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Our ref: NFD/AKG/EBH/U0026147

Your ref: PP-13543947

18 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 43 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 43 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 43

Condition 43 of the planning permission (ref. 2023/2510/P) states:

“Prior to commencement of development other than site clearance & preparation, a feasibility assessment for rainwater/greywater recycling should be submitted to and approved in writing by the local planning authority. If considered feasible, details shall be submitted to the local authority and approved in writing. The development shall thereafter be constructed in accordance with the approved details.”

In accordance with the requirements of the condition, Hoare Lea have prepared a Rainwater/ Greywater Harvesting Feasibility Study. Rainwater and Greywater harvesting has been considered for the various proposed buildings on the Site.

1 Museum Street building:

Rainwater harvesting is feasible for a system sized to serve the landscape irrigation system.

Greywater collection from showers and wash hand basins is not considered feasible due to space restrictions for segregated plant and drainage systems.

West Central St buildings:

Rainwater harvesting is feasible for a system sized to serve the landscape irrigation system.

Greywater collection from showers and wash hand basins is not considered feasible due to space restrictions for segregated plant and drainage systems.

Vine Lane Buildings:

Rainwater harvesting is not feasible due to insufficient demand for harvested rainwater for irrigation and space restrictions at ground level.

Greywater collection from showers and wash hand basins is not considered feasible due to space restrictions for segregated plant and drainage systems.

High Holborn Building:

Rainwater harvesting is not feasible due to insufficient demand for harvested rainwater for irrigation and space restrictions at ground level.

Greywater collection from showers and wash hand basins is not considered feasible due to space restrictions for segregated plant and drainage systems.

Application Documentation:

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

- Application Form (PP-13543947)
- Rainwater/ Greywater Harvesting Feasibility Study, prepared by Hoare Lea.

We trust the above is acceptable, and we welcome Camden's written confirmation that the submitted details are sufficient to discharge Condition 43.

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

Yours faithfully,

Gerald Eve LLP