



Application: RECONSULTATION - DUE TO AMENDMENTS 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. REVISIONS NAMELY: reduction in height of proposed tower by two storeys, widening of the floor plates of the proposed tower, changes to elevations and entrances, change of Vine Lane block from co-working to residential, increase in affordable housing to 51% of residential uplift.

LPA ID: 2021/2954/P

Address: 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

Dear Mr Fowler,

The Georgian Group have been informed of amendments to the above application for planning permission. The Group had previously written to you on the 4th August 2021 to recommend your local authority refuse permission and since then have supported the listing application for 16A, 16B and 18 West Central Street, 10-14 Museum Street and 33-37 New Oxford Street WC1.

In our previous objection, the Group raised concern over the massing and height of the proposed tower and the negative impact on the Bloomsbury Conservation Area and those designated heritage assets located within it. After reviewing the amended plans, which include the reduction of two storeys from the tower, the Group maintains its original position that there would be significant harm to surrounding heritage assets and the Bloomsbury Conservation Area - which are alluded to in our previous objection.

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Vice-Patron The Rt Rev. and Rt Hon. Lord Chartres GCVO
President The Duchess of Argyll
Chairman Paul Zisman
Director David Adshead



We therefore maintain our recommendation that this application for planning permission should be refused.

Yours sincerely,

Edward Waller (Conservation Adviser for South East England and London)

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