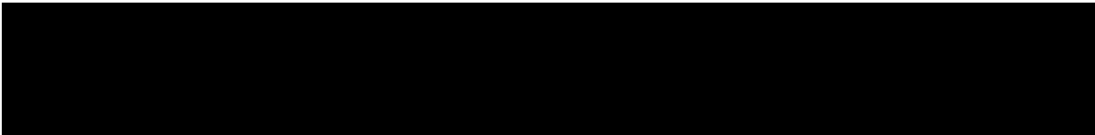




Subject:

2021/2954/P One Museum Street



Dear Camden Planning -

This message addresses LabTech's proposed tear down of the Travelodge building on the corner of Museum Street and High Holborn.

As a long-time resident of this unique neighbourhood, **I am vehemently opposed to this new construction** for the following reasons.

First and foremost, ignoring the environmental footprint this project is going to wreck opposes current CO2 endeavours and sustainability, and you all know it; it is illogical to demolish a building that can be re-used, and to only resource new components, when not really crucial? There is a great example here for the country to 'recycle' and it's sadly being overlooked.

So, it is not understandable why the old Travelodge cannot be refitted to another hotel in its current structure (and height), as it's already kitted out as such. This mid-town location of Holborn is a central draw for many tourists, globally, as well as domestically, certainly already being in the West End, would not only guarantee a consistent revenue stream for the property but would provide the local shops, stores and restaurants with more business, and add more actual *new* jobs to central London.

As an office worker myself, and in my experience, there is not going to be a need for a new office building because the ones currently existing are empty or half-empty and will remain so even as the UK comes out of this pandemic. Sedentary office staff will never be returning back to their desks in offices 5 days a week as per the days of pre-Covid. As well, there is most likely going to be a lease-war as many more companies flee the City and central London permanently for more relevant property in suburbs (where many of their staff reside anyway). This development risks to be a ghost-building and could remain only empty in its near future, becoming a derelict property only to draw more homeless and squatters. There definitely should not be new alleyway (Vine Lane) incorporated into this plan as this is going to draw delinquents, vandalism, thus more crime; the area is simply not busy enough to dispel more such persons and it won't help with offices provided for 9-5'ers, especially in the evenings.

And the proposed height of the building is far too big and bulky and does not fit the current character nor atmosphere of the area. Any replacement building should be same height maximum (note above.) The old buildings are protected by being in 'conservation areas' including Bloomsbury and Covent Garden. Camden are supposed to look out for them. Local residents, present workers, and especially tourists want to be somewhere beautiful and unique and 'London-esque', and not next to a yet another ubiquitous office block --that could be anywhere. There is no reason to return to the area in such a case!

I would hope Camden and especially the developer stops ignoring advice that this greedy scheme is truly fundamentally flawed.

Respectfully yours,
Kenneth Rohrbach

