



ISSUED BY BDP // December 2024

# DEVELOPMENT TRACKER

Holborn - Planning Application Database Report



**BDP.**

	Revision A			
Date	December 2024			
Project Reference	2008141			
Prepared by	KM			
Checked by	MW			

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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 Holborn 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 However, following the creation of Use Class E, which superseded Use Class B1 and a range of further commercial, business and service functions to combine these into one flexible use class, the directory now includes all new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 4: 125 Shaftesbury Avenue London WC2H 8AD (2024/5408/P) – New application for an additional 10,434sqm of commercial and retail space (Use Class E) through the remodelling, refurbishment and extension of the existing building.
- Site 121: 14 Red Lion Square London WC1R 4QH (2024/4863/P) – New application for the change of use of 495sqm of office (Use Class E) to residential use (Use Class C3).
- Site 122: 22 Great James Street London WC1N 3ES (2024/4688/P) - New application for the change of use of 280sqm of office (Use Class E) to residential use (Use Class C3).

### *Existing Applications/Permissions*

- Site 73: 65 Kingsway London WC2B 6TD (2019/6088/P) – Development presumed complete for an additional 7,945.60sqm of office (Use Class E) through alterations to the existing mixed-use building.
- Site 81: 7 John Street London WC1N 2ES (2024/4962/P) – Amendments in progress for the change of use of 425sqm of office (Use Class E) to residential use (Use Class C3).
- Site 87: 57-59 Neal Street London WC2H 9PP (2020/5067/P) – Development presumed complete for the change of use of 92sqm from office (Use Class E) to 88sqm of residential use (Use Class C3).
- Site 91: 37 Great James Street London WC1N 3HB (2021/0257/P) – Development presumed complete for the change of use of 396sqm from office (Use Class E) to residential use (Use Class C3).
- Site 92: 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 (2024/4662/P) – Amendments in progress for the redevelopment of 21,553sqm of mixed-use space (including 1,126sqm Class E) to provide 28,309sqm of mixed-use space (including 24,317sqm Class E).
- Site 95: 36-38 West Street London WC2H 9NB (2021/5503/P) – Development presumed complete for the dual/alternative use of 115sqm floorspace for either continued use as a public house, wine bar, or drinking

establishments (sui-generis); as a drinking establishment with expanded food provision (sui-generis) or as a restaurant (Use Class E).

- Site 109: 9 Northington Street London WC1N 2ES (2024/1056/P) – Permission granted for the change of use of 365sqm from office (Use Class E) to residential use (Use Class C3).
- Site 111: 26-27 King's Mews London WC1N 2JB (2024/0410/P) – Permission granted for the change of use of 152sqm from office/warehouse (Use Class E/B8) to 312sqm of office use (Use Class C3).

## 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 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 or refused/withdrawn in the previous issue 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	125 Shaftesbury Avenue London WC2H 8AD	2024/5408/P	VREF Shaftesbury SCS	Gerald Eve LLP	*
30	45 New Compton Street London WC2H 8DF	2018/1890/P	45 New Compton Street Development 2018 Limited	Square Feet Architects	
33	7 Denmark Street London WC2H 8LZ	2018/0049/P	Consolidated Developments Ltd	Iceni Projects	
35	36-37 Great Russell Street London Camden WC1B 3PP	2023/2864/P	Ms O. Weinberger	TAL ARC LTD	
73	65 Kingsway London WC2B 6TD	2019/6088/P	Clearbell Capital LLP	Unknown	*
77	Lethaby Building, Former Cochrane Theatre, 12-42 Southampton Row & 1-4 Red Lion Square (Former University Of Westminster Central St Martins College Campus) London WC1B	2020/2470/P	Globalgrange Hotels Ltd	Gerald Eve	
81	7 John Street London WC1N 2ES	2019/6378/P	B & K Investments Ltd C/O KMP Group	Peter Pendleton & Associates Ltd	*
82	3 Procter Street London WC1V 6DW	2020/3238/P	Success Venture Property Investments Ltd	Savills (UK) Ltf	
86	12 Adeline Place London WC1B 3AJ	2022/2556/P	Mr James Coley	Boyer Planning	
87	57-59 Neal Street London WC2H 9PP	2020/5067/P	Shaftesbury Covent Garden Ltd	Rolfe Judd Planning	*
88	19 Denmark Street London WC2H 8NA	2020/5153/P	Mr Richard Metcalfe	Iceni Projects	
89	7 Great James Street London WC1N 3DA	2020/5940/P	GFZ Investments	Montagu Evans	
90	8 Great James Street London WC1N 3DA	2020/5943/P	GFZ Investments	Montagu Evans	
91	37 Great James Street London WC1N 3HB	2021/0257/P	GFZ Investments	Montagu Evans	*
92	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	2023/2510/P	Lab Selkirk House Ltd	Iceni Projects	*
95	36-38 West Street London WC2H 9NB	2021/5503/P	Shaftesbury Covent Garden Ltd	Rolfe Judd Planning	*
97	20-21, 22 Southampton Place and 46-47 Bloomsbury Square London WC1A 2BP	2021/5686/P	Hogarth Properties S.A.R.L.	WSP	
98	29 Great James Street London WC1N 3EY	2021/5551/P	Unknown	WSP	



Site Ref:	Site Name and Address	Application Number	Applicant	Agent	Key
99	27 Great Queen Street London Camden WC2B 5BB	2022/0905/P	UGLE Property Investment Committee	PJB Planning Ltd	
100	Great Ormond Street Childrens Hospital, Frontage Building Great Ormond Street London WC1N 3JH	2022/2255/P	Great Ormond Street Hospital for Children NHS Foundation Trust	Turley	
101	164 Shaftesbury Avenue London WC2H 8HL	2023/4798/P	Daejan Investments Ltd	Jones Lang LaSalle Limited	
102	11-13 Macklin Street London WC2B 5NH	2022/2793/P	Aviv Riverview Ltd.	Jones Lang LaSalle Limited	
103	Northgate House 67-69 Lincoln's Inn Fields London WC2A 3JB	2022/2269/P	Habro	Cushman and Wakefield	
105	100 & 88 Gray's Inn Road and 127 Clerkenwell Road London WC1X 8AL	2022/4259/P	Lawnmist Ltd	Gerald Eve LLP	
106	42-43 Queen Square London Camden WC1N 3AQ	2023/1477/P	Royal Female School of Art Foundation (RFSA)	Maddox Planning	
107	Alliance House 29 - 30 High Holborn London WC1V 6AZ	2023/0960/P	Unknown	Progress Planning	
108	1 Southampton Place London Camden WC1A 2DA	2023/1869/P	Knight Frank Asset Management	hgh Consulting	
109	9 Northington Street London WC1N 2ES	2024/1056/P	MHL BUILD LTD	Montagu Evans	*
111	26-27 King's Mews London WC1N 2JB	2024/0410/P	1156 Ltd	Logic Planning	*
112	Fox Court 14 Gray's Inn Road London WC1X 8HN	2023/5130/P	Clare Real Estate (14 Gray's Inn Road) Ltd	DP9	
113	124 Theobald's Road WC1X 8RX	2024/2732/P	Theobald Investment Ltd.	Gerald Eve	
114	181 Ground Floor, Dury Lane WC2B 5QF	2024/2698/P	Goodsir Commercial	Victoria Ramez Architects	
115	151 Shaftesbury Avenue London WC2H 8AL	2024/2450/P	Royal London Mutual Insurance Society Limited	DP9	
116	14 Bedford Row, 12-13 and 14 Jockey's Fields London Holborn WC1R 4ED	2024/1810/P	True North Management	Savills	
117	Rugby Chambers 2 Rugby Street London WC1N 3QU	2024/2810/P	The Governing Body of Rugby School	RPS Consulting UK & Ireland	
118	219 - 229 Shaftesbury Avenue London WC2H 8EL	2024/4224/P	Amber Properties Limited	Harry Millington	
119	50 Earlham Street London WC2H 9LJ	2024/2819/P	Urban Pubs + Bars	Monmouth Planning Ltd	
120	Kingsway House 103 Kingsway London WC2B 6QX	2024/3493/P	GMS Estates Ltd	Montagu Evans	
121	14 Red Lion Square London WC1R 4QH	2024/4863/P	Unknown	Lichfields	*
122	22 Great James Street London WC1N 3ES	2024/4688/P	IPM Personal Pension Trustees Ltd	Owen Design Studio	*



## Development Floorspace and Estimated CIL

### Estimated CIL

- 3.3 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. Camden Council's CIL came into effect in April 2015 and is applicable to applications decided after this date until October 2020 when the schedule was updated.
- 3.4 The rates used to calculate the estimated CIL, which is paid upon commencement of development, are as follows:

Land Use	MCIL1 Rate <sup>1</sup>	MCIL2 Rate <sup>2</sup>	Camden Council CIL Rate until October 2020 <sup>3</sup>	Camden Council CIL Rate after October 2020 <sup>4</sup>
Office	£50	£185	£45	£110
Retail	£50	£165	£25	£32
Restaurant and Café	£50	£80	£25	£32
Hotel	£50	£140	£40	£110
Residential below 10 dwellings (or 1000sqm)	£50	£80	£500	£644
Residential of 10 dwellings (or above 1000sqm)	£50	£80	£150	£193

- 3.5 Estimated CIL has been calculated based on the net uplift in floorspace, 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.
- 3.6 Where commercial developments identified in the tracker also include residential floorspace, this has been included in the calculation of CIL liability.
- 3.7 CIL has not been calculated where the floorspace is below 100sqm, is not known/not specified, or floorspace is reduced or remains unchanged. Applications which have been refused or withdrawn, and permissions which have lapsed, have not been included in the total.
- 3.8 The total estimated Mayoral CIL in Holborn is **£19,613,970** and the total estimated Camden CIL is **£10,383,770** for all developments since May 2018 and included in the database. For developments granted permission since April 2022, the Mayoral CIL is **£893,775** and the Camden CIL is **£1,093,608**. This will be payable upon commencement of development.

<sup>1</sup> MCIL1 Charging Schedule:

[https://www.london.gov.uk/sites/default/files/gla\\_migrate\\_files\\_destination/CIL%20charging%20schedule%20April%202012.pdf](https://www.london.gov.uk/sites/default/files/gla_migrate_files_destination/CIL%20charging%20schedule%20April%202012.pdf)

<sup>2</sup> MCIL 2 Charging Schedule: [https://www.london.gov.uk/sites/default/files/mcil2\\_charging\\_schedule\\_-\\_final.pdf](https://www.london.gov.uk/sites/default/files/mcil2_charging_schedule_-_final.pdf)

<sup>3</sup> Camden Community Infrastructure Levy April 2015 – October 2020:

<https://www.camden.gov.uk/documents/20142/1263170/Camden+CIL+charging+schedule.pdf/3adff460-a65c-c000-ed17-1c19f7a9f4e2>

<sup>4</sup> Camden Community Infrastructure Levy since October 2020: <https://www.camden.gov.uk/community-infrastructure-levy>

## Appendix

This quarter **2 new sites** have been added to the planning applications database with 3 new planning applications submitted to Camden Council.

A loss of **775 sqm** of Class E floorspace was applied for within the 2 new sites identified. However, 1 application applied for an uplift of Class E use of **10,434sqm** floorspace.

This quarter **2 applications** impacting Class E floorspace have been approved by Camden Council.

This quarter consent was granted for **312sqm** of Class E floorspace and for the loss of **365sqm** of Class E floorspace.