

**From:** Helena Roden

**Sent:** 29 August 2023 00:28

**To:** Planning

**Cc:** David Fowler

**Subject:** Objection One Museum Street 2023/2510/P and 2023/2510/L

Dear Camden Planning

I strongly object to this development.

The very first Design Review Panel described the proposed tower as too big and bulky. If this advice had been heeded we could have saved ourselves, ourselves and the environment a huge amount of wasted energy over the last two and a half years. We know what a huge modern tower block looks like behind a small run of conservation grade Victorian shops; this is the visually uncomfortable situation we already have. Why would you agree to make things worse? 74m worse! 200 steps from the British Museum! This is not what 6 million visitors a year come to see.

In trying to extract the maximum profit from the two parcels of land, every part of this proposal sacrifices simple, sensible site uses to complicated, overblown constructions with no regard to heritage, climate change or even practicality. The volume of the tower necessitates an amount of housing which then entails the destruction of a collection of mostly listed buildings. The result? Yet more offices in an area over-supplied with offices at a time when offices are going out of fashion. The developer wants to sell expensive offices with high ceilings thus requiring the demolition of the entire tower. The inevitable amounts of engineering, concrete, steel, embodied carbon, CO2 emissions, noise, dust, heavy goods vehicles etc are staggering.

The housing is truly dreadful; dark all day every day due to the perpetual shadow of the looming tower. So you turn off the electric lights for a while and get outside for a bit of fresh air but your 'amenity space' is a mess of walkways, steps, more shadow, dying shrubs and mangled backs of once well designed buildings. Gone are the horse stables and cohesive architectural pattern of this conservation area. This block was listed? Really? Why did no one at Camden protect it? Oh, they were seduced by promises of millions of pounds of Community Infrastructure Levy and lucrative jobs with developers' PR companies - shame the offices are empty and those shops that were supposed to regenerate the

area never materialised. Shame Vine Lane is a den for crack addicts. Shame a nameless off-shore investment company is trying to build a 90m tower on what used to be the Post Office. Camden, weren't they the Labour council that declared that they wanted to get to net zero before the Conservative government? Yes, they were, but their actions never matched up to their rhetoric, their planning department supported every demolish-and-higher-rebuild-scheme that turned up on their doorstep; Tottenham Court Road, Somers Town, the O2 centre you name it. Bit of a drag the temperature is edging up past 40 degrees and the aluminium cladding is looking worse for wear, if we save up 7 million Pepsi cans and melt them down do you think we can get it repaired? Perhaps they should have recycled the original Travelodge building? I hear the local community suggested that but were totally ignored. Hmm... its all gone wrong hasn't it, why didn't planners in 2023 have more care, more guts, more long term vision?

Yours sincerely,

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