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DEVELOPMENT TRACKER

Farringdon - Planning Application Database Report



BDP.

	Revision A			
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1 Introduction

- 1.1 This Planning Application Database Report contains results of a search for new and existing commercial floor space, and other significant developments in the Farringdon and Clerkenwell BID Area. This includes a plan showing the locations of the identified sites and calculation of estimated Community Infrastructure Levy (CIL) revenues generated.

Search Criteria

- 1.2 This report is updated on a quarterly basis and includes new applications for creation or loss of commercial floor space, along with changes in status of existing planning applications already identified. Further significant applications are also identified where relevant.
- 1.3 Prior to September 2020, the report was used to track creation or loss of B1 (office) floor space. However, following the creation of Use Class E, which superseded Use Class B1 and a range of further commercial, business and service functions to combine these into one flexible use class, the directory now includes all new applications for Class E floor space submitted within the BID area. Alongside office floor space, this can include retail, restaurant, health clinic and crèche/nursery functions. Local authorities do however retain the ability to impose planning conditions restricting Class E planning permissions to particular functions within the Use Class.
- 1.4 The search area in this study is focused within the boundary of the BID area. Outside the boundaries, any relevant major/strategic planning applications for additional commercial floor space in the vicinity are also monitored.

Summary of findings

- 1.5 This month's report captures the following changes, which are marked with a * in Section 3, Site Directory.

New Applications

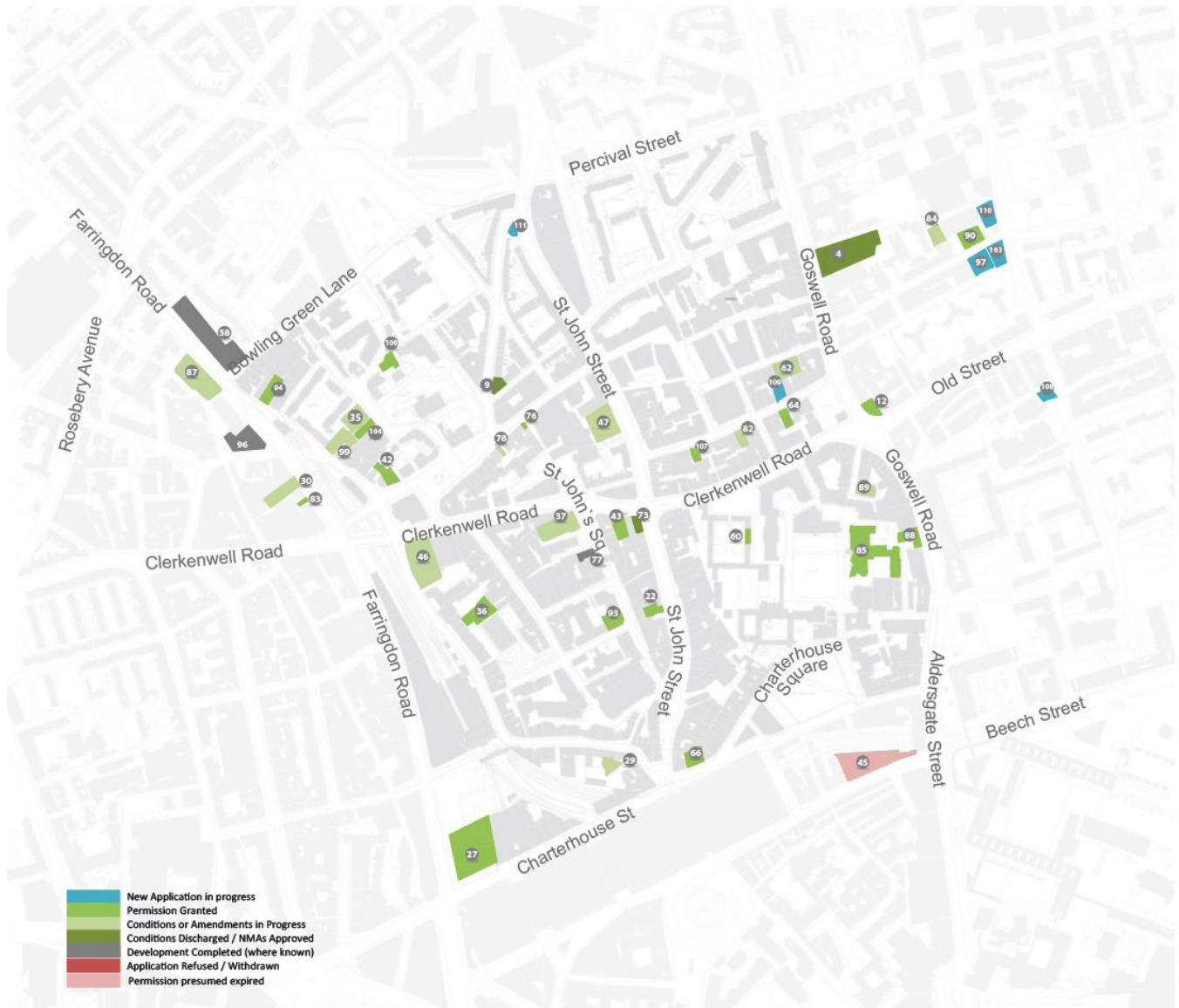
- Site 110: 49 – 51 Central Street, EC1V 8AB (P2024/1902/PRA) – New prior approval application submitted for change of use of 137 sqm of office floorspace to create two residential apartments.
- Site 111: 221 St John Street, EC1V 4LY (P2024/1658/PRA) – New prior approval application submitted for the change of use of the basement, ground, first, second and third floors of existing office floorspace (Class E) to provide 385 sqm of residential accommodation.

Existing Applications/Permissions

- Site 27: Caxton House, 2 Farringdon Road and Units 501-521 London Central Markets, Gate 30, 45 Charterhouse Street, EC1 (P2022/3875/FUL) – Application granted for the change of use of unoccupied retail units to create 520 sqm of office floorspace.
- Site 45: 1 – 12 Long Lane EC1A 9HF (18/01020/FULMAJ) – Application expired for the demolition of existing buildings and construction of a 10-storey office building to create an additional 2,887 sqm of office floorspace. The application was granted in October 2020 and required implementation by October 2023, there is no evidence that the consent has been implemented with no pre-commencement conditions discharged and works not visible underway.
- Site 58: 68 - 86 Farringdon Road, EC1R 0BD (P2015/1958/FUL) – Development complete for the redevelopment of a multistorey car park to create a 6-storey building to provide 3,869 sqm of additional office floorspace.
- Site 77: Priory House, 25 St John's Lane, EC1M 4PP (P2019/2531/FUL) – Development complete for the refurbishment and four storey extension to create 4,227 sqm of additional office floorspace.
- Site 96: 123 Farringdon Road EC1R 3DA (P2022/0933/FUL) – Development complete for the change of use of flexible commercial floorspace to create an additional 1,112 sqm of additional office floorspace. Development is also complete for an additional application (P2022/1875/FUL) at the same site for 246 sqm of office floorspace.

2 Development Database Plan

- 2.1 The following map shows the locations of applications identified in the search and their status. Developments identified as complete, refused/withdrawn or expired in previous issues of this report are not included in the diagram.



3 Site Directory

- 3.1 The following directory of sites is colour-coded to show the status of planning applications at each site. Any changes in status identified during the update are marked with a *.
- 3.2 The numbering in the directory is not consecutive as developments which were identified as complete, expired or refused/withdrawn in previous issues of this report have been removed.

	New Application in Progress
	Permission Granted
	Conditions or Amendments in Progress
	Conditions Discharged/NMAs approved
	Development Completed (Where Known)
	Application Refused/Withdrawn
	Permission Presumed Expired

Site Ref:	Site Name and Address	Application Number	Applicant	Agent	Key
4	Laser House 132 – 140 Goswell Road London EC1V 7DY	P2018/1578/FUL	Northern & Midland Holdings	Gerald Eve LLP	
22	69-73 Saint John Street Clerkenwell London EC1M 4AN	P2020/1327/FUL	Messrs Barltrop & Foa	Cuozzo Fleming Architects Ltd	
27	Caxton House, 2 Farringdon Road and Units 501-521 London Central Markets, Gate 30, 45 Charterhouse Street, London EC1	P2022/3875/FUL	ARE 1 Farringdon Holdings Aarl	DP9 Ltd	*
29	The Smokery 2 – 6 Greenhill's Rents London EC1M 6BW	P2021/1708/FUL	VMM	Sedley Place Design Ltd	
30	Satila House, 109-111 Farringdon Road, London, EC1R 3BW	P2016/3207/FUL	Satila Property Uk Ltd	Feilden+Mawson LLP	
35	19 – 21 Clerkenwell Close London EC1R 0RR	P2019/0442/FUL	Akellus Residential Ltd	Lichfields	
36	Land at Turk's Head Yard 75a Turnmill Street London EC1M 5SY	P2021/3732/FUL	Sennen Capital Limited	Planning Sense Ltd	
37	Gate House 1 St John's Square London EC1M 4DH	P2017/3131/FUL	Alexandria Bay Ltd	Gpad London Ltd	
42	30 – 32 Clerkenwell Green London EC1R 0DU	P2021/0828/FUL	Redwell Property Ltd	Savills UK	
43	29 Clerkenwell Road Islington LONDON EC1M 5RN	P2022/2987/FUL	Clare Hurford	Grey Planning	
45	1 – 12 Long Lane London EC1A 9HF	P2018/3777/OBS or 18/01020/FULMAJ	c/o agent	Montague Evans LLP	*
46	Turnmill, 63 Clerkenwell Road EC1M 5NP	P2018/3467/FUL	Publicis	DP9	
47	145 – 157 St John Street London EC1V 4QJ	P2018/1229/FUL	Meritcape Limited	Birketts LLP	
58	68 – 86 Farringdon Road, London, EC1R 0BD	P2015/1958/FUL	Endurance Land (Farringdon) Ltd	GVA	*
62	9 – 11 Northburgh Street Islington LONDON EC1V 0AH	P2023/3263/COL	Great Sutton Jersey Property Unit Trust	DP9	
64	11-12 Great Sutton Street London EC1V 0BX	P2021/2942/FUL	c/o agent	Savills	
66	99 Charterhouse Street Islington LONDON EC1M 6HR	P2023/1606/FUL	Launcelot Investments Ltd	Iceni Projects	

73	N Sethia House, 105 St John Street London EC1M 4AS	P2019/0846/FUL	N Sethia Group Ltd	Pelham Planning Associates Ltd	
76	17B Aylesbury Street London EC1R 0DB	P2020/0327/FUL	Mr Margulies, Siyata Developments Ltd	Savills	
77	Priory House, 25 St John's Lane, Islington, London, EC1M 4PP	P2019/2531/FUL	Gate House Unit Trust	DP9 Ltd	*
78	2-7 Clerkenwell Green, London, EC1R 0DE	P2024/0135/NMA	Maurice Investments Ltd	DP9	
82	19-20 Great Sutton Street Islington London EC1V 0DR	P2020/2129/FUL	London & Argyll Developments Ltd	Rolfe Judd Planning,	
83	103 Farringdon Road Islington London EC1R 3BS	P2020/1450/FUL	Mr CSJ Lewcock	Mr Daniel Gonzalez – GHOST	
84	44 Pear Tree Street London EC1V 3SB	P2020/3206/FUL	Pear Tree London Limited	Iceni Projects	
85	Dawson Hall, Part First Floor Charterhouse Square London EC1M 6BQ	P2020/3119/FUL	Queen Mary University London	CBRE Ltd	
87	Scriptor Court, Lector Court, Clover House and River House 143-157 Farringdon Road London EC1R 3AB	P2021/1775/FUL	WELPUT	Rolfe Judd Planning	
88	23 Goswell Road London EC1M 7AJ	P2022/4189/FUL	Boulton Brooks LLP	Planning Potential	
89	14 Charterhouse Buildings London EC1M 7BA	P2024/0476/FUL	S2 Clerkenwell Ltd	Iceni Projects	
90	30 Bastwick Street London EC1V 3PS	P2022/4253/FUL	C/O AGENT	Centro	
93	Knights Quarter 14 St John's Lane London EC1M 4AJ	P2022/0010/FUL	ELSA St John's Limited	Savills	
94	60 Farringdon Road EC1R 3GA	P2023/1132/FUL	The Freedom of Speech Foundation United Kingdom	Lichfields	
96	123 Farringdon Road EC1R 3DA	P2022/0933/FUL	Viridis Properties 5 Ltd	Gerald Eve LLP	*
97	Fourth Floor 63 Gee Street London EC1V 3RS	P2022/2021/FUL	Universal Consolidated Group	DP9 Ltd	
99	34 Farringdon Lane and 22-23 Clerkenwell Close London EC1R 3AX	P2022/2739/FUL	Coros	Iceni Projects	
100	40 Clerkenwell Close London EC1R 0AU	P2022/1956/FUL	Apperly Estates	Nicholas Taylor + Associates	
103	31-37 Central Street London EC1V 8AB	P2022/1914/FUL	Universal Consolidated Group	DP9 Ltd	
104	18 Clerkenwell Close London EC1R 0QN	P2022/2883/FUL	Arabella Holdings Ltd	Savills	
107	28-29 Great Sutton Street London EC1V 0DS	P2023/2015/PRA	Blendnovel London Ltd-Mr Ed Curtis	Willingale Associates	
108	Concordia House, 117 - 123 Golden Lane, EC1Y 0TJ	P2024/0726/FUL	Bywater Properties Ltd	DP9	
109	48 Great Sutton Street, EC1V 0DE	P2024/0153/FUL	Blendnovel London	Savills	
110	49 - 51 Central Street, London EC1V 8AB	P2024/1902/PRA	Patientia Property Holdings Ltd	David Lees Architects	*
111	221 St John Street, London, EC1V 4LY	P2024/1658/PRA	Makepeace Klassen	Iceni Projects	*

4 Development Floorspace and Estimated CIL

Estimated CIL

- 4.1 An estimate of potential CIL revenues (Mayoral and Borough level) has been calculated. Mayoral CIL (MCIL1) came into effect and is applicable to applications decided after April 2012. A revised charging schedule (MCIL2) is applicable to permissions granted after 31 March 2019, and includes differential charging rates for office, retail and hotel accommodation in Central London. Islington Council's CIL came into effect in September 2014 and is applicable to permissions granted after this date. A number of the applications adjacent to the southern boundary of the site fall within the boundaries of City of London Borough. City of London's CIL came into effect in May 2014.
- 4.2 The rates used to calculate the estimated CIL, which is paid upon commencement of development, are as follows:

Land Use	MCIL1 Rate ¹	MCIL2 Rate ²	Islington Council CIL Rate ³	City of London CIL Rate ⁴
Office	£50	£185	£80	£75
Retail	£50	£165	£175	£75
Restaurant and Café	£50	£80	£175	£75
Hotel	£50	£140	£350	£75
Residential	£50	£80	£300	£75

- 4.3 Estimated CIL has been calculated based on the net uplift in floor space, as reported in the database and based on best available data and assumptions. It is intended to provide an indicative figure only, given that CIL is subject to various reliefs, deductions and indexations which cannot be calculated precisely here.
- 4.4 Where commercial developments identified in the tracker also include residential floor space, this has been included in the calculation of CIL liability.
- 4.5 CIL has not been calculated where the floor space is below 100sqm, is not known/not specified, or floor space is reduced or remains unchanged. Applications which have been refused or withdrawn, and permissions which have lapsed, have not been included in the total.
- 4.6 The total estimated Mayoral CIL in Farringdon and Clerkenwell is **£7,202,617** and the total estimated Islington (or City of London) CIL is **£4,370,808** for all developments since May 2018 and included in the database. For developments granted permission since April 2022, the Mayoral CIL is **£2,309,754** and the Islington (or City of London) CIL is **£998,832**. This will be payable upon commencement of development.

¹ MCIL1 Charging Schedule:

https://www.london.gov.uk/sites/default/files/gla_migrate_files_destination/CIL%20charging%20schedule%20April%202012.pdf

² MCIL 2 Charging Schedule: https://www.london.gov.uk/sites/default/files/mcil2_charging_schedule_-_final.pdf

³ Islington Community Infrastructure Levy: www.islington.gov.uk

⁴ City of London Community Infrastructure Levy: www.cityoflondon.gov.uk

Appendix A

This quarter **2 new sites** have been added to the planning applications database with 4 new full planning applications submitted to Camden Council.

This quarter **1 application** impacting Class E floorspace has been approved by Camden Council.

This quarter consent was granted for **520 sqm** of Class E floorspace.