



GERALDEVE
A NEWMARK COMPANY

One Fitzroy 6 Mortimer Street
London W1T 3JJ
Tel. +44 (0)20 7493 3338
geralveve.com

London Borough of Camden
Planning and Borough Development
5 Pancras Square
c/o Judd Street
London
WC1H 9JE

FAO: David Fowler

Our ref: NFD/AKG/EBH/U0026147

Your ref: PP- 13543928

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 40 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 40 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 40

Condition 40 of the planning permission (ref. 2023/2510/P) states:

“Prior to commencement of development other than site clearance & preparation, a feasibility assessment into waste water heat recovery with the aim of maximising the energy efficiency of the development should be submitted to the local planning authority and approved in writing. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.”

In accordance with the requirements of the condition, Hoare Lea have prepared a Wastewater heat recovery Feasibility Study. Each of the four buildings on Site have been assessed with wastewater

heat recovery found not to be feasible in any building. The Applicant, is however, committed to maximising energy efficiency through passive and active means across the Site. See the supporting report Hoare Lea for further information.

Application Documentation:

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

- Application Form (PP- 13543928)
- Wastewater heat recovery 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 40.

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

Yours faithfully,

A handwritten signature in black ink that reads "Gerald Eve LLP". The signature is written in a cursive, slightly slanted style.

Gerald Eve LLP