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Our ref: NFD/AKG/EBH/U0026147

Your ref: PP- 13543915

19 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 28 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 28 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 28

Condition 28 of the planning permission (ref. 2023/2510/P) states:

“The development hereby permitted shall not be commenced until detailed design and method statements (in consultation with TfL Infrastructure Protection and Thames Water) have been submitted to and approved in writing by the local planning authority which:

- 1. Provide details of below ground works at 1 Museum Street, 10-12 Museum Street, 35-41 New Oxford Street and 16A-18 West Central Street.***
- 2. Identify and accommodate London Underground (LU) structures and tunnels.***

3. **Details of any changes in loading to LU's infrastructure considering sequence of temporary and permanent works.**
4. **Provide staged ground movement impact assessment arising from temporary works and permanent works during demolition and construction stages to be undertaken.**
5. **Accommodate ground movement arising from the development construction thereof.**
6. **Provide risk assessment and method statement for the proposed demolition and construction works including temporary works, use of mobile cranes as well as tower cranes.**

The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied."

In accordance with the requirements of the condition, John F Hunt Ltd, Heyne Tillett Steel (HTS), and A-Squared Studio have prepared a series of reports and drawings addressing each part of the condition. Below is a list of the submitted documents. The table shows how each part of the condition is addressed alongside the corresponding document or drawing.

0. Application Form (PP- 13543915);
1. Table of Contents, prepared by John F Hunt Ltd;
 - 1.1. 1MS and WCS - Proposed Sub-Structure Drawings, prepared by HTS;
 - 1.2. Demolition Drawings- Selkirk House, prepared by HTS;
 - 1.3. Demolition Drawings- West Central Street Buildings, prepared by HTS;
2. Ground Movement and Damage Impact Assessment, prepared by A-Squared Studio;
3. Tension Piles Design Report, prepared by A-Squared Studio;
4. Basement Construction Plan, prepared by John F Hunt Ltd; and
5. Piling Method Statement and Risk Assessments, prepared by John F Hunt Ltd.

| Part of Planning Condition 28 | Document / drawing references submitted to address part of the condition |
|--|---|
| 1. Provide details of below ground works at 1 Museum Street, 10-12 Museum Street, 35-41 New Oxford Street and 16A-18 West Central Street. | 1.1 1MS & WCS - Proposed Sub-Structure Drawings 1.2 Demolition Drawings- Selkirk House 1.3 Demolition Drawings- West Central Street Buildings |
| 2. Identify and accommodate London Underground (LU) structures and tunnels. | 2. Ground Movement and Damage Impact Assessment |
| 3. Details of any changes in loading to LU's infrastructure considering sequence of temporary and permanent works. | 2. Ground Movement and Damage Impact Assessment |
| 4. Provide staged ground movement impact assessment arising from temporary works and permanent works during demolition and construction stages to be undertaken. | 2. Ground Movement and Damage Impact Assessment |

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| 5. Accommodate ground movement arising from the development construction thereof. | 2. Ground Movement and Damage Impact Assessment |
| 6. Provide risk assessment and method statement for the proposed demolition and construction works including temporary works, use of mobile cranes as well as tower cranes. | 3. Tension Piles Design Report 4. Basement Construction Plan 5. Piling Method Statement and Risk Assessments |

We trust the above is acceptable, and we welcome Camden's written confirmation that the submitted details are sufficient to discharge Condition 28.

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

Yours faithfully,

Gerald Eve LLP