

From: David King
Sent: 01 September 2023 14:14
To: David Fowler
Cc: Stavros Aristodemou
Subject: One Museum Street - Planning app reference 2023/2510/P

Dear Mr Fowler,

As the advisor to the owner of 43 New Oxford Street (Apollon Properties Limited) which neighbours this site, I wish to express wholehearted support for the resubmitted proposals for One Museum Street (planning app reference 2023/2510/P) following the listing of parts of the West Central Street block. I encourage the Council to grant consent for the application.

This application will revitalise this large but underused site, creating a new office building, shops and restaurants which will drive footfall and increase activity surrounding the area. The outdated and vacant Selkirk House building will no doubt remain so for many more years if this project does not go ahead. I am particularly pleased to see the revised scheme secures new homes and maintains 50% of the new homes as affordable.

The West Central Street buildings included within the application have been in a very poor state for some time, and the former residential accommodation is derelict and vacant. The applicant's proposals to bring these buildings back into use as new housing is long overdue and are very welcome.

The poor condition of these buildings contributes towards the uninviting and neglected nature of West Central Street at present. The application will, after many years, provide the opportunity to address the situation. The West Central Street proposals, along with the new Vine Lane route and improvements to Museum Street, will help to draw more pedestrians from High Holborn to New Oxford Street and vice-versa. This will clearly benefit all the neighbouring businesses on New Oxford Street.

Indeed, with the transformational Princes Circus improvements now complete and well used, it would be self-defeating if just around the corner West Central Street was not also upgraded so it does not continue as a magnet for anti-social behaviour, an issue which is

regularly experienced by the tenants in our building and significantly detracts from the appeal of the area.

As the application will also retain and restore our neighbouring buildings on New Oxford Street, it will help the block become more inviting to the public. The architectural approach to both the retained buildings and new ones proposed for the West Central St Block is sensitive and will make a positive contribution to the area.

In addition, the new office workers would contribute enormously to local businesses through their spending, making up for a large site that has been almost entirely empty of people for three years.

Overall, I hope that Camden will take this opportunity to secure these benefits and grant consent for the scheme.

Regards

David King
Director

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