

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-13543925

07 February 2025

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 45 part 3 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 45 part 3 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.

Pre-Application Discussions

The Applicant submitted the first monitoring report (Oct-Nov 2024) for pre-application review and feedback to Camden's Air Quality officer on 15 January 2025.

The Applicant submitted the second monitoring report (Nov – Dec 2024) to Camden's Air Quality officer on 24 January 2025.

Camden's Air Quality officer confirmed that the reports were acceptable in principle.

Condition 45 part 3

Condition 45 part 3 of the planning permission (ref. 2023/2510/P) states:

“Air quality monitoring should be implemented on site. No development shall take place until

3. Prior to commencement, a baseline monitoring report including evidence that the monitors have been in place and recording valid air quality data for at least 3 months prior to the proposed implementation date shall be submitted to the Local Planning Authority and approved in writing. The monitors shall be retained and maintained on site in the locations agreed with the local planning authority for the duration of the development works, monthly summary reports and automatic notification of any exceedances provided in accordance with the details thus approved. Any changes to the monitoring arrangements must be submitted to the Local Planning Authority and approved in writing.”

In accordance with the requirements of the condition, Arup have prepared three reports which provide evidence that the air quality monitors placed at approved locations across the site (see AOD ref: 2024/4505/P) have been recording air quality data for at least 3 months prior to the proposed implementation date of the approved development.

Application Documentation:

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

- Application Form (PP-13543925) and covering letter, prepared by Newmark;
- Air Quality Monitoring Report (October-November 2024), prepared by Arup;
- Air Quality Monitoring Report (November-December 2024), prepared by Arup; and
- Air Quality Monitoring Report (December 2024 – January 2025), prepared by Arup.

We trust the above is acceptable, and we welcome Camden’s written confirmation that the submitted details are sufficient to discharge Condition 45 part 3.

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

Yours faithfully,

Newmark Gerald Eve LLP