

From: Noel Gordon
Sent: 12 August 2023 12:49
To: Planning; David Fowler
Cc: save museum street; south bloom tra
Subject: OBJECTION PLANNING APPLICATION 2023/2510/P and 2023/2653/L

Noel Gordon
35 Museum Chambers
London WC1A2JA

**REF: 2023/2510/P One Museum Street and
2023/2653/L**

I wish to place on record my strong objection to the above planning application for the following reasons:

1. The proposed building is far too high and far too bulky and will dominate all other buildings in close proximity.
2. It will adversely affect two conservation areas immediately to the north and south and will have a detrimental affect on nearby Grade 1 listed buildings such as St George's Church, Bedford Square and the British Museum. It will also dominate the Listed Buildings within the site on West Cewntral Street, High Holborn and Museum Street.
3. The development plans fly in the face of the climate change policies of UK Government, The Greater London Authority and the London Borough of Camden, all of which advocate retaining existing buildings and retrofitting them.

All of this (despite the developers protestations) is possible.

4. There is no need for a taller building in this area filled with office space that will unlikely be unused most of the time. There is no need for additional franchised retail space. We need community based space.

5. Too little housing is being provided - 44 dwellings of which 25 will be private sales and only 19 "affordable". Of these 19 only 9 will be in the category of social housing, hardly a benefit for those on the housing waiting list in Camden.

6. There are viable alternatives to this kind of development as recently witnessed by the Secretary of State's decision on the M&S Oxford Street planning application, and I hope that the planning committee will recognise this and reject this application.

Yours in hope,

Noel Gordon