

From: Donald McGregor
Sent: 12 August 2023 18:02
To: David Fowler
Cc: Geraldine McGregor; Planning
Subject: 2023/2510/P One Museum Street

Dear Mr Fowler

We wish to register our objection to the proposed new development in Museum Street. Although we now live outside London, we have over the past four decades had offices in the vicinity of Museum Street (in High Holborn, Bedford Square, Southampton Place and currently, 56 Russell Square) and know the area well. We are also Members of the British Museum.

The re-development of the site in Museum Street is completely out of character with the surrounding buildings and in view of the proposed height, would be a dangerous precedent for still more high-rise building in the vicinity. Our objections to the new proposal remain as in the original redevelopment plans viz:

The proposed building is too tall and unsightly.

1. It will adversely affect the listed buildings nearby including St George's Church, Bedford Square, and the British Museum
2. It will adversely affect the nearby Conservation Areas of Covent Garden, Bloomsbury and Soho
3. It will overlook adjacent buildings and deprive them of daylight
4. The existing high building on the site is already too tall and unsightly. The proposed new building will be considerably taller and worse.
5. Demolition is contrary to climate change policies of the G L C and Camden Council, all of which advocate retaining existing buildings and retrofitting them to bring them up to modern standards
6. Putting a taller building on the site will set a precedent for more taller buildings in the neighbourhood.
7. 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.
8. Too little housing is being provided - 44 new dwellings - (having demolished and lost 18 as part of the scheme) – with only 19 to be

affordable (requiring an income of £65,000, and of those 19 only 9 to be social housing)

9. A narrow cut-through, Vine Lane will be created, solely to provide shop frontages, but it will inevitably be dark and dismal.

Thank you

Donald & Geraldine McGregor