



Subject:

Re: Composite Planning Applications (Planning Applications) in respect of proposals for the development of a series of plots bounded by High Holborn, Museum Street, New Oxford Street and West Central Street including Selkirk House, Museum Street (original



Dear Sirs,

I refer to my emails of 10 October and 1 November. I cannot trace a reply. I look forward to hearing from you. I should add that the misleading plan on the applicant's website is all the more serious given that the website itself purports to be a "consultation". The unilateral communication of selected and, in context, knowingly misleading data or subjective opinions cannot constitute genuine consultation, particularly in circumstances where:

- ∞ The real owners hide behind their paid propagandists; and
- ∞ neither the owner nor their propagandists reply to reasoned concerns or even questions about their proposals.

Altogether thus has resulted in a wholly flawed process, risking an outcome where any decision by the Council will be vitiated.

Please factor this into your consideration of the Applications.

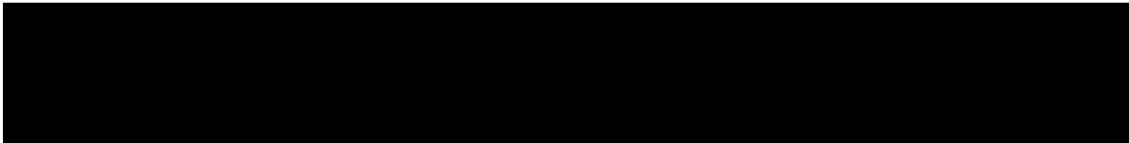
Regards

Peter Bloxham





Subject: 2021/2954/P One Museum Street



Dear Sir or Madam,

I wish to object to the proposed development on Museum Street. It looks like an eyesore and we've got quite enough massive construction sites in the neighbourhood. Please don't allow it to be built.

Kind regards,

Dave McGowan
39A Endell Street



Subject:

2021/2954/P One Museum Street, WC1A 1JR: Planning Application OBJECTION



Dear Sir/Madam,

2021/2954/P One Museum Street, WC1A 1JR: Objection to Planning Application

I am writing to object to the above planning application. I understand that the developers Lab Selkirk House Ltd who have submitted the application have recently amended the scheme however far from coming forward with a more modest revised proposal, the project is still enormous, inappropriate and completely out of scale and would run visually roughshod over this most significant and historic part of central London. My objection is based on the following facts concerning the development which as you will note straddle a number of highly significant issues:

1. Height: I note that the proposed tower will be over 20mm taller than the existing Travel Lodge block (even after the adjustments in the proposed height of the tower) which is excessive. The tower would be overbearing and a blemish on this site and wider area and historic views from Drury Lane, St Georges (Grade I Listed), British Museum, Bedford Square and New Oxford Street would be visually overwhelmed by the intrusion of the tower and lower block from this development which would also be significantly visible from the entrance courtyard of the British Museum. The proposed tower should not be taller than the existing building as a maximum limit and I am therefore surprised that such a tall building is even being considered by the Council.

The slight reduction of height in the latest proposal by removing the top two storeys has resulted in the building being even bulkier as it would appear that the accommodation lost by this height reduction has simply been relocated elsewhere in the development to 'spread it out'.

2. Demolition and Sustainability: The existing Travel Lodge building already offers a significant variety of spaces internally which would be suitable for conversion to provide diverse uses and could be retro-fitted to allow for this. There is therefore no need for the building to be demolished at all.

At a time when we all rightly looking to become greener and should be collectively working to attain Carbon emission reduction goals to safeguard our future on this planet, the application scheme requires the demolition of an existing building which is only around 50 years or so and it's replacement with a new construction which would be formed from massive amounts of concrete, steel and glass which would result in a huge carbon footprint which should not be acceptable when there is the alternative of re-using significant parts of what already exists. This approach must therefore be contrary to environmental planning policy and so I would be surprised that your officers could support this.

4. Erosion of Street Pattern: the inclusion of the new pedestrian route through the site to connect High Holborn from West Central Street would erode the 18th Century street pattern.

5. Housing Provision: This mixed use development is to include 48 new homes however I note that this involves the demolition of 18 dwellings which are already located on the site and the new scheme has only put forward just 9 social housing dwellings and a further 9 'affordable' dwellings which are likely to be very expensive by most people's standards.

This low offering of social/affordable dwellings is lacking in generosity of spirit and the development would be a missed opportunity to provide housing for to people that really need it in the borough, especially at time when so many people are struggling to survive financially in these economically uncertain times.

In summary, I feel that to grant permission for this enormously tall and oversized development would be a mistake that would forever damage the urban fabric of Holborn, setting a terrible precedent in this part of Camden and beyond in the capital, where developers would have a ready example of how tall building can be 'acceptable' when they clearly should not, whilst simultaneously being counter to environmental policies and much wider and far reaching environmental concerns. I therefore feel compelled to object to this development.