

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/2954/P	Pearl Oseki	03/08/2021 12:04:32	OBJ	<p>Climate Change/ Global Warming</p> <p>It is very bad for the environment to demolish a building that could be reused. The Travelodge is only 55 years old; all the concrete, steel and energy used to make it will be wasted. Putting up a massive new building uses lots of new concrete, steel and energy. Very tall buildings need a lot of energy to heat and light. The world cannot cope with this behaviour, it contributes significantly to overheating and climate change. Camden has an agreement to act in a sustainable way that will prevent climate change. This proposal goes against those commitments and is irresponsible and unsustainable.</p> <p>Our unique neighbourhood</p> <p>There are lots of lovely and protected buildings nearby; this new building will be totally out of character with the area. The old buildings are protected by being in 'conservation areas' including Bloomsbury and Covent Garden. Camden are supposed to make sure the conservation areas are looked after. Local residents, workers and tourists want to be somewhere beautiful and unique not next to yet another office block tower that could be anywhere.</p> <p>Height</p> <p>The proposed building is far too big and bulky, nearly the height of Centre Point! All the other buildings in the area are lower than this. Any replacement building should be the same height or less than the existing one.</p> <p>Homes</p> <p>There are not enough homes for people in our area. Camden's planning policies require LabTech to include some housing. Their proposals contain a pitiful number of homes and most that they are including are private and not low rent.</p> <p>Offices</p> <p>They propose to build over 250,000 square feet of offices. We already have too many offices in this area, most of which are lying empty. Now that many people work from home due to the changes made by Covid we don't need so many offices, so why build more?</p> <p>New safety Issues in the area</p> <p>LabTech's proposal includes a new, unnecessary narrow alley they have called Vine Lane, to run between West Central Street and High Holborn. Because it runs North - South it will be in shadow most of the day. It meets High Holborn, a 3-lane, busy road and bus route with no immediate crossing point. The resulting alley will be dark, intimidating and a draw for illegal activity.</p> <p>Open Space for workers</p> <p>There is not enough open space for the number of workers expected to use this massive building. A few shrubs and benches are offered on shady,</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
				draughty Museum Street. The play space suggested for the housing is squashed between the backs of the flats, it will be dark and too small.
2021/2954/P	James Russell Tait	03/08/2021 14:41:28	OBJ	Objection - comments sent to planning@camden.gov.uk
2021/2954/P	Peter Wright	03/08/2021 13:17:33	OBJ	The proposed building is out of character with the size of existing buildings. There has already been an increase in office space given the Post Office redevelopment so it is unclear what need for even more office space there is given the pandemic, and the impact on local traffic and parking is not clear. The Flaxman Terrace development shows the problems of introducing flexible space with extra night-time noise disturbance from business. What is needed is affordable and particularly social housing which this development does not supply. As Chair of Holborn District Management Committee, I am fully aware of the concerns this proposal is raising amongst the residents of local Council Housing affected by this development and share them, though I live to the North of it.
2021/2954/P	Eva Driskell	02/08/2021 17:09:00	OBJ	I am objecting to this development as I believe it is not appropriate for this area: 1. The proposed tower is far too big - higher than the current building, which is already too tall, so it will tower over the beautiful historic buildings in the area, including Hawksmoor's St George's Bloomsbury. 2. The area does not need more office developments - there is plenty of unused office space already. 3. Housing is required in this area and there is a pitiful amount of social/affordable housing in the development. 4. The building should be repurposed not rebuilt. Green solutions to empty buildings must be a requirement in these days of frightening climate change events. 5. The design is not appropriate for this historic and beautiful conservation area.
2021/2954/P	cath	04/08/2021 06:46:35	OBJ	- Sustainability - the proposal to demolish several perfectly usable structures and build several new buildings will create 60 years worth of carbon emissions, damaging the environment and further endangering the future of the young people in Camden and across the world. - Height - they are trying to build a massive new tower in the middle of our neighbourhood, blocking light, heritage views and setting a dangerous precedent for the kind of developments that can get approval in our home. - Housing - despite a 3,700% increase in office space, the intended development would only provide 12 'affordable' houses, only 6 of which would be available for social rent. That is a joke considering the enormous size of the site
2021/2954/P	Tab Goode	02/08/2021 16:21:43	OBJ	Please we have had enough building noises from Parker House, we cannot abide anymore long term building construction noises in this area. Plus it is more eco friendly to keep the old building and reuse it, rather than wastefully tearing it down to rebuild. Ref 2021/2954/P One Museum Street As Tennant & Residents of Aldwych Buildings we feel strongly that we oppose this new construction in our area. It will be a blight and cause shadows, and we don't want "Vine Lane". London has enough empty office Buildings. What we require are Community Areas and Council Homes. Please do not accept this planning proposal.

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/2954/P	Andrea	04/08/2021 04:43:45	COMMNT	I strongly oppose the construction of this high rise building. I live on New Oxford Street and already the existing travel lodge building takes away most of my day light. An higher building would not only jeopardise the look of the Bloomsbury Village / Conservation area, but take out sun light from all the 3-floor residential Edwardian buildings. IS THIS THE WORLD WE WANT TO LIVE IT? I am not upset by this application, I am furious
2021/2954/P	Charles Smith	04/08/2021 08:22:15	APP	This will blight our skyline and we need all the sky we can get. We ask that Camden Council preserves areas of interest, that are old and beautiful. We ask you sincerely not to grant permission, it will make local residents and indeed tourists lives much worse in the short and long term. Thank you.
2021/2954/P	Antony Peattie	04/08/2021 01:38:29	OBJ	The proposed development is inappropriate for the area and extremely wasteful of resources. It will also be unnecessarily unpleasant to live through four years of construction - + demolition.

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/2954/P	Helen Mc Murray	03/08/2021 12:26:42	OBJ	<p>I am writing to object to this application in the strongest possible terms.</p> <p>Design and setting</p> <p>It is hard to imagine a structure that would be more incongruous in this historic setting than the one which Labtech is currently proposing to build. The reality for people living and visiting the area will be the inescapable presence of a vertical, bulky structure, 2/3 the height of Centre Point, on a main N/S route linking Bloomsbury with Covent Garden, looming up over the area, significantly intruding on views from St George's Bloomsbury, the British Museum and other key vantage points, including from the historic open spaces such as the Bloomsbury and Bedford Squares. The sheer height of the structure means it will encroach upon so many aspects of the area, making it impossible to avoid and it will be experienced as a constant eyesore at street level, destroying the harmony of scale which has been maintained over several centuries.</p> <p>I live on Bury Place which is a key approach to the British Museum. The street is lined on either side by late Victorian mansion blocks which were clearly designed to respect the scale and Classical stylistic elements of the earlier Georgian periods, fitting in well with the earlier period buildings and adjoining grid of streets. Given that so much care has been taken over many generations to observe and enhance the character of the area, it is inconceivable that this could be undermined at a stroke by a cynical move on the part of an uncaring developer to create an enormous, speculative office block, especially at a time when working patterns have changed, post-Covid.</p> <p>The plans put forward for the redevelopment of Nos10-12 Museum Street, 35-41 New Oxford Street, and 16A-18 West Central Street block are also insensitive to the quality of the original design and will harm the setting of the two listed properties on West Central St. It is also doubtful whether the new Vine Lane passage will contribute anything of significant value, being narrow and overshadowed and likely to attract anti-social activities.</p> <p>Environmental damage and pollution</p> <p>There are already policies in place such as in Camden's Local Plan to promote retrofitting over demolition wherever possible as part of an enlightened approach to reduce carbon emissions and promote energy efficiency. Demolishing Selkirk House would contravene this policy and undermine confidence in the Council's ability to commit to its own key policies.</p> <p>Local residents have already had to endure noise and pollution fallout from a number of large developments over the past decade, notably from the former M.O.D building, Commonwealth House and the Post Building.</p> <p>Many of us, additionally, are experiencing other types of pollution both from traffic build-up on the main roads such as New Oxford St and High Holborn and from vehicles diverted to residential streets as part of recent traffic 'control' measures. In July 2019, South Bloomsbury TRA independently carried out measurements of nitrogen dioxide and we were alarmed to discover the highest reading at the junction of Bloomsbury Way and Bury Place was 83.19 micrograms/m3, over twice the recommended levels stipulated by the World Health Organization. We should not be required to put up with further unnecessary concentrations of pollution over the 4-year period it is estimated to take until the works are completed. For residents living close to the site, the noise and pollution will be unbearable.</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
				<p>Housing and community needs</p> <p>Considering there is an established housing crisis, the number of homes proposed as part of this development, particularly in relation to social housing, is ludicrously small and does not seem to comply even with the minimum which is stipulated for a development of this size.</p> <p>South Bloomsbury has thrived on account of the mix of residents from different backgrounds and family types which we believe contributes to the vitality of the area and creates a sense of being part of a distinctive neighbourhood. Traditionally, the area has been home to artists, actors and writers which has given it a somewhat bohemian character. However, we have witnessed how high private rents have forced out many of the younger generation as well as smaller independent businesses and consequently, the continued existence of such a mixed community is under threat.</p> <p>None of the large sums of CIL monies which have been paid to Camden resulting from planning permission being granted to these large developments has yet been allocated to our community to help redress some of the problems which undermine its stability and well-being; we are simply expected to put up with successive environmental nuisance and disruption without any consideration of the impact it has on the quality of our lives. Apart from genuinely affordable housing, there is a long-standing community wish list of adaptations which would improve life for people, including modifications to the local GP surgery to permit disabled access, converting our roofs to green spaces and providing double glazing to save energy and provide insulation from the noise on the streets below in this frenetic part of central London.</p> <p>Consultation</p> <p>On account of the magnitude of this development proposal and the level of disruption this will cause for local residents, we would have expected an extended and meaningful consultation process with the developers. However a zoom meeting held with them in April of this year which was initiated by the community itself, only served to illustrate how little the developers were prepared to engage with us over our understandable concerns.</p> <p>In conclusion</p> <p>Considering the vastly inappropriate height, bulk and design of this proposal which will cause irreparable damage to the historic buildings and streetscape, as well as environmental damage and pollution, I strongly appeal to Camden not to grant planning permission for this application.</p>
2021/2954/P	Andrea	04/08/2021 04:43:47	COMMNT	<p>I strongly oppose the construction of this high rise building. I live on New Oxford Street and already the existing travel lodge building takes away most of my day light. An higher building would not only jeopardise the look of the Bloomsbury Village / Conservation area, but take out sun light from all the 3-floor residential Edwardian buildings. IS THIS THE WORLD WE WANT TO LIVE IT? I am not upset by this application, I am furious</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/2954/P	Nicola Hutchens	04/08/2021 01:13:18	OBJ	<p>This project is unnecessary and unwanted in the area and I and my family strongly object. We both live and own businesses in the area. The over development of Central London has to stop and this is a development too many. The proposed site is far too large, too tall and offers too many commercial units in a time where most are already empty. We need to sustain our community and help it rebuild using what is already available - helping what already exists get back on its feet - not compete with a badly thought out, eye sore.</p> <p>The over development around St Giles High Street has disturbed residents for almost 11 years and after the pandemic the commercial units are struggling to find occupants. We do not need even more offices and commercial units. This development will do further damage to a unique part of London and remove even more of it's wonderful history. For this site to be redeveloped the existing buildings should be repurposed, definitely not torn down and replaced with yet another out of place monstrosity.</p>
2021/2954/P	Amrit Maan	03/08/2021 13:36:01	OBJ	<p>I object to the proposed plans, the proposed building is far too big and bulky, any replacement building should be the same height or lower than the existing one. The proposed new tower will be totally out of character with the area. The area is a conservation area and it needs to be carefully safeguarded, I do not want a massive tower block nearly the same height of centre point.</p> <p>There are not enough homes in Camden, the proposals contain a poor number of homes and most of them are private and not low rent.</p>