

From: James Tait
Sent: 22 December 2022 15:02
To: Planning
Cc: David Fowler; save museum street
Subject: Objection to proposed development - 1 Museum Street

OBJECTION

APPLICATION REF: 2021/2954/P One Museum Street

Dear sir,

I am a Camden resident who lives close to this proposed development, and I wish to record my objection to the planned tall block on Museum Street.

This proposal, if allowed, would damage a conservation area and provide little benefit. The proposal fails on many counts, including

- Economic - this development would produce more office space at a time when there is a surplus of provision, alongside a reduced demand for office work in Central London. This scheme ignores the consequence of the significant increase in hybrid working.
- Environmental - the proposal is to demolish and rebuild, and inevitably will produce a damaging and unnecessary release of CO2. This clearly contradicts a stated Camden policy
- Community need - for a site of this size, there is a minimal contribution to the critical housing need for decent social housing. Camden and London need ambitious plans to increase its housing provision, and not to accept paltry proposals such as are offered here.
- Conservation - the size of this block, even under the revised proposals, would clearly damage views in this west end area. The scheme itself stands on a site that was once an important "metropolitan improvement". Any replacement should honour Pennethorne's original design. This proposal would destroy buildings that any responsible approach to conservation would preserve.

This site is an opportunity to provide a valuable new amenity in a prominent, West End location. Instead, Camden is being offered an oversized and ugly block that would disfigure the neighbourhood and cause lasting damage. The scheme should be rejected.

Yours sincerely,

James Tait

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