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Our ref: NFD/AKG/EBH/U0026147

Your ref: PP-13543908

17 December 2024

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
Application for discharge of Condition 12 of Planning Permission Ref. 2023/2510/P

On behalf of our client, Lab Selkirk House Limited, we hereby submit the details to discharge the details reserved by Condition 12 of planning permission ref. 2023/2510/P, dated 07 March 2024 in respect of the development site at: 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 ('the Site').

On 07 March 2024, planning permission (ref. 2023/2510/P) was granted at the Site for:

“Redevelopment of Selkirk House, 166 High Holborn and 1 Museum Street following the substantial demolition of the existing NCP car park and former Travelodge Hotel to provide a mixed-use scheme, providing office, residential, and town centre uses at ground floor level. Works of part-demolition and refurbishment to 10-12 Museum Street, 35-41 New Oxford Street, and 16A-18 West Central Street to provide further town centre ground floor uses and residential floorspace, including affordable housing provision. Provision of new public realm including a new pedestrian route through the site to link West Central Street with High Holborn. Relocation of cycle hire docking stations on High Holborn.”

Associated listed building consent (ref. 2023/2653/L) was approved on the same day.

Condition 12

Condition 12 of the planning permission (ref. 2023/2510/P) states:

“The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, check for compliance with the design (as approved by the local planning authority and building control body) and monitor the critical elements of both permanent and temporary basement construction works throughout their duration. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.”

In accordance with the requirements of the condition, a letter confirming the appointment of a suitable qualified engineer has been submitted in support of the application. Heyne Tillett Steel (HTS) have been appointed and their employees are members of the Institution of Structural Engineers (IStructE) and Institute of Civil Engineers (ICE) professional bodies.

Application Documentation:

In support of this application, we hereby enclose the following documentation:

- Application Form (PP-13543908)
- Appointment of Engineer Letter, prepared by HTS, dated 16 December 2024.

We trust the above is acceptable, and we welcome Camden's written confirmation that the submitted details are sufficient to discharge Condition 12.

Should you have any queries relating to the application, please contact Esmee Bryson-Harris of this office.

Yours faithfully,

Gerald Eve LLP