

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/2954/P	Tracey Ward	01/08/2021 16:46:17	OBJ	<p>The building which has been proposed is far too tall and bulky. This is in stark contrast to all the other buildings in the area which are much lower than this. Any replacement building should not be any taller than the current one and certainly should not be nearly as high as Centre Point.</p> <p>LabTech have reduced the number of social housing homes they are offering to build. Most of the homes proposed are for private rental. On a building project as large as this one they should have to include a reasonable number of low rent homes.</p> <p>This huge tower will not be in-keeping with the lovely old buildings in the Bloomsbury and Covent Garden area which are protected by being in a conservation area. I, as a local resident do not want another extremely tall office block. We are already surrounded by offices and the proposed building will block out a lot of the natural light in Museum Street.</p> <p>There is not enough open space for the number of people expected to work in this building. There will be a few shrubs and benches and the play space offered for children is far too small. In a city centre children need some space to play in like the playground in Drury Lane. All of the office workers will then head to Bloomsbury Square which is not very large and becomes very busy now, let alone with several thousand more office workers. I, as a resident, find it very difficult now to find somewhere to sit to enjoy some green, open space and it will obviously become far worse.</p> <p>The proposed tower building is far too tall and looks totally out of place with the surrounding area. This would then set a precedent for other developers to build even taller office blocks than this one by Lab Tech.</p>

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2021/2954/P	Ian Hayes	30/07/2021 12:52:18	OBJ	<p>I object to this application and in particular to the demolition and replacement of Selkirk House on Museum Street for the following reasons.</p> <ol style="list-style-type: none"> <li>1. There has been a lack of consultation with local residents and interest groups, at the meeting held via Zoom on the 15th April 2021 between Labtech, their advisers and local residents and interest groups which I attended, Labtech demonstrated an arrogant attitude offering us some input on trivial landscaping issues. The approach to this 'consultation' was take it or leave it, it did not to my mind represent meaningful consultation.</li> <li>2. The proposed new office tower will be excessively high and twice the bulk of the already high Selkirk House. There are a number of listed buildings some of Grade 1 international significance such as the British Museum and St George's church which will be adversely impacted by the excessive height and bulk of the proposal. Important views from Bedford Square, Russell Square and many other vantage points as far away as St James Park will also be adversely affected.</li> <li>The single listed point block Centre Point as well as the small scale of Museum Street area deserves the respect of the developers in terms of setting and scale.</li> <li>The proposal singularly fails to respect the character of the area and will add to the harm caused by the existing height of Selkirk House on the Bloomsbury and Covent Garden Conservation Areas.</li> <li>3. There is already an oversupply of offices in the area, adding to this oversupply while failing to provide a significant number of affordable dwellings is deplorable.</li> <li>4. The creation of the proposed Vine Lane as a narrow alley lacking in sunlight and failing to provide a useful pedestrian through route is a negative feature of the design which could provide a venue for illegal and anti social behaviour.</li> <li>5. The proposal lacks the creation of significant and useful public open space.</li> <li>6. There will be a major and detrimental impact on the residential amenities of nearby residents particularly those closely located such as on West Central Street.</li> <li>7. I am particularly concerned about the unsustainability of the proposal to demolish a substantial and sound reinforced concrete building and replace it with a new reinforced concrete building.</li> </ol> <p>The carbon impact of buildings and infrastructure has in recent years become more widely appreciated and the RIBA in its guidance to the architectural profession makes it clear that the reuse and retrofitting of existing buildings is almost always preferable to demolition and rebuilding.</p> <p>The embodied carbon content of buildings, particularly buildings constructed with a reinforced concrete frame, floors and foundations is a large proportion of the total carbon footprint of any building (the carbon associated with the construction, running and maintenance of the building throughout its life).</p> <p>The demolition of a sound structure is wasteful and contrary to Camden's planning policies as well as contrary to UK national policy, GLA policy and intentions and would make a mockery of Camden's declared climate and ecological emergency.</p> <p>If we are to have any hope of limiting climate change then environmentally damaging developments such as this proposal must be prevented.</p> <p>There is no reason why the existing substantial building should not be repurposed and retrofitted to accommodate a variety of uses and there are many examples of buildings of this period being developed successfully in this way not least Camden's own former modern office block on the Euston Road now an attractive hotel.</p> <li>8. Demolition will have an adverse impact lasting over several years not only on local residents but on users of the area including many visitors accessing the British Museum.</li>

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2021/2954/P	Ian Sugar	01/08/2021 15:02:25	OBJ	

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/2954/P	Judith Torzewska	01/08/2021 14:49:32	OBJ	<p><b>OBJECTION TO SELKIRK HOUSE DEVELOPMENT</b></p> <p>I wish we could live in a world where people's lives mattered in a balanced way with financial gain, but the trend seems to be to move more and more towards some kind of spiritual abyss, the strapline we're all in this together seems to dissipate and blow away like sand in the wind in an alarming fashion when we look at the plans for the iTower of Mordori that LabTech Investments and those who grovel within that court seem to want to build in our neighbourhood.</p> <p>Humanity can sink pretty low, and often does, but I never did expect to see such a nightmarish plan come to our doorstep here in Bloomsbury, an area of architectural beauty and splendour sprinkled with the ordinary everyday, a conservation area for that very reason, now threatened by a plan which is already causing great anguish among the people who live and work here, yes, THESE ARE REAL PEOPLE with feelings and hopes and dreams just like everyone else. I oppose the building of this monument to darkness, both literally and metaphorically, for the following reasons:</p> <ul style="list-style-type: none"> <li>✦ It is too tall, it will dwarf and overwhelm the surrounding area in a completely negative way, abandoning the character of this conservation area to its detriment for miles around.</li> <li>✦ Already people are extremely upset by the roughshod manner that has led to this stage of things, their pleas have been ignored. The building of such a monstrous tower not only DOES NOT reflect the character of the area, but will create a negative vibration due to the dark shadows it will cast and the blocking of the skyline.</li> <li>✦ These negative factors are not only attributed to mental health issues but will basically ruin the neighbourhood and area beyond the locality irreversibly. It doesn't take much imagination to see how people's enjoyment of where they live will be impacted by this awful plan to build upwards and outwards with this monstrous monument to greed.</li> <li>✦ As mundane and inconvenient as it sounds, this lack of care and consideration for the people who live and work in the area, and its conservation status, is a slippery slope which should not be encouraged or intruded upon in every sense, morally and aesthetically in an intentionally wilful and destructive way. This tower, if it is built, will create an environment that is completely the opposite of one that is suitable for peaceful human existence, it will represent anti-life on our doorstep - WOULD YOU LIKE TO LIVE NEXT TO IT?</li> </ul> <p>If any among you have some sort of conscience and concern for the people of Bloomsbury and Covent Garden, then I beg of you to consider another way of doing things.</p> <ul style="list-style-type: none"> <li>✦ Don't allow LabTech Investments to knock down the existing Travel Lodge building. From an environmental standpoint, to help stop climate change, and based on Camden Council's claims to follow a green agenda, knocking down and rebuilding are completely contradictory to those claims. Instead, the existing building can be reused as a foundation, just like the Post Building opposite, saving valuable resources and keeping the construction work to a minimum in the process. Four years of unbearable noise and disruption would be greatly reduced following this course of action and would be a much more sustainable approach.</li> </ul>

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				<p>❖ Don't allow LabTech Investments to build higher than the buildings surrounding the old Travel Lodge. As previously stated, this would be extremely detrimental in many ways, not only due to the overshadowing of other buildings and surrounding streets and interrupting the view for miles around, but high-rise buildings create perpetual air currents around them, causing a constant wind in the surrounding streets, another idownen for the locals.</p> <p>❖ Don't allow LabTech Investments to ruin Bloomsbury, they have already shown that they have no empathy, concern or respect for the lives and feelings of the people here. They should not be allowed to ride roughshod over us with such a monstrous plan, just so planners, lawyers, consultants and architects can walk away with their pockets full.</p> <p>❖ Furthermore, in these uncertain times due to the pandemic, how would LabTech Investments be able to let our or lease such a massive amount of office space when offices lie empty across the city? The pandemic has changed the landscape of office work in city centres. We don't want another empty iTower of Mordor on our doorstep with Sauron having flown the coop.</p> <p>This plan is in essence a violation of the people of Bloomsbury and Covent Garden, it's a monstrous idea which any local authority who cares at all about its constituents should have rejected from the start, it's a shameful waste of people's time and energy trying to counter it, not to mention the mental anguish that the idea for such a scheme on our doorsteps is causing. This plan, if it goes ahead will be a monument to how humanity can impose ugliness and negativity on others in the pursuit of wealth, not what the world needs at all. As I said before, would you like to live next to it?</p>
2021/2954/P	Victoria Khatiwada	31/07/2021 20:25:25	OBJ	<p>Tower block in this historic location is disproportionate in height and appearance, and looks out of context. It will also affect many protected views. Planning permission should not be granted in order to preserve this unique architectural surround.</p> <p>I am a frequent visitor to this part of Central London and much care about architectural &amp; historic fabric of the city.</p>