they will spend over £100 million on this scheme, so this is a scheme that is forecast to make the rich richer. I would like Camden Council to commit to genuinely affordable housing, and to hold developers to a higher standard in this regard. The developer will earn many millions of pounds from the sale of tens of housing units on this site, not to mention the commercial letting income.

3. I live in Centre Point House, also within Camden. Camden Council allowed a redevelopment of the site where I live from 2011 onwards. The disruption from demolition work with us living in situ was devastating to us local residents. One person in the area suffered permanent hearing loss, and one person became a mental health inpatient from the stress. Camden Council was completely on side with the developer with its deep pockets, and Camden Council refused to acknowledge the immense disruption of demolition works, either at the Planning or Environmental Health levels. I would like to see Camden Council side with local residents for once, and support a minimally invasive change of use for the existing building. Local residents' wellbeing should have a higher priority in decision making.

Please acknowledge receipt of my objection, and please confirm that it will be considered when the Planning Application as a whole is examined.

Thank you
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