


**Subject:** One Museum Street. Planning reference no. 2021/2954/P



To: Camden Council

We write to object to LabTech's proposed redevelopment of Selkirk House and buildings on West Central Street on the following grounds:

1. The demolition is completely unnecessary and will cause massive avoidable carbon emissions. How can this be right in view of the climate emergency we face? Selkirk House, a sound and substantial building, should be adapted and retrofitted instead.
2. LabTech's proposed amended scheme is hardly different from the original scheme. The proposed height is a 20 metre increase from the existing and is a total eyesore, especially given the historic context in which it stands. The view from the steps of the British Museum is an affront to the senses.
3. There is a shameful lack of social housing - only 9 units. The affordable shared ownership housing is derisory in number - 10 units - and a cruel misnomer when one has to earn over £65,000 pa to be eligible. At the same time, private housing has been increased to 28 units, of which 22 will actually be serviced apartments. Another misnomer given that this type of apartment is more like hotel accommodation than private housing.
4. Vine Lane serves no purpose and does not need widening.
5. Where is the required Public Open Space?

We implore the Council to reject LabTech's revised proposals in their entirety.

Jane & David Mercer