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5 Willoughby Street, London WC1A 1JD

## 1 MUSEUM STREET, LONDON WC1A 1JR

**Proposal:** Variation of Condition 2 (Approved Plans) of planning permission reference 2023/2510/P dated 07/03/24 to reflect proposed changes to the ground floor and basement (levels 1 and 2) layout, including a revised servicing strategy and associated alterations to entrances; alterations to core layout at upper floors; and changes to the elevations across the upper floors of 1 Museum Street including changes to the floor levels, additional glazing to the facade, introduction of inset terraces at levels 7, 10 and 15 and openable vent panels and revised BMU layout at roof level.

Application for planning permission: 2024/4662/P

19 December 2024

**Save Museum Street**, which comprises the organisations listed below, objects to this application and wishes to make the following comments:

When the application was considered by Committee on 16 November 2023 the deputation was assured by the committee chair that the servicing arrangements would be fully assessed and issues that were raised by the deputation would be considered and the servicing plan as submitted by the applicant would be reviewed. This revised servicing plan substantially worsens the arrangements for servicing the proposed development. This is because:

1. The service area has been substantially reduced in that there is no basement dedicated space for storage of refuse or servicing. The idea that a single loading bay at ground floor is sufficient to service the entire development is demonstrably inadequate and it represents a substantial step backwards from the original inadequate proposals.
2. The two lifts that were in the draft proposals have been replaced with a turntable arrangement that will have to operate at 100% capacity in order to meet the demands of deliveries and refuse disposal of the whole development and we understand that it will have to operate from 7am until 10pm every day. This is infeasible not least because of the unpredictable journey time reliability in the centre of London. The absolute maximum that might be achieved is 80% usage. To suggest a 100% usage is clearly unrealistic and the suggestion that servicing is to occur up to 10pm every night is unacceptable, but the current revised Servicing Strategy is predicated on this time period.
3. The latest proposal has dispensed with the unified collection point for the commercial uses and now suggests that all retail units, including large restaurant and entertainment facilities, are to leave their refuse in plastic bags on the street. This 'solution' to the future servicing of the development is unrealistic for its scale. We cannot believe that it is being suggested that plastic bags are to be left outside all the

**Save Museum Street Campaign: led by a community coalition including:**

Bloomsbury Association  
Covent Garden Community Association  
Tavistock Chambers Residents' Association  
Willoughby Street Residents' Association  
Leicester Square Association  
Charlotte Street Association  
Covent Garden Area Trust  
South Bloomsbury Tenants & Residents' Association

West Central Street Residents  
Grape Street Residents  
Drury Lane Residents  
The Bedford Estates  
Seven Dials Trust  
Save Bloomsbury  
Soho Society

commercial premises along Vine Lane and this method of disposal has officers' support. Such a retrogressive step is contrary to Section 8.33 of Camden's SPG - Design.

4. There are clearly still unresolved problems surrounding how the servicing of such a scale of development is proposed to be treated, despite an undertaking given at the Committee Meeting to members and the deputation that the service plan needed to be vigorously interrogated and improvements were required. What is now being proposed is considerably worse.

The Association supports good quality design that complies with policy and will enhance Bloomsbury's environment. A number of significant concerns have already been expressed about the proposal that we endorse and prompt us to object. Hence we look to the Council to refuse this application in its current form.

We would be grateful if you would let us know of any further modification to the application and the meeting date if it is to be decided by Committee.

Stephen Heath  
**Bloomsbury Association**

On behalf of:  
**The Save Museum Street Campaign**