

From:

Sent: 15 October 2023 11:56

To: David Fowler

Cc: Planning

Subject: planning applications 2023/2510/P and 2023/2653/L

Re: Composite Planning and Listed Building Applications (*Composite Applications*) in respect of proposals for the development of a series of plots bounded by High Holborn, Museum Street, New Oxford Street and West Central Street including Selkirk House, Museum Street (formerly Travelodge) (now reference 2023/2510/P and (listed building) 2023/2653/L), originally Labtech application 2021/ 2954/ P)

Dear Mr Fowler,

It is evident that poor light quality and low levels of natural light are a serious problem for the applicant in relation to the above applications. I understand that various studies are taking place to assess the position objectively.

The materials produced as part of the proposals all seem to illustrate light levels at midday in June, ie at the moment of maximum possible sunlight. This is of course both unrealistic and misleading. Simten claim that this arrangement has been agreed with Camden planning. Is this correct? It seems bordering on the improper to limit cgi light level images to those most favourable to the applicant. At the very least, Camden (environmental health as well as planning) will need to know what light level would be in the months from November to March.

As a separate point, there are overlooking issues which at this late stage have still not been properly addressed.

I take this opportunity to remind you that there are a large number of unanswered emails. I look forward to hearing from you.

Regards

Peter Bloxham

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