

From: Andy Wuensche

Sent: 28 December 2024 16:29

To: Planning; David Fowler

Cc: Helen Stone; Peter Bloxham; Andy Wuensche

Subject: To put onto TRIM and redact - objection: One Museum Street; variation of planning approval 2023/2510/P

Dear Camden Planning,

We object to variation of planning approval 2023/2510/P, endorse Peter Bloxham's

and Helen Stone's objections, and we would like to add the following:

The huge amount of accommodation in the skyscraper necessitates commensurate delivery, servicing and transport requirements for the scheme to function, which was not adequately foreseen in the original application.

Arup's new proposals in support of the application under section 73 are set out in two reports:

delivery, servicing:

<https://camdocs.camden.gov.uk/CMWebDrawer/Record/10720565/file/document?inline>

transport:

<https://camdocs.camden.gov.uk/CMWebDrawer/Record/10720506/file/document?inline>

In both, West Central Street is shown as part of the site, but it is a public road. The delivery, servicing and transport proposals spill out into the public realm beyond the confines of the site, for example to the "Grape Street Loading Bay", but the ground floor of the skyscraper, which could be utilised, is reserved for rentable space labelled "Flexible class E". Loading by turntable from High Holborn, usually a permanent traffic jam, is totally impractical.

The basement longterm cycle parking has bottleneck/conflict for access/egress, and the location of short term cycle, motorbike, and car parking is not indicated. The cycle hire docking station is to be

provided in a different (undisclosed) location.

This is a half baked attempt by Arup to justify their impossible brief from greedy developers, but their lack of confidence is apparent. As expanded on by Helen Stone, both reports have the proviso in small print: "This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party"

Re-locating planning permission facilities/requirements off-site (to retain rentable area on-site) should not be allowed, and should require a proper planning application.

sincerely

**Andrew Wuensche
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