
From: CE Camden [REDACTED]
Sent: 14 August 2023 14:45
To: Planning Planning
Cc: David Fowler
Subject: Selkirk House, ref 2023/2510/P_OBJECTION

Dear Mr Fowler

Climate Emergency Camden objects to the proposed demolition of the existing building at One Museum Street. The proposal is incompatible with current targets to reduce carbon emissions to control dangerous climate breakdown. We are currently heading to a situation where the 'Overshoot' on required carbon emissions reductions will cause irreparable harm to the global environment, and are on track for temperature rises of 3-4 degrees, well above the aims of the Paris Agreement.

The UK simply does not have the available 'carbon budget' to go on with 'Business as Usual' model predicated on continued growth. In order to have a chance for survival we have to change this model to one which is compatible with living within the constraints of our planet. This means working to improve the existing building stock, and not pursuing demolition and rebuild which continues to be so prevalent in Camden.

As shown by the Save Museum Street campaign group, retaining and refurbishing the existing building is possible and would be significantly less harmful to the environment. Camden's planning department has the tools available to refuse this application, on the grounds of:

MITIGATION OF CLIMATE CHANGE

The National Planning Policy Framework lays out that the planning system should "shape places in ways that contribute to radical reductions in greenhouse gas emissions" (Paragraph 152) and "take a proactive approach to mitigating and adapting to climate change" (Paragraph 153). These policy objectives will not be achieved by the proposed application due to the high quantity of up-front carbon emissions resulting from the construction.

REUSE OF EXISTING BUILDINGS

Camden's Local Plan requires reuse of existing buildings to be prioritised. The applicant's submission that attempts to show that this has been seriously considered is seriously flawed, as identified in Simon Sturgis's report.

ERRORS IN THE APPLICATION DOCUMENTATION

The Whole Life Carbon accounting set out in the application documents are not consistent with previous versions and are highly suspect. For example it does not include the up-front carbon emissions that will result from the piling required to prevent heave damaging existing underground tunnels. This has been calculated by the One Museum Street campaign at around 1890 tonnes of concrete, which is the equivalent of around 1700 tonnes CO2. This can be avoided if Selkirk House is retrofitted.

Yours sincerely

Climate Emergency Camden
Built Environment Group