

Application ref: 2024/5282/P
Contact: David Fowler
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Date: 3 January 2025

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Gerald Eve
One Fitzroy
6 Mortimer
London
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**1 Museum Street
London
WC1A 1JR**

Proposal:

Details to part discharge Condition 23 (Arboricultural Method Statement) - pre-demolition, of planning reference 2023/2510/P dated 07/03/24 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.

Drawing Nos: Covering letter (Gerald Eve) 26 November 2024, Arboricultural Method Statement 191004-PD-45e (tma) November 2024.

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 Reason for approval:

Full details of tree protection measures have been submitted for the demolition phase. The Council's Tree Section were consulted and recommend discharge for pre-demolition only. Full details will need to be submitted prior to construction and therefore this condition is only part discharged.

No objections were received prior to making this decision. The planning history of the site was taken into account when coming to this decision.

The proposed details are in accordance with policies A2 and A3 of the Camden Local Plan and condition 23 can therefore be part discharged.

- 2 You are advised that the following conditions relating to planning permission granted under reference 2023/2510/P dated 07/03/2024 still need to be discharged:

- 3, 4, 5, 6, 7, 10b, 11, 12, 21, 23 (pre-construction), 24, 25, 26, 27, 28, 30, 33, 35, 39, 40, 41, 42, 43, 45 parts 2 and 3, 48, 49.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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