

From: Dee Searle
Sent: 18 November 2022 19:30
To: Planning
Cc: David Fowler; SaveMuseumStreet; CE Camden
Subject: Objection reference: 2021/2954/P One Museum Street

Dear Camden Planning Department

Climate Emergency Camden would like to submit an objection to the amended application, reference: 2021/2954/P One Museum Street, on the following grounds:

1) Climate resilience

Camden Council and the Mayor of London have both declared a climate and ecological emergency. The One Museum Street development contravenes the London Plan 2021 and Camden Council's strategic objectives by generating many tonnes of climate-damaging carbon dioxide through demolishing a building that is only 55 years old.

Construction of the proposed 74m high tower will emit many tonnes of carbon through energy consumption during the construction process and in the manufacture of concrete and steel. This will contribute significantly to climate change.

The developers have not thoroughly investigated the option of retrofitting the building to bring it up to modern, low-carbon standards of energy use and insulation.

The current proposals are behind many latest good examples of carbon-efficient buildings. If they go ahead it will be a missed opportunity for a prestigious, high-profile site in Camden.

2) Urban overheating

The proposed 74m high tower block and associated medium rise buildings represent a densification of an already densely-developed area. This will increase the heat island effect. The suggested landscaping and light-coloured paving will not compensate for the increased external overheating created by the proposed development.

3) Trees and green space

The London Plan 2021, Camden Local Plan 2017 and subsequent further guidance on trees in 2019 all call for the protection of trees and green space and for enhanced provision in new developments.

The proposed development of One Museum Street involves the removal of nine mature trees and crown pruning of five remaining trees. The Arboreal Impact Assessment admits that the removal of a T1 early mature London Plane tree will have an adverse effect on the character of the public realm.

While the development proposes to replace the removed trees with 10 new trees, these will take many years to provide the important urban cooling and carbon absorption capacity of the existing mature trees. There is also a risk that the crown pruning could cause long-term damage to the surviving trees. The Ecological and Biodiversity Assessment concludes that One Museum Street lies in an area of deficiency in public access to nature. While it is to be applauded that the developers are considering Urban Greening, the measures proposed are unlikely to contribute significantly to the consolidation of London as an urban park city.

Specifically the tower block and associated dense layout mean the site is mostly overshadowed by the high surrounding buildings, so much of the green landscaping will be in shade and will have little beneficial impact on improving the local environment or supporting biodiversity.

I realise this response is after the official deadline of 30 October 2022 for comments. I have kept it as brief as possible, so hope it can still be included.

Please don't hesitate to contact me if you require any further information.

Kind regards

Dee Searle
On behalf of
Climate Emergency Camden