
From: David Fowler
Sent: 03 August 2021 14:11
To: Planning Planning
Subject: FW: Planning application ref 2021/2954/P

Please log/upload.

Thanks,

D

David Fowler
Deputy Team Leader

Telephone: 0207 974 2123



The majority of Council staff are continuing to work at home through remote, secure access to our systems. Where possible please communicate with us by telephone or email.

From: Ian Hayes [REDACTED]
Sent: 03 August 2021 13:53
To: David Fowler <David.Fowler@camden.gov.uk>
Subject: Planning application ref 2021/2054/P

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc. Please note there have been reports of emails purporting to be about Covid 19 being used as cover for scams so extra vigilance is required.

Dear David,

I am writing to you direct as I have made a number of attempts to upload an objection via the Camden website unfortunately the comment tab repeatedly fails to connect to the server.

I shall therefore be grateful if you will add the following as a formal objection to the 1 Museum Street application.

1 Museum Street - Proposed Development by LabTech

We are architects living close to this proposal and have concern about the sustainability of this proposal.

On 8th June 2021, Radio 4's World Tonight included an interview with Barnabus Calder, an architectural historian and Senior Lecturer at the University of Liverpool, who has recently published 'Architecture from Pre-History to Climate Emergency' (Pelican).

His interview called for a revolution in how we think about buildings; he argues that, ‘demolition and replacement should be seen as a sign of incredibly selfish wastefulness, to pull down viable buildings and replace them with new buildings which will cost an amount of fossil fuel and greenhouse gas that the new building will never repay’.

The architectural profession is now acknowledging the crucial role to be played by design and construction in tackling the climate emergency.

Camden have policies which take account of these concerns including:

Camden Local Plan: Climate Change Mitigation Policies CC1 and CC2

‘The Council will require all developments to minimize the effects of climate change and encourage all developments to meet the highest feasible environmental standards that are financially viable during construction and occupation’

‘We will require all proposals that involve substantial demolition to demonstrate that it is not possible to retain and improve the existing building and expect all developments to optimize resource efficiency’.

‘...the possibility of sensitively altering or retrofitting a building should always be strongly considered before demolition is proposed’

8.17 *‘All proposals for substantial demolition and reconstruction should be fully justified in terms of optimisation of resources and energy use, in comparison with the existing building.’*

Other relevant Camden policies include:

- Guidance on sustainability statements in Planning Applications
- Camden has declared a Climate and Ecological Emergency
- Camden has adopted the ‘Camden Climate Action Plan 2020-25
- Camden Planning Guidance – Energy Efficiency and Adaptation

9.3 lists the benefits of retaining and refurbishing buildings:

- Reduces the requirement for virgin materials and reduces its embodied carbon impact
- Keeps products and materials at the highest value for as long as possible
- Maintains heritage value
- Minimizes demolition waste
- Reduces disruption of extensive demolition and construction works associated noise and transport impacts and likely air quality
- Cost and programme savings depending on the scope of refurbishment and
- Achieve BREEAM credits

9.5 Outlines the need to follow a hierarchy

9.6

- i. Refit
- ii. Refurbish
- iii. Substantial refurbishment and extension
- iiii. Reclaim and recycle

Option iii acknowledges the need to optimize site capacity and to alter the existing structure to meet future needs.

The environmental impact of construction and the built environment on carbon emissions and the climate emergency are becoming more widely appreciated and are reflected in Camden's planning policies.

Around 40% of the world's greenhouse gases can be traced to the construction and running of buildings. A surprisingly large part of the impact consists of the building fabric and construction process. Concrete and steel are particularly egregious in their carbon footprints. Up to two-thirds of a building's total carbon footprint relates to its construction (its embodied carbon) meaning that around 27% of world greenhouse gases relate to buildings' embodied carbon, a surprisingly high figure compared to more obvious carbon emitters such as the aviation industry (2.5%).

It is therefore of paramount importance that Camden follows its own planning guidance and insists on a prior consideration of the refurbishment and extension option for this important site. The techniques of refurbishment and extension, retrofitting, are now well established and there are many successful examples, including in Camden, the UCL Bartlett School of Architecture, where the original building was substantially refurbished while retaining the original building structure. An example which will be familiar to Camden employees and members is the council's former offices on the corner of the Euston Road and Judd Street, which has been converted to create an attractive hotel, with additional floors to enhance the usable floor area. The adjoining Post Building and the Met Building on Tottenham Court Road, buildings of a similar age and characteristics, have both been successfully retained and refurbished by their owners, who are experienced developers.

Of more immediate concern to local residents is the disruptive impact of a prolonged construction period and the harmful impact of demolition. These impacts are substantially mitigated by limiting or avoiding demolition.

Ian Hayes B Arch RIBA
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Clive Henderson ARB

Sent from my iPad