

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/2954/P	Leon Isodiou	18/07/2021 16:13:43	OBJ	<p>Health Risks - Long term effects from the electricity substation should be highly considered. The developer who I also understand is the Freeholder of our building on 14 West Central Street has never given enough consideration to every day disruptions with previous usage of the near underground space.</p> <p>I would also like to note the absence of appropriate green and outdoor open spaces in proportion to the proposed offices of 250,000 square feet.</p> <p>Height of Building - The height and density of the proposed office block will put our building into a shadow restricting considerably the amount of light on our premises. We should be reminded that light is a right under British law for all residents and would surely effect the value of our properties. All the buildings in the area with the exception of Centre Point are lower than what is proposed. We are all aware of climate change and there is no logic in demolishing an existing 55 year old building and putting up new resources in a new construction which will offer nothing new to the area.</p> <p>Other considerations - The project mostly includes offices and only a very small number of housing with most of them not being affordable homes. There are too many offices in our area, which have been empty for a long time. With the above in mind and current trend in remote work environment, there is no reasoning in such an office development.</p> <p>Over the years we have grown to live and love our small neighbourhood and I strongly object to such horrific development.</p>
2021/2954/P	Sue Cole	18/07/2021 22:44:29	OBJ	<p>As a local resident knowing the area for fifty years, I object to this planning application for the following reasons:</p> <ol style="list-style-type: none"> 1. The increased height of the tower from the current old Travelodge building is inappropriate for the conservation area of Covent Garden and Bloomsbury. What attracts visitors to the area is its history and culture, especially the British Museum and the Georgian streets and squares which surround it. The proposed tower will dominate the area which links Covent Garden to Bloomsbury and needs much more sensitive development than this scheme offers. 2. In times of such significant climate change affecting all our lives, Camden needs to support schemes which radically reduce the impact of demolishing buildings which could be retained and refurbished and which would be in line with Camden's own policies. 3. In times of such acute housing shortage, Camden needs to support schemes which offer the maximum amount of social housing and it appears in this case that the developers are shirking their responsibility and need to be held to account. 4. The redevelopment scheme's main rationale is to provide a significant amount of unnecessary office space in an area where there are already unlet offices. One of the outcomes of the pandemic is that there will continue to be many more people working from home, and therefore the need to increase office space in central London would be not only unnecessary but foolhardy for a local authority to grant permission.

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2021/2954/P	Paul Neesham	16/07/2021 12:13:40	COMMNT	<p>OBJECTION.</p> <p>I object to this building because:</p> <ol style="list-style-type: none"> 1....It is far to big for this area. Centre Point is our landmark. The height of these buildings should stop with Centre Point. We do not want another High Rise area like 'The City' 2....It is far to ugly. 3....It will block out the light. 4.....We should stop knocking down buildings just to build more that will probably also be knocked down in 10 years. 5.....The 'Affordable housing' suggestion is a farcical token gesture that will not materialise. 6.....It Seems from GREED that LabTech have ignored all advice regarding its flaws. <p>And finally , why are developers so keen to build more office space after when the need for this type of premises may be decreasing .</p>
2021/2954/P	roger connah	18/07/2021 10:41:34	APP	<p>Please re-think. Anywhere-everywhere blocks like this are more than an embarrassment waiting to happen. Besides the immediacy and ugliness of this project, its height and massing demonstrates an urban blindness. 'Vineland' will become dated the moment it is built. In fact it is dated already. 'Out of character' is a delicate argument but this is irresponsible architecture. Adaptive refit of the existing spaces would of course help in relationship to climate change and achieving sustainability standards. A conservation area also demands more imagination to avoiding the potential one-dimensional, sacrificial spaces that invite illegal activity. A horizontal re-think of existing fabric, the functions and activities required could be re-planned with some ease, and all in relation to sensitive and robust open space and vista. This type of interweaving - a 'sectional design' - could introduce a refreshingly new urban intimacy, one suitable for this remarkable area. An interwoven project, more intelligently complex would become the Vineland this area needs not this embarrassment. Again, please rethink.</p>
2021/2954/P	roger connah	18/07/2021 10:42:07	APP	<p>Please re-think. Anywhere-everywhere blocks like this are more than an embarrassment waiting to happen. Besides the immediacy and ugliness of this project, its height and massing demonstrates an urban blindness. 'Vineland' will become dated the moment it is built. In fact it is dated already. 'Out of character' is a delicate argument but this is irresponsible architecture. Adaptive refit of the existing spaces would of course help in relationship to climate change and achieving sustainability standards. A conservation area also demands more imagination to avoiding the potential one-dimensional, sacrificial spaces that invite illegal activity. A horizontal re-think of existing fabric, the functions and activities required could be re-planned with some ease, and all in relation to sensitive and robust open space and vista. This type of interweaving - a 'sectional design' - could introduce a refreshingly new urban intimacy, one suitable for this remarkable area. An interwoven project, more intelligently complex would become the Vineland this area needs not this embarrassment. Again, please rethink.</p>

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2021/2954/P	John McKay	16/07/2021 14:18:45	OBJ	<p>Dear Planning Directors,</p> <p>As a local resident, I would like to object to the submitted planning application by LabTech to redevelop this area!</p> <p>Their proposed tower development is horrendous and would be a devastating blow aesthetically and to the local environment.</p> <p>In recent years developers have been changing the unique atmosphere of this area for their own financial gain, without consultation or thought to local residents.</p> <p>Please, I plead that Camden Council take a stand against this redevelopment and do not let it happen.</p> <p>Yours sincerely,</p> <p>John McKay</p>
2021/2954/P	Richard Cohen	16/07/2021 14:09:37	OBJ	<p>Proposed Redevelopment of One Museum Street (Selkirk House site)</p> <p>As a long-standing local resident I feel compelled to respond to this public consultation by saying that the last thing this area needs at the moment is further commercial development and intensification of an already over-developed area.</p> <p>I feel that it is neither necessary nor desirable for there to be yet another highrise structure inserted into our area as the proposals suggest. The existing Travelodge block already overshadows neighbouring older structures and in your proposals this building would be scaled up even higher by 4 storeys. The resulting structure would be far out of scale with the surrounding area. The St Giles/Holborn neighbourhood urgently needs much more residential accommodation. It seems to me to be futile to propose yet more office space at a time when the existing health emergency shows us that there are likely to be huge changes in the way office work develops in the coming years. The companies that operate out of Central St Giles for example, a major nearby development, have managed to continue working as the majority of their staff can carry out their work from home. The need for yet more office space in the centre of the city is doubtful. I would support these proposals only if you were considering investing in affordable residential accommodation. It is only by providing more places for people to live at affordable prices that new life can be breathed back into this central London neighbourhood which has suffered huge losses to its businesses during the prolonged lockdowns of 2020 and 2021.</p> <p>In addition I feel that it is wasteful for the existing Travelodge Building only 55 years old to be demolished. This is not sustainable. The new building would be an out of character intrusion into an district which has many older buildings protected as part of an important conservation area. Camden should take its obligations to protect this unique and historic London area seriously and throw out this greedy and unnecessary development which will damage the public realm irredeemably.</p>
2021/2954/P	J Webley	17/07/2021 11:30:56	OBJ	<p>I join with the many local community groups, Save Museum Street, in objecting to the proposed development. It is an area of historic interest, with many listed buildings in an historic area in Central London. This is a unique opportunity to have a development on a human scale, that will enhance this very special site. Office buildings will not be as essential in the future, but social housing will be increasingly vital. The discrepancy in the calculation by the developer in regard to residential use is worrying. (48 instead of 29). A chance missed by the Post Building, now offers Camden time to listen to the local community. It is an area that many visit, from London and further afield, and I hope it will retain its character.</p>

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2021/2954/P	Jo Baktis	18/07/2021 15:56:24	OBJ	<p>I wish to object to this proposal. I am the first to agree that the building which is there now is very unattractive, but at least it doesn't dominate the whole area and break up the line of buildings in the way that the proposed tower would.</p> <p>The design in the application is utterly inappropriate for the site, overshadowing lower-rise period buildings in south Bloomsbury and Covent Garden. It is particularly insulting to the vista from the front of the British Museum and will detract from the experience of the millions of visitors to that institution.</p> <p>It will no doubt also have an effect on air currents and create yet another windy corner in the area, like Centre Point has done for the last 50 years, just down the road.</p>
2021/2954/P	Erwan Toulemonde	18/07/2021 17:31:27	OBJ	<p>Good afternoon,</p> <p>I would like to object to this scheme on the basis that</p> <ul style="list-style-type: none"> - there is a perfectly form big building in place and its demolition, and the reconstruction of a new one, will further affect the environment. It can't be the right choice with the way things are going - the building is significantly higher than the current buildings and it will, for example, overshadow the views from the end of Drury Lane (were we are), which are part of an heritage that needs to be protected and respected. The size of the building should remain the same as it is - the area need more affordable housing rather than offices and the proportion of housing in the scheme is very low <p>Thank you for taken into consideration these very valid points when you make an answer to the developers. I am counting on my Council to do the right thing. Thank you</p> <p>Best regards Erwan</p>
2021/2954/P	G Dipaola	19/07/2021 16:32:36	OBJ	<p>Objection: This Godzilla building has no aesthetic integration within the surrounding historic Museum area. The building's monstrous height overshadows and dominates the surrounding heritage environment. It also has a negative decimating social impact to the area by vastly increasing congestion without adequate mitigating offsets.</p>
2021/2954/P	Andrew Clapham	19/07/2021 00:31:38	OBJ	<p>I object to the proposal of a 20 storey tower at 1 Museum Street, as this is completely out of keeping with the local area. This is Museum Street, not some brownfield site in Canary Wharf.</p> <p>This is a conservation area, and a 20 storey tower would interfere with the light and sight-lines from a great number of listed buildings and historic public spaces. You'll probably be able to see it through the glazed roof of the British Museum. Any new development should be designed in context with other buildings in its vicinity, surely this is a fundamental tenet of public architecture.</p> <p>This is an opportunity to sensitively redevelop a site that lacks much merit at present and depresses the surrounding area. The Post building redevelopment contributed very little to the public realm, and it would be a real loss to the area to continue along these lines creating dark and unloved alleys squeezed between imposing non-human scale buildings. The size of this development means that with care it could offer mixed usage and new public spaces that would improve the public realm for people who live and work in this area. To construct a vast 20 storey tower would dominate the space and detract from what could be a great improvement to the local environment.</p>

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2021/2954/P	Nicholas Kay	19/07/2021 19:52:54	COMMNT	No

2021/2954/P	Marilyn and Ron Bush	16/07/2021 23:27:17	OBJ
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Dear Sirs:

We own and reside in Flat 5, Queen Alexandra Mansions at 3 Grape St WC2H 8DX, and we would like to lodge a strong objection to the planned Museum Street project (application number 2021/2954/P One Museum Street). Not only, as other residents have already pointed out, is the proposed height of the core building (nearly as high as Centre Point) inappropriate to the neighbourhood, the uses of the building (too many offices, too few affordable homes) are even more likely to change its character, which at present includes a number of protected buildings dating from early in the twentieth century, for the worse. Perhaps worst of all, the the project adds almost nothing to the neighbourhood's open space and sunlight, at present minimally available compared to neighbourhoods of similar charm.

We and our neighbours on Grape Street, moreover, are particularly anxious about the project's effect. The planning documents specify very little of what can be expected to happen to an area at the core of the area's period attractiveness, neither to the traffic flowing through it nor the reduced sunlight at the front nor the transitional construction at its back off of West End Street. Given how little our input has been valued in the consultations so far, we fear for the worst.

Yours,

Marilyn Bush
Ronald Bush

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2021/2954/P	Leon Isodiou	18/07/2021 16:11:47	OBJ	<p>Health Risks - Long term effects from the electricity substation should be highly considered. The developer who I also understand is the Freeholder of our building on 14 West Central Street has never given enough consideration to every day disruptions with previous usage of the near underground space.</p> <p>I would also like to note the absence of appropriate green and outdoor open spaces in proportion to the proposed offices of 250,000 square feet.</p> <p>Height of Building - The height and density of the proposed office block will put our building into a shadow restricting considerably the amount of light on our premises. We should be reminded that light is a right under British law for all residents and would surely effect the value of our properties. All the buildings in the area with the exception of Centre Point are lower than what is proposed. We are all aware of climate change and there is no logic in demolishing an existing 55 year old building and putting up new resources in a new construction which will offer nothing new to the area.</p> <p>Other considerations - The project mostly includes offices and only a very small number of housing with most of them not being affordable homes. There are too many offices in our area, which have been empty for a long time. With the above in mind and current trend in remote work environment, there is no reasoning in such an office development.</p> <p>Over the years we have grown to live and love our small neighbourhood and I strongly object to such horrific development.</p>
2021/2954/P	Marilyn and Ron Bush	16/07/2021 23:27:21	OBJ	<p>Dear Sirs:</p> <p>We own and reside in Flat 5, Queen Alexandra Mansions at 3 Grape St WC2H 8DX, and we would like to lodge a strong objection to the planned Museum Street project (application number 2021/2954/P One Museum Street). Not only, as other residents have already pointed out, is the proposed height of the core building (nearly as high as Centre Point) inappropriate to the neighbourhood, the uses of the building (too many offices, too few affordable homes) are even more likely to change its character, which at present includes a number of protected buildings dating from early in the twentieth century, for the worse. Perhaps worst of all, the the project adds almost nothing to the neighbourhood's open space and sunlight, at present minimally available compared to neighbourhoods of similar charm.</p> <p>We and our neighbours on Grape Street, moreover, are particularly anxious about the project's effect. The planning documents specify very little of what can be expected to happen to an area at the core of the area's period attractiveness, neither to the traffic flowing through it nor the reduced sunlight at the front nor the transitional construction at its back off of West End Street. Given how little our input has been valued in the consultations so far, we fear for the worst.</p> <p>Yours,</p> <p>Marilyn Bush Ronald Bush</p>