Date: 27th October '26
Our reference: ES/I&M/ED/1/26/S247

Engineering Service
Supporting Communities
London Borough of Camden
Room 4N/5PS
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 4444

camden.gov.uk

Dear Sir / Madam,

7 RIDGMOUNT STREET

IMPORTANT- THIS COMMUNICATION AFFECTS YOUR PROPERTY

Attached you will find a copy of the official notice, plans and draft orders detailing the closure of some land at the above site including a small section of highway on Ridgmount Street and the former car parking area and building forecourt.

The closure is required to allow the re-development of the above site to take place.

The proposal is as follows:

Areas of Highway/ Public Right of Way to be Stopped Up

Land totaling 159.26m2 at 7 Ridgmount Street:

- adjacent to and including the former Car Parking area and forecourt
- Part forecourt / part adopted footway to the front of 7 Ridgmount Street both north and south of the low-level balcony

as set out in drawing Number 24-022-T-011-F

The Location can be found at: 51°31'13.1"N 0°07'52.4"W
Google Maps location reference: 51.520293, -0.131234
Google Maps Street View Photo: 7 Ridgmount St - Google Maps

We enclose a copy of the notice and draft order in respect of the order to be made by the Council for your attention. Please read the notices and draft order carefully. If the order is made the land will cease to be a public right of way/ public highway.

Could you kindly reply to Elliott Della by e-mail to StoppingUp@camden.gov.uk or to Engineering Service, Room 4N/5PS, Town Hall, Judd Street, London WC1H 8EQ by **26th November '25** and confirm as to whether or not you have any objections to the proposed order. If you have responded to the previous notice, it is not necessary to respond again.

PLEASE NOTE RESPONSES ARE REQUESTED TO BE BY E-MAIL

If you require any further information, please do not hesitate to contact, Elliott Della, on 020 7 974 5138.

Yours faithfully



Elliott Della
Senior Engineer
Environment and Transport

Reference: ES/I&M/ED/1/26/S247

Section 247 of the Town and Country Planning Act 1990

7 RIDGMOUNT STREET

The London Borough of Camden being satisfied that it is necessary to enable development to be carried out in accordance with planning permission applied for under Part III of the Town and Country Planning Act 1990 hereby gives notice that it proposes to make an Order under Section 247 of the Town and Country Planning Act 1990 (as amended) to authorise the stopping up of the highway described in the First Schedule, namely the part of the highway at 7 Ridgmount Street London WC1E 7AE.

If the Order is made, the stopping-up will solely be authorised in order to enable the development described in the Second Schedule to this notice to be carried out in accordance with the planning permission to be granted by the London Borough of Camden under reference 2025/3920/P, and for no other purpose. The Order will only be made if that permission is granted.

Copies of the draft Order and relevant plan may be inspected during normal opening hours for a period of 28 days commencing on **29th October 2026** at St Pancras Library, 1st Floor, 5 Pancras Square, Kings Cross, London N1C 4AG or www.camden.gov.uk/stopping-up

Any Person may object to the making of the proposed Order by writing to the Director of Environment & Sustainability, London Borough of Camden, Room 4N/5PS Town Hall, Judd Street, London, WC1H 8EQ or StoppingUp@camden.gov.uk quoting reference ES/I&M/ED/1/26/S247. The departmental contact for any queries relating to this publication is Elliott Della telephone number 020 7974 5138.

PLEASE NOTE RESPONSES ARE REQUESTED TO BE BY E-MAIL

IN PREPARING AN OBJECTION IT SHOULD BE BORNE IN MIND THAT THE SUBSTANCE OF IT MAY BE IMPARTED TO OTHER PERSONS WHO MAY BE AFFECTED BY IT AND THAT THOSE PERSONS MAY WISH TO COMMUNICATE WITH THE OBJECTOR ABOUT IT.

THE FIRST SCHEDULE

Areas of Highway to be Stopped Up

Land totalling 159.26m2 at 7 Ridgmount Street:

- adjacent to and including the former Car Parking area and forecourt
- Part forecourt / part adopted footway to the front of 7 Ridgmount Street both north and south of the low-level balcony

as set out in drawing Number 24-022-T-011-F

MAP LOCATION	LENGTH (M)	WIDTH (M)	AREA (M^2)
A	22.1	5.4	116.16
B	34.4	0.9 to 1.3	38.16
C	3.8	1.3	4.94
Total Area			**159.26 m^2**

THE SECOND SCHEDULE

The Location

7 Ridgmount Street London WC1E 7AE

The Development

Refurbishment, partial demolition and extension works to existing building to provide additional office and retail floorspace (Class E), comprising demolition of existing fourth floor level, extensions at fourth, fifth and sixth floor level, installation of plant above sixth floor, infill of existing car parking spaces, rationalisation of existing office floorplates, basement extension, alterations to existing street facades, new landscaped roof terraces / balconies, new cycle parking, and public realm improvements and other associated works.

Richard Bradbury
Director of Environment & Sustainability

LONDON BOROUGH OF CAMDEN
TOWN AND COUNTRY PLANNING ACT 1990
SECTION 247
GREATER LONDON AUTHORITY ACT 1999

THE STOPPING UP OF HIGHWAYS (LONDON BOROUGH OF CAMDEN) (NUMBER 1) ORDER 2026 MADE:

7 RIDGMOUNT STREET

The London Borough of Camden makes this order in the exercise of its powers under Section 247 of the Town and Country Planning Act 1990 as amended by Section 270 and Schedule 22 of the Greater London Authority Act 1999 and of all other enabling powers: -

The London Borough of Camden authorises the stopping up of the areas of highway described in the First Schedule to this Order and shown on the attached drawing solely in order to enable the development described in the Second Schedule to this Order, to be carried out in accordance with the planning permission, granted under Part III of the Town & Country Planning Act 1990, by the London Borough of Camden on the ##th ### 202# under reference 2025/3920/P as amended and for no other purpose.

1. This Order shall come into force on _____ and may be cited as the Stopping Up of Highways (London Borough of Camden) (Number 1) Order 2026.

2. This order will not change the rights of any statutory utilities to access and maintain their plant or equipment.

THE COMMON SEAL OF THE MAYOR)
AND BURGESSES OF THE LONDON)
BOROUGH OF CAMDEN was hereunto)
Affixed by Order:-)

……

Authorised Signatory

DRAFT

THE FIRST SCHEDULE

Areas of highway to be Stopped Up

Land totalling 159.26m2 at 7 Ridgmount Street:

- adjacent to and including the former Car Parking area and forecourt

- Part forecourt / part adopted footway to the front of 7 Ridgmount Street both north and south of the low-level balcony

as set out in drawing.Number 24-022-T-011-F

MAP LOCATION	**LENGTH (M)**	**WIDTH (M)**	**AREA (M^2)**
A	22.1	5.4	116.16
B	34.4	0.9 to 1.3	38.16
C	3.8	1.3	4.94
Total Area			**159.26 m^2**

THE SECOND SCHEDULE

The Location

7 Ridgmount Street London WC1E 7AE

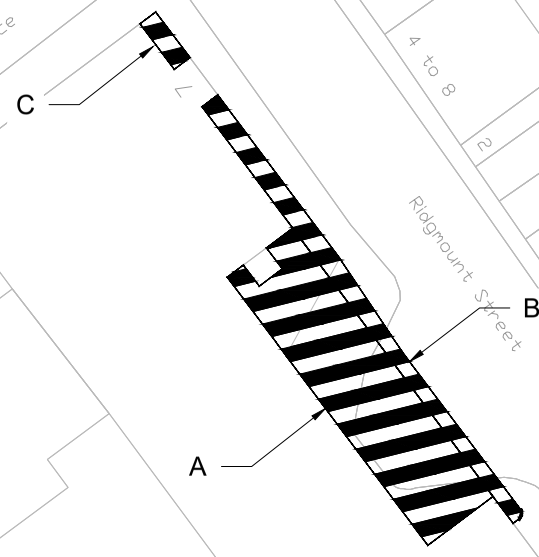
The Development

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STOPPING UP AREA SCHEDULE			
LOCATION	LENGTH (m)	WIDTH (m)	ACTUAL AREA (m²)
A	22.1	5.4	116.16
B	34.4	1.3 (MAX WIDTH) 0.9 (MIN WIDTH)	38.16
C	3.8	1.3	4.94



Project Title: 7 Ridgmount Street

Drawing Title: Stopping Up Plan
Drawing Number: 24-022-T-011-F

Scale 1:500 @ A3-H

Key:

Highway to be Stopped Up

0 1:500 25m