

Application ref: 2023/2653/L  
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Date: 7 March 2024

**Development Management**  
Regeneration and Planning  
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Iceni Projects  
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London  
EC1N 8FH

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**Selkirk House**  
**166 High Holborn**

**1 Museum Street**

**10-12 Museum Street**

**35-41 New Oxford Street and**  
**16A-18 West Central Street,**  
**London**  
**WC1A 1JR**

Proposal:

Alterations, including part-demolition, to 10-12 Museum Street and 35 and 37 New Oxford Street, to provide flats and townhouses. Demolition of closet wing to 10 Museum Street, infill of door openings. Demolition of modern rear extension to 11-12 Museum Street from ground to third floors, rebuilding of rear wall. Removal of non-original staircase and internal walls to 11-12 Museum Street along with new layouts and thermal upgrades including internal wall insulation, to facilitate new flats. New bridge links to 12 Museum Street from 16a-18 West Central Street. Removal of non-original partition walls to 35 and 37 New Oxford Street, reinstatement of historic room layouts, thermal upgrades. Across listed buildings: New kitchens, bathrooms and sanitaryware; Introduction of slimline double-glazed retrofit vacuum glazing to existing window joinery, limited replacement frames; New internal and external doors; Façade refurbishment works; Conservation and restoration of historic joinery, plasterwork, fireplaces and other features of heritage

importance. Courtyard garden linking buildings at first floor level above ground floor shared services, with new and amended openings to listed buildings to provide access. New and restored retail frontages to all buildings.

Drawing Nos:

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 approved drawings

The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing plans:

Site-wide

Location Plan 295\_P10.001 B, Existing Site Plan 295\_P10.002 B.

West Central Street

Existing Basement Plan 295B\_P10.179 B, Existing Ground Floor Plan 295B\_P10.180 B, Existing First Floor Plan 295B\_P10.181 B, Existing Second Floor Plan 295B\_P10.182 B, Existing Third Floor Plan 295B\_P10.183 B, Existing Fourth Floor Plan 295B\_P10.184 B, Existing Roof Plan 295B\_P10.185 B.

Site-wide elevations

Existing West Central Street Elevation North 295\_P10.200 B, Existing West Central Street Elevation South 295\_P10.201 B, Existing West Central Street Elevation West 295\_P10.202 B, Existing West Central Street Elevation East 295\_P10.203 B, Existing Museum Street Elevation 295\_P10.204 B, Existing High Holborn Elevation 295\_P10.205 B, Existing New Oxford Street Elevation 295\_P10.206 B.

Demolition drawings

Demolition Site Plan 295\_P10.300 B, Demolition Plan - Basement Floor 295B\_P10.300 B, Demolition Plan - Ground Floor 295B\_P10.301 B, Demolition Plan - First Floor 295B\_P10.302 B, Demolition Plan - Second Floor 295B\_P10.303 B, Demolition Plan - Third Floor 295B\_P10.304 B, Demolition Plan - Fourth Floor 295B\_P10.305 B, Demolition Plan - Roof 295B\_P10.306 B, Demolition Elevations - Museum Street & New Oxford Street 295B\_P10.400 B, Demolition Elevations - West Central Street 295B\_P10.401 B, Demolition Elevations - Courtyard 295B\_P10.402 B.

Proposed plans:

#### Site-wide

Proposed Site Plan 295\_P20.003 B, Proposed Landscape GA Plan 295\_P20.006 C, Proposed Landscape Paving Plan - Kerb Types 295\_P20.010 C, Proposed Levels and Drainage Intent Plan 295\_P20.011 C, Proposed Furniture Plan 295\_P20.012 C, Proposed Second Basement Plan 295\_P20.098 B, Proposed First Basement Plan 295\_P20.099 B, Proposed Ground Floor Plan 295\_P20.100 C, Proposed First Floor Plan 295\_P20.101 D, Proposed Second Floor Plan 295\_P20.102 C, Proposed Third Floor Plan 295\_P20.103 C, Proposed Forth Floor Plan 295\_P20.104 C, Proposed Fifth Floor Plan 295\_P20.105 B, Proposed Sixth Floor Plan 295\_P20.106 B, Proposed Seventh Floor Plan 295\_P20.107 B, Proposed Eighth Floor Plan 295\_P20.108 B, Proposed Ninth Floor Plan 295\_P20.109 B, Proposed Tenth Floor Plan 295\_P20.110 B, Proposed Eleventh Floor Plan 295\_P20.111 B, Proposed Twelfth Floor Plan 295\_P20.112 B, Proposed Thirteenth Floor Plan 295\_P20.113 B, Proposed Fourteenth Floor Plan 295\_P20.114 B, Proposed Fifteenth Floor Plan 295\_P20.115 B, Proposed Sixteenth Floor Plan 295\_P20.116 B, Proposed Seventeenth Floor Plan 295\_P20.117 B, Proposed Eighteenth Floor Plan 295\_P20.118 B, Proposed Roof Plan 295\_P20.121 B.

#### West Central Street

General Arrangement: Proposed Basement Floor Plan 295B\_P20.179 B,  
General Arrangement: Proposed Ground Floor Plan 295B\_P20.180 B, General Arrangement: Proposed First Floor Plan 295B\_P20.181 B, General Arrangement: Proposed Second Floor Plan 295B\_P20.182 B, General Arrangement: Proposed Third Floor Plan 295B\_P20.183 B, General Arrangement: Proposed Fourth Floor Plan 295B\_P20.184 B, General Arrangement: Proposed Fifth Floor Plan 295B\_P20.185 B, General Arrangement: Proposed Roof Plan 295B\_P20.186 B, West Central Street - First Floor Landscape Plan 295B\_P20.121 B.

#### Proposed site-wide elevations

Proposed West Central Street Elevation North 295\_P30.100 B, Proposed West Central Street Elevation South 295\_P30.101 C, Proposed West Central Street Elevation West 295\_P30.102 B, Proposed West Central Street Elevation East 295\_P30.103 C,  
Proposed Museum Street Elevation 295\_P30.104 C, Proposed High Holborn Elevation 295\_P30.105 C, Proposed New Oxford Street Elevation 295\_P30.106 C.

#### Proposed elevations - West Central Street

Museum Street & New Oxford Street Elevations 295B\_P30.140 B, West Central Street Elevations 295B\_P30.141 B, Courtyard Elevations - Sheet 1 295B\_P30.142 B, Courtyard Elevations - Sheet 2 295B\_P30.143 B.

#### Proposed site sections

### 3 Detailed drawings/samples - 10-12 Museum Street

Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

- a) Details of all proposed new architectural features including cornices, skirtings, fireplaces and surrounds
- b) Plan, elevation and section drawings of all new internal doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.
- c) Plan, elevation and section drawings, including jambs, head and cill, of all proposed new and replacement external door openings.
- d) Plan, elevation and section drawings of all new windows at a scale of 1:10 with typical glazing bar details at 1:1. A schedule is required showing window design, details, and opening mechanism for traditional sash casements.
- e) Samples and/or manufacturer's details of new facing materials for the proposed new shopfronts (to be provided on site and retained on site during the course of the works).
- f) Details of service runs for all new bathrooms/kitchens, demonstrating the relationship of new pipework with the structure of the building.
- g) Details of any proposed new roof finishes and proposed rainwater goods.

Reason: To safeguard the historic appearance and character of the building in accordance with the requirements of Camden Local Plan policies D2.

#### 4 Detailed drawings/samples - 35-37 New Oxford Street

Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

- a) Details of all proposed new architectural features including cornices, skirtings, fireplaces and surrounds
- b) Plan, elevation and section drawings of all new internal doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.
- c) Plan, elevation and section drawings, including jambs, head and cill, of all proposed new and replacement external door openings.
- d) Plan, elevation and section drawings of all new windows at a scale of 1:10 with typical glazing bar details at 1:1. A schedule is required showing window design, details, and opening mechanism for traditional sash casements.
- e) Samples and/or manufacturer's details of new facing materials for the proposed new shopfronts (to be provided on site and retained on site during the course of the works).
- f) Details of service runs for all new bathrooms/kitchens, demonstrating the relationship of new pipework with the structure of the building.
- g) Details of any proposed new roof finishes and proposed rainwater goods.

Reason: To safeguard the historic appearance and character of the building in accordance with the requirements of Camden Local Plan policies D2.

#### 5 Method Statement

A method statement of the proposed external repairs including repointing and

rendering shall be submitted to and approved by the Local Planning Authority prior to commencement of such works.

Reason: To safeguard the historic appearance and character of the building in accordance with the requirements of Camden Local Plan policies D2.

Informative(s):

- 1 The site's planning history has been taken into account when making this decision

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope  
Chief Planning Officer