

From: Laurene O
Sent: 20 December 2024 17:07
To: Planning
Cc: David Fowler
Subject: Objection to variation condition 2, planning ref: 2023/2510/P; 1 Museum St

Dear Sir/Madam,

I am writing on behalf of my mother who resides at flat 3, 14 West Central Street, in close proximity to the site, to object to the planning application 2024/4662/P concerning the proposed revisions to the servicing strategy for the development at 1 Museum Street, London WC1A 1JR.

Inadequate Servicing Arrangements

The revised servicing plan significantly worsens the arrangements for servicing the proposed development:

- 1. Reduced Service Area: The elimination of dedicated basement space for refuse storage and servicing is a major step backwards. A single ground floor loading bay is demonstrably insufficient to service the entire development, including a 260,000 sq.ft. office tower and associated commercial areas.**
- 2. Unrealistic Turntable Usage: The replacement of two lifts with a turntable arrangement is problematic. The plan assumes 100% capacity operation from 7 am to 10 pm daily, which is unrealistic given unpredictable journey times in central London. A maximum of 80% usage is more realistic, rendering the proposed system inadequate.**
- 3. Unacceptable Waste Disposal: The proposal to have retail units, including large restaurant and entertainment facilities, leave refuse in plastic bags on the street is unacceptable and contrary to Camden's policies (Section 8.33 of Camden's CPG Design Guide).**

Impact on Public Realm and Local Area

- 1. Misuse of Public Space:** The proposed use of the "Grape Street Loading Bay" (actually on Shaftesbury Avenue) is inappropriate. This space is a public resource, not intended for private development use, and is already inadequate for current local needs.
- 2. Traffic and Safety Concerns:** Increased use of Grape Street and West Central Street for deliveries will lead to congestion and safety issues, particularly given the narrow nature of Grape Street and its use by cyclists.
- 3. Noise and Nuisance:** The proposed extended hours of operation (up to 10 pm) will cause unacceptable disturbance to local residents.

Procedural Concerns

- 1. Inappropriate Use of Section 73:** The scale of changes proposed goes beyond mere condition modifications and should be subject to full planning scrutiny.
- 2. Lack of Consultation:** There has been insufficient consultation with local residents, businesses, and relevant organisations on these significant changes.

In conclusion, the revised servicing strategy fails to address the concerns raised previously and instead exacerbates them. It demonstrates that the proposed development is too large and dense for the site, unable to accommodate its servicing needs within its own boundaries.

David Kaner mentioned the issues with the original planning application at the planning committee hearing, and his concerns were dismissed by the Chair who mentioned these were "details" to be agreed on later. Now the developer comes back with a worse proposal which should be rejected straight away.

Yours faithfully,

Laurene