

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/2954/P	Sophie	15/07/2021 13:58:48	OBJ	I cannot object more strongly to this planning application.

it will rob the area of light as the building will loom large over the local area. The height will not only take a way 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 tall 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

Climate Change - to demolish a building that can be re-furbished 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

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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.

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2021/2954/P	Sam Dunkley	15/07/2021 21:36:07	OBJNOT	<p>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.</p> <hr/> <p>This is yet another outrageous tower proposal aimed at wrecking the skyline in a historic part of London, between two conservation areas.</p> <p>The corrupt deal 60 years ago for the hideous 34 storey Centre Point, and the earlier Senate House on the other side of the BM, do not justify this appalling proposal.</p> <p>Public opinion is moving firmly against towers, following Grenfell and other disasters; and such a gross tower so close to our most visited museum would be a massive own goal if this Council were to approve it.</p>
2021/2954/P	Sacha Thacker	15/07/2021 13:55:50	OBJ	<p>Dear Camden Planning/David Fowler</p> <p>I am writing to you to express my grave concerns and strenuous objection regarding the proposed One Museum Street redevelopment, particularly its height and lack of sufficient housing. The effect of increasingly taller blocks is deleterious on the neighbourhood and its character, as well as the streetscape/public realm. Whereas the current tower is already tall, the developers have proposed a very significant increase in height. They try to spin it as "only 4 stories" taller, but the total height in meters is significantly greater than the building they propose to replace. The height and mass of the building will detract greatly from a historic and lovely neighbourhood with many heritage buildings over which the proposed development will loom.</p> <p>The housing component of the scheme is again insufficient given the need for high quality homes in Camden. Further, the public realm design also looks insufficient in quantity and to a lesser degree quality. Given the capacity of the building and it's square footage, the amount of public realms space is insufficient.</p> <p>The current buildings (Selkirk House and associated buildings) clearly need to be redeveloped and efforts to do so that are sensitive to community needs are welcome. This plan, as submitted to Camden Planning, falls far from that threshold.</p> <p>I support the many community associations (especially the Covent Garden Residents Association) in strongly opposing the current proposal which seems to have been formulated not with the local community but in spite of it.</p> <p>I recognize the council is in need of funds due to reductions in government funding and the spending needs particularly with the pandemic, but approving this development against the wishes of the local community to reap the development fees/levies is not the way to address the funding gap.</p> <p>Kind regards</p>

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2021/2954/P	Covent Garden Area Trust	15/07/2021 12:19:12	OBJ	<p>Covent Garden Area Trust would like to object to the proposals for 1 Museum Street on the following grounds:</p> <ul style="list-style-type: none"> <li>- the plans include 250,000 square feet of offices in an area already brimming with office space. With the current trend for working from home, we don't see the need for such extensive office space, especially when contrasted with the local, dire need for affordable housing.</li> <li>- the currently proposed building height would overshadow many other buildings and homes, potentially blocking out needed sunlight and creating unwanted gloom. Also, the bigger the building the more materials will be required to build it and the more power will be needed to provide adequate heating and lighting. Not great in terms of our ecology. Therefore, we suggest the building height should be the same as the existing (or lower if possible).</li> <li>- there is not enough open (green) space included in the plans for residents and workers.</li> <li>- we feel that the proposed style of the building is out of keeping with the other buildings in the area (part of a protected conservation area).</li> <li>- for the good of the environment the Trust would promote the recycling and/or re-use of existing materials, rather than demolishing the building and sending the rubble to landfill.</li> <li>- we are not aware of any substantial sustainability proposals for this building. In view of the current climate change issues facing the entire world, these should be included as a matter of course with any new building proposals.</li> </ul> <p>We would like to receive some assurances regarding the points mentioned above and in the meantime would like to register this formal objection to the proposals.</p> <p>Please could you let us know if and when this will be discussed at committee so that we have an opportunity (afforded to the public) to comment on the proposals in person.</p>