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Development Management  
Camden Town Hall Extension  
Argyle Street  
London WC1H 8EQ

## Application for Planning Permission and for relevant demolition of an unlisted building in a conservation area Town and Country Planning Act 1990

### Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

### 1. Site Address

Number	<input type="text" value="1"/>
Suffix	<input type="text"/>
Property name	<input type="text"/>
Address line 1	<input type="text" value="Museum Street"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="London"/>
Postcode	<input type="text" value="WC1A 1JR"/>

Description of site location must be completed if postcode is not known:

Easting (x)	<input type="text" value="530186"/>
Northing (y)	<input type="text" value="181385"/>

Description

### 2. Applicant Details

Title	<input type="text"/>
First name	<input type="text"/>
Surname	<input type="text" value="N/A"/>
Company name	<input type="text" value="Lab Selkirk House Ltd"/>
Address line 1	<input type="text" value="c/o Agent"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="London"/>
Country	<input type="text" value="England"/>

2. Applicant Details

Postcode

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

Title

Ms

First name

Anna

Surname

Snow

Company name

Iceni Projects

Address line 1

Da Vinci House

Address line 2

44 Saffron Hill

Address line 3

Town/city

London

Country

United Kingdom

Postcode

EC1N8FH

Primary number

Secondary number

Fax number

Email

4. Site Area

What is the measurement of the site area?  
(numeric characters only).

0.53

Unit

Hectares

5. Site Information

Title number(s)

Please add the title number(s) for the existing building(s) on the site. If the site has no title numbers, please enter "Unregistered"

Title Number

NGL968066

Title Number

167107

5. Site Information

Title Number	181376
Title Number	182812
Title Number	263883
Title Number	335102
Title Number	NGL867296
Title Number	NGL868191
Title Number	NGL909987
Title Number	NGL912064
Title Number	NGL935890

Energy Performance Certificate

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)? ☐ Yes ☒ No

Public/Private Ownership

What is the current ownership status of the site? ☐ Public ☒ Private ☐ Mixed

6. Description of the Proposal

Please describe details of the proposed development or works including any change of use and details of the proposed demolition.

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

“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 demolition, remodelling and extension 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.”

Has the work or change of use already started? ☐ Yes ☒ No

7. Further information about the Proposed Development

Are the proposals eligible for the 'Fast Track Route' based on the affordable housing threshold and other criteria? ☒ Yes ☐ No

Do the proposals cover the whole existing building(s)? ☒ Yes ☐ No

Current lead Registered Social Landlord (RSL)

If the proposal includes affordable housing, has a Registered Social Landlord been confirmed? ☐ Yes ☒ No  
If the proposal does not include affordable housing, select 'No'.

7. Further information about the Proposed Development

Details of building(s)

Please add details for each new separate building(s) being proposed (all fields must be completed). Please only include existing building(s) if they are increasing in height as part of the proposal.

Building reference	1 Museum Street
Maximum height (Metres)	81.6
Number of storeys	21

Building reference	High Holborn
Maximum height (Metres)	22.3
Number of storeys	6

Building reference	Vine Lane
Maximum height (Metres)	20.5
Number of storeys	5

Building reference	West Central Street
Maximum height (Metres)	21.8
Number of storeys	6

Loss of garden land

Will the proposal result in the loss of any residential garden land? ☐ Yes ☒ No

Projected cost of works

Please provide the estimated total cost of the proposal 

Over £100m

8. Vacant Building Credit

Does the proposed development qualify for the vacant building credit? ☐ Yes ☒ No

9. Superseded consents

Does this proposal supersede any existing consent(s)? ☐ Yes ☒ No

10. Development Dates

Please add the expected commencement and completion dates for all phases of the proposed development.  
If the entire development is to be completed in a single phase, state in the 'Phase Detail' that it covers the 'Entire Development'.

Phase Detail	Commencement Month	Commencement Year	Completion Month	Completion Year
Demolition	January	2022	January	2023
Construction	October	2022	May	2025

## 11. Scheme and Developer Information

### Scheme Name

Does the scheme have a name?

☐ Yes ☒ No

### Developer Information

Has a lead developer been assigned?

☐ Yes ☒ No

## 12. Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

Please refer to accompanying Design & Access Statement and Planning Statement

## 13. Existing Use

Please describe the current use of the site

Selkirk House comprises a 17 storey building, which includes two basement levels, and a further partial basement level. Selkirk House is occupied by the former Travelodge hotel building and NCP car park. The former Travelodge building provided overspill accommodation from the primary Travelodge hotel building on the opposite side of High Holborn, however, the hotel use at the site ceased all operation in June 2020. At lower levels there is an NCP car park set across basement to second floor level.

The West Central Street buildings are predominantly in retail use at ground floor level fronting New Oxford Street. The basement, first and second floors of No. 39 – 41 are in office use with the upper floors of 35 – 37 being in residential use. No's 16a, 16b and 18 West Central Street were previously in use as a nightclub at basement level with offices above.

Is the site currently vacant?

☒ Yes ☐ No

If Yes, please describe the last use of the site

Please refer to description above and accompanying Planning Statement.

When did this use end  
(if known)?  
DD/MM/YYYY

**Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.**

Land which is known to be contaminated

☐ Yes ☒ No

Land where contamination is suspected for all or part of the site

☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

☐ Yes ☒ No

## 14. Existing and Proposed Uses

Please add details of the Gross Internal Area (GIA) for all current uses and how this will change based on the proposed development. Details of the floor area for any proposed new uses should also be added.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these, select 'Other' and specify the use where prompted. View further information on Use Classes. Multiple 'Other' options can be added to cover each individual use. If the 'Other' option is not displayed, please contact our service desk to resolve this.

14. Existing and Proposed Uses

Use Class	Existing gross internal floor area (square metres)	Gross internal floor area lost (including by change of use) (square metres)	Gross internal floor area gained (including change of use) (square metres)
OTHER Office (Use Class E(g)(i))	624	624	23359
C1 - Hotels and halls of residence	10614	10614	0
SG - Sui Generis	9221	9221	0
OTHER Flexible Use Class E	502	502	1463
C4 - Homes in multiple occupation	97	97	0
C3 - Dwellinghouses	495	495	2906
Total	21553	21553	27728

15. Materials

Does the proposed development require any materials to be used externally? ☒ Yes ☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material):

Walls

Description of existing materials and finishes (optional):	Please refer to accompanying Design & Access Statement
Description of proposed materials and finishes:	Please refer to accompanying Design & Access Statement

Roof

Description of existing materials and finishes (optional):	Please refer to accompanying Design & Access Statement
Description of proposed materials and finishes:	Please refer to accompanying Design & Access Statement

Windows

Description of existing materials and finishes (optional):	Please refer to accompanying Design & Access Statement
Description of proposed materials and finishes:	Please refer to accompanying Design & Access Statement

Doors

Description of existing materials and finishes (optional):	Please refer to accompanying Design & Access Statement
Description of proposed materials and finishes:	Please refer to accompanying Design & Access Statement

Boundary treatments (e.g. fences, walls)

Description of existing materials and finishes (optional):	Please refer to accompanying Design & Access Statement
Description of proposed materials and finishes:	Please refer to accompanying Design & Access Statement

Vehicle access and hard standing

15. Materials

Description of existing materials and finishes (optional):	Please refer to accompanying Design & Access Statement
Description of proposed materials and finishes:	Please refer to accompanying Design & Access Statement

Lighting	
Description of existing materials and finishes (optional):	Please refer to accompanying Design & Access Statement
Description of proposed materials and finishes:	Please refer to accompanying Design & Access Statement

Are you supplying additional information on submitted plans, drawings or a design and access statement? ☒ Yes ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

Please refer to accompanying Design & Access Statement.

16. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway? ☒ Yes ☐ No

Is a new or altered pedestrian access proposed to or from the public highway? ☒ Yes ☐ No

Are there any new public roads to be provided within the site? ☒ Yes ☐ No

Are there any new public rights of way to be provided within or adjacent to the site? ☒ Yes ☐ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ☐ Yes ☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

Please refer to accompanying Design & Access Statement

17. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? ☐ Yes ☒ No

Please provide the number of existing and proposed parking spaces.  
Please note that car parking spaces and disabled persons parking spaces should be recorded separately unless its residential off-street parking which should include both.

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cycle Spaces	0	496	496

18. Electric vehicle charging points

Do the proposals include electric vehicle charging points and/or hydrogen refuelling facilities? ☐ Yes ☒ No

19. Trees and Hedges

Are there trees or hedges on the proposed development site? ☒ Yes ☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☒ Yes ☐ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its

## 19. Trees and Hedges

website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

## 20. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.) ☐ Yes ☒ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

How will surface water be disposed of?

☒ Sustainable drainage system

☒ Existing water course

☐ Soakaway

☒ Main sewer

☐ Pond/lake

## 21. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species:

- ☐ Yes, on the development site  
☐ Yes, on land adjacent to or near the proposed development  
☒ No

b) Designated sites, important habitats or other biodiversity features:

- ☐ Yes, on the development site  
☐ Yes, on land adjacent to or near the proposed development  
☒ No

c) Features of geological conservation importance:

- ☐ Yes, on the development site  
☐ Yes, on land adjacent to or near the proposed development  
☒ No

## 22. Open and Protected Space

Will the proposed development result in the loss, gain or change of use of any open space? ☐ Yes ☒ No

Will the proposed development result in the loss, gain or change of use of a site protected with a nature designation? ☐ Yes ☒ No

## 23. Foul Sewage

Please state how foul sewage is to be disposed of:



23. Foul Sewage

- ☐ Mains Sewer
- ☐ Septic Tank
- ☐ Package Treatment plant
- ☐ Cess Pit
- ☐ Other
- ☒ Unknown

Are you proposing to connect to the existing drainage system? ☐ Yes ☐ No ☒ Unknown

24. Water Management

Please state the expected percentage reduction of surface water discharge (for a 1 in 100-year rainfall event) from the proposal

Are Green Sustainable Drainage Systems (SuDS) incorporated into the drainage design for the proposal? ☒ Yes ☐ No

Please state the expected internal residential water usage of the proposal (litres per person per day)

Does the proposal include the harvesting of rainfall? ☒ Yes ☐ No

Does the proposal include re-use of grey water? ☐ Yes ☒ No

25. Waste and recycling provision

Does every unit in this proposal (residential and non-residential) have dedicated internal and external storage space for dry recycling, food waste and residual waste? ☒ Yes ☐ No

26. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste? ☒ Yes ☐ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

27. Residential Units

Does this proposal involve the loss or replacement of any self-contained residential units or student accommodation (including those being rebuilt)? ☒ Yes ☐ No

Residential Units to be lost

Please provide details for each separate type and specification of residential unit being lost or replaced. Please enter details for all units being lost or replaced even if there is no net change in number.

Units Lost											
Unit type	Units	Tenure	GIA	Habitable rooms	Bedrooms	M4(2)	M4(3)(2a)	M4(3)(2b)	Sheltered Accommodation	Older Persons Housing	Garden Land
Studio or (sc) Bedsit	12	Market for Rent	41	0	1						

Please add details for every unit of communal space to be lost

Does this proposal involve the addition of any self-contained residential units or student accommodation (including those being rebuilt)? ☒ Yes ☐ No

27. Residential Units

Residential Units to be added

Please provide details for each separate type and specification of residential unit being provided.

Units Gained											
Unit type	Units	Tenure	GIA	Habitable rooms	Bedrooms	M4(2)	M4(3)(2a)	M4(3)(2b)	Sheltered Accommodation	Older Persons Housing	Garden Land
Flat, Apartment or Maisonette	3	London Affordable Rent	109	1	2	Yes	Yes				
Flat, Apartment or Maisonette	3	London Affordable Rent	124	2	3	Yes	Yes				
Flat, Apartment or Maisonette	3	Discount Market Rent (charged at London Living Rents)	95	2	1	Yes	Yes				
Flat, Apartment or Maisonette	3	Discount Market Rent (charged at London Living Rents)	88	2	2	Yes	Yes				
Flat, Apartment or Maisonette	3	Market for Sale	75	1	1	Yes	Yes				
Flat, Apartment or Maisonette	1	Market for Sale	88	1	1	Yes	Yes				
Flat, Apartment or Maisonette	1	Market for Sale	64	1	1	Yes	Yes				
Flat, Apartment or Maisonette	3	Market for Sale	75	1	1	Yes	Yes				
Flat, Apartment or Maisonette	1	Market for Sale	98	1	1	Yes	Yes				
Flat, Apartment or Maisonette	1	Market for Sale	115	2	2	Yes	Yes				
Flat, Apartment or Maisonette	2	Market for Sale	98	2	2	Yes	Yes				
Flat, Apartment or Maisonette	1	Market for Sale	95	2	2	Yes	Yes				
Flat, Apartment or Maisonette	1	Market for Sale	108	2	2	Yes	Yes				
Flat, Apartment or Maisonette	2	Market for Sale	148	2	3	Yes	Yes				
Flat, Apartment or Maisonette	1	Market for Sale	148	2	5	Yes	Yes				

Please add details for every unit of communal space to be added

Units	GIA
1	162

Who will be the provider of the proposed unit(s)?	Private
Total number of residential units proposed	29
Total residential GIA (Gross Internal Floor Area) lost	492
Total residential GIA (Gross Internal Floor Area) gained	2906

28. Non-Permanent Dwellings

Please add details of any non-permanent dwellings (if used as main residence e.g. caravans, mobile homes, converted railway carriages, etc...), traveller pitches/plots or houseboat moorings that this proposal seeks to add or remove

## 29. Other Residential Accommodation

Please add details of any non self-contained accommodation, based on the categories in the drop down menu, that this proposal seeks to add, remove or rebuild.

Provision for older people

Please specify the number of proposed rooms, of the types listed below, to be specifically provided for older people

Older persons care home accommodation - Residential care homes (Use Class C2)

0

Older persons supported and specialised accommodation - Hostel (Sui Generis Use)

0

## 30. Utilities

### Water and gas connections

Number of new water connections required

0

Number of new gas connections required

0

### Fire safety

Is a fire suppression system proposed?

☒ Yes ☐ No

### Internet connections

Number of residential units to be served by full fibre internet connections

0

Number of non-residential units to be served by full fibre internet connections

0

### Mobile networks

Has consultation with mobile network operators been carried out?

☐ Yes ☒ No

## 31. Environmental Impacts

### Community energy

Will the proposal provide any on-site community-owned energy generation?

☐ Yes ☒ No

### Heat pumps

Will the proposal provide any heat pumps?

☒ Yes ☐ No

Total Installed Capacity (Megawatts)

126.62

### Solar energy

Does the proposal include solar energy of any kind?

☐ Yes ☒ No

### Passive cooling units

Number of proposed residential units with passive cooling

29

### Emissions

NOx total annual emissions (Kilograms)

42.00

Particulate matter (PM) total annual emissions (Kilograms)

49.00

### Greenhouse gas emission reductions

Are the on-site Greenhouse gas emission reductions at least 35% above those set out in Part L of Building Regulations 2013?

☒ Yes ☐ No

### Green Roof

Proposed area of 'Green Roof' to be added (Square metres)

227.00

### Urban Greening Factor

Please enter the Urban Greening Factor score

0.27

### 31. Environmental Impacts

#### Residential units with electrical heating

Number of proposed residential units with electrical heating

29

#### Reused/Recycled materials

Percentage of demolition/construction material to be reused/recycled

95

### 32. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

☒ Yes ☐ No

#### Existing Employees

Please complete the following information regarding existing employees:

Full-time

0

Part-time

0

Total full-time equivalent

0.00

#### Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

Part-time

Total full-time equivalent

1610.00

### 33. Hours of Opening

Are Hours of Opening relevant to this proposal?

☐ Yes ☒ No

### 34. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

☐ Yes ☒ No

Is the proposal for a waste management development?

☐ Yes ☒ No

**If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website**

### 35. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

☐ Yes ☒ No

### 36. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent  
☐ The applicant  
☐ Other person

### 37. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

**Officer name:**

Title	<input type="text"/>
First name	<input type="text"/>
Surname	<input type="text"/>
Reference	<input type="text"/>

Date (Must be pre-application submission)

Details of the pre-application advice received

The proposed development has evolved through an extensive pre-application and wider stakeholder consultation process, which has included collaborative discussions with the Council, Greater London Authority ('GLA'), Transport for London ('TfL'), Historic England ('HE'), and a number of other key stakeholders.

### 38. Authority Employee/Member

**With respect to the Authority, is the applicant and/or agent one of the following:**

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

☐ Yes ☒ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

### 39. Ownership Certificates and Agricultural Land Declaration

**CERTIFICATE OF OWNERSHIP - CERTIFICATE B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14**

I certify/The applicant certifies that:

- ☒ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner\* and/or agricultural tenant\*\* of any part of the land or building to which this application relates; or
- ☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners\* and/or agricultural tenants\*\*.

**\* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years to run. \*\* 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990.**

Owner/Agricultural Tenant

**39. Ownership Certificates and Agricultural Land Declaration**

Name of Owner/Agricultural Tenant	
Number	
Suffix	
House Name	
Address line 1	Fort Anne
Address line 2	South Quay
Town/city	Douglas
Postcode	IM1 5PD
Date notice served (DD/MM/YYYY)	04/06/2021

Name of Owner/Agricultural Tenant	
Number	
Suffix	
House Name	
Address line 1	Newington House
Address line 2	237 Southwark Bridge Road
Town/city	London
Postcode	SE1 6NP
Date notice served (DD/MM/YYYY)	04/06/2021

Name of Owner/Agricultural Tenant	
Number	1
Suffix	
House Name	
Address line 1	Thornbury
Address line 2	West Ashland
Town/city	Milton Keynes
Postcode	MK6 4BB
Date notice served (DD/MM/YYYY)	04/06/2021

### 39. Ownership Certificates and Agricultural Land Declaration

Name of Owner/Agricultural Tenant	
Number	598
Suffix	
House Name	
Address line 1	Holloway Road
Address line 2	
Town/city	London
Postcode	N19 3PH
Date notice served (DD/MM/YYYY)	04/06/2021

Person role

- ☐ The applicant  
☒ The agent

Title	Ms
First name	Anna
Surname	Snow
Declaration date (DD/MM/YYYY)	10/06/2021

☒ Declaration made

### 40. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

Date (cannot be pre-application)	10/06/2021
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