

**Subject:**

objection application number 2021/2954/P Redevelopment of Selkirk House, 166 High Holborn and 1 Museum Street following the substantial demolition of the existing NCP car park and former Travelodge Hotel to provide a mixed-use scheme, providing office...

I cannot object more strongly to this planning application number 2021/2954/P

it will rob the area of light as the building will loom large over the local area. The height will not only take away light but is not in keeping with the area's aesthetic - we do not need this too tall building looming over the British Museum and local streets. One of the LabTech team I remember from a meeting earlier justified this tall building by saying there are already other tall buildings using centre point as his example and the Travelodge building (which is the one to be replaced with this much taller building) I am still at a loss to see why this justifies another one. He also justified this too tall building which will ruin the skyline looking from the British Museum by saying we are no longer living in a Dickens London? So how does that justify a too tall building not in keeping with the area and stealing the light. The height of this building will loom over the Shaftesbury Theatre and overwhelm the local area. A replacement building has to be in keeping with the area - no higher or preferably less high than the Travel Lodge - this is obvious to anyone and LabTech know this. It is ruthless greed that they are putting forward this proposal.

LabTech are proposing 250,000 square feet of offices - this is totally unnecessary - there are already too many office spaces in this area lying empty. There is enough office space already and most of which is as said not being used so more is not a sound investment in any way for the area, the environment or financially. There is also a shift to work more from home because of Covid so many companies will probably be downsizing their office space - we should fill the empty office space already available before creating more. This proposal is out of keeping with the current climate Change - to demolish a building that can be re-furnished is incredibly bad for the environment causing terrible pollution. The Travel lodge building could have a super makeover - re-furbish and recycle the building already there. There is great potential and it is healthier for the climate. Putting up a massive new tall building uses lots of concrete steel and energy causing untold environmental pollution in every way not to mention even more years of construction pollution for people who live and work here. Very tall buildings consume a lot of energy to heat and light. This proposal goes against Camden agreement to act in a sustainable way to prevent climate change. This proposal is irresponsible and unsustainable.

this area has lots of protected buildings and many in conservation sections. these areas are supposed to be protected by Camden. London is a unique city with unique architecture attracting tourism from all over the world. Creating another building that could be anywhere is taking part in the destruction of London's uniqueness and atmosphere - turning it into any city anywhere. This area's wonderful locality and lovely buildings steeped in history and culture attracts workers and tourists from everywhere this monstrous proposal is just not acceptable - nobody wants any city anywhere - This is the heart of London - an area of cultural heritage and beauty. the travel lodge is an ugly building which should not really have been given the go ahead - but we have it so work with it or take it down to create more green space - going forward we should realise the mistake of creating uncharacteristic not in keeping structures. this proposal is untenable for all these reasons and more.

Lab Tech proposal includes a new unnecessary alley they have called Vine Lane. this alley runs north south and will be in shadow most of the day it meets the busy three lane high holborn with no immediate crossing - this will be a great place to attract drug deals drug addicts and other illegal activity - a dark narrow alley.

There is not enough green space allocated for the number of workers and homes expected to use this massive structure - a few shrubs and benches planned for dark narrow museum street is clearly inadequate and the play area suggested for the housing is squashed between the back of flats and will be dark and too small. These gestures of green space from the developers are not in anyway sustainable for the structure they want to impose.

A year and a half ago Camden knew that the tower was too high. The developer has ignored this advice that the scheme is fundamentally flawed - they have continued regardless. Greed must be the reason. They can ruin this area for their own greed. This proposal must not be allowed to be approved.