

**From:** Judy Albery [REDACTED]  
**Sent:** 19 November 2022 10:00  
**To:** Planning [REDACTED] Georgia Gould (Cllr)  
[REDACTED]  
onemuseumstreet [REDACTED]  
**Subject:** One Museum Street/LabTech Development

Dear Sir/Madam  
Please bring this to the attention of your Planning Department and to  
members of Camden's Planning Committee.  
Thank you  
Yours sincerely  
Judy Albery

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[REDACTED]

8a Bradmore Park Road  
London  
W6 0DS

19th November 2022

Camden Council's Planning Department  
Re : One Museum Street Project/LabTech

I am writing to object to the above planning application and to request that your recommendation to the Planning Committee is a refusal.

This application is grossly insensitive. It will dominate historic buildings, Conservation Areas and Protected Views

If consent is granted it will create a precedent for other alien tall-rise buildings and the destruction of the character of another of London's historic areas.

There has been an unprecedented number of community, residential and historical associations (15 to date) that have criticised LabTech's scheme.

The « so-called » consultation between the Developers and those criticising the Scheme has been derisory and insulting. The « improvements » offered by LabTech include :

Removing 2 storeys from its height, HOWEVER increasing the buildings bulk so that its floor space (and profitability) is maximised. It remains a dominant eye-sore in the immediate vicinity and beyond ;

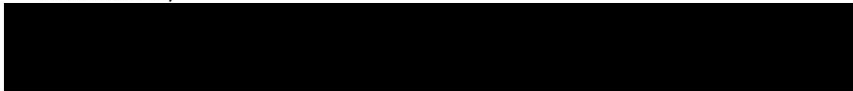
Despite Camden's own Planning requirements, no new public open space is provided. The widening of Vine Lane hardly compensates. This Lane leads nowhere and will provide an ideal environment for dealers, vagrants and for rubbish.

The increase in social housing from 6 units to 9 is minimal. The affordable shared ownership housing has been increased from 6 to 10 units and private housing has been increased to 28 units of which 22 will be « serviced apartments. These latter two are both misnamed. To afford the « affordable » housing necessitates an income of above £65,000 and the « service apartments » are in fact private hotel suites. Far from providing housing for people of a lower income and for the local community, the developers are likely to attract higher-income residents and to maximise their profit.

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Consultation has recommended that Selkirk Street should not be demolished but instead converted for use by local, social uses and for businesses (rehearsal studios, editing suites for film and theatre sectors and workshops). A report commissioned by the objectors produced by « Targeting Zero » on the sustainability of the Project concluded that LabTech had misrepresented the carbon costs in their proposal for entire demolition. This will, if consent is given, produce 64,000 tonnes of unnecessary carbon emissions over the next 60 years. LabTech's architects, DSDHA have been shortlisted for a sustainable architecture award and are, supposedly, supporters of « Architects Declare ». This is an organisation committed to addressing the climate emergency. Both for the developers and their architects it seems that profit is of the greatest importance and triumphs over some of Camden's Planning Policies, sustainability, and the many organisations that are objecting.

Yours sincerely



Judy Albery

cc Cllr Georgia Gould. Head of Camden Council  
cc Sam Griffiths LabTech.