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DEVELOPMENT TRACKER

Farringdon - Planning Application Database Report



BDP.

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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 However, following the creation of Use Class E, which superseded Use Class B1 and a range of further commercial, business and service functions to combine these into one flexible use class, the directory now includes all new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

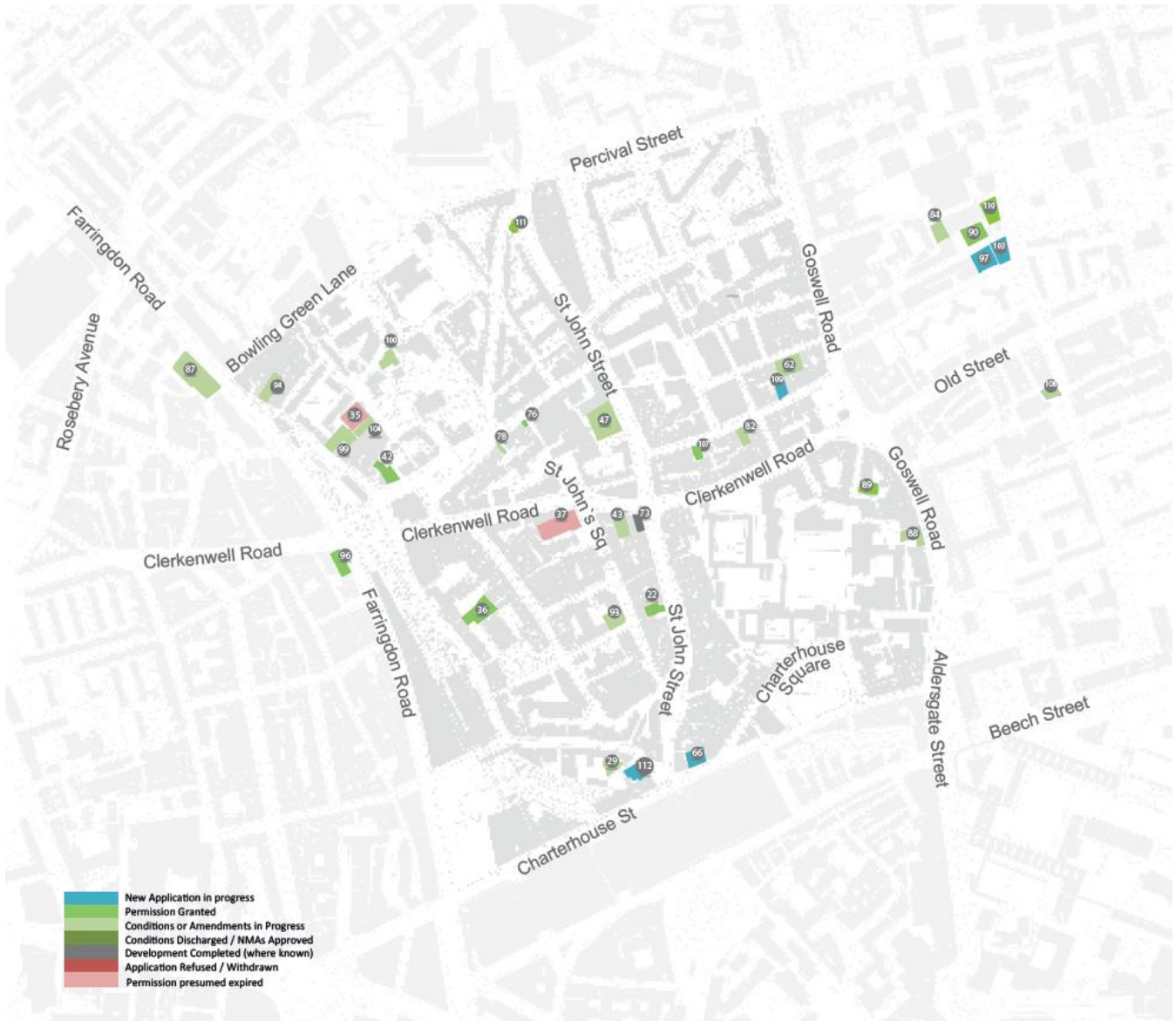
- Site 66: 99 Charterhouse Street Islington London EC1M 6HR (P2023/1606/FUL) – A Certificate of Lawfulness (P2025/0418/COL) was submitted to confirm that the originally consented development has lawfully been implemented via proposed demolition at roof level. The original permission was for the erection of multiple roof and rear extensions and associated works, creating 555 sqm of additional office space (Use Class E).

Existing Applications/Permissions

- Site 35: 19 – 21 Clerkenwell Close London EC1R 0RR (P2019/0442/FUL) – Permission presumed expired for the creation of 498 sqm of additional office space (Use Class E) through the erection of a replacement roof, extensions and associated works.
- Site 37: Gate House 1 St John's Square London EC1M 4DH (P2017/3131/FUL) – Permission presumed expired for the erection of extensions to multiple floors, creating a 684 sqm uplift of office floorspace (Use Class E).
- Site 43: 29 Clerkenwell Road Islington London EC1M 5RN (P2022/2987/FUL) – Section 73 Application (P2025/0463/S73) was submitted to vary the hours of operation of the roof terrace and plant equipment, roof to be removed for amenity use, as well as the removal of 'BREEAM Excellent' compliance in support of the approved permission, which was granted for partial demolition and a side extension seeking to create an additional 553 sqm of office space (Use Class E).
- Site 73: N Sethia House, 105 St John Street London EC1M 4AS (P2019/0846/FUL) – Development presumed completed for the change of use of 92 sqm of business space (Use Class E) into a flexible business and commercial space (Use Class E).
- Site 96: 123 Farringdon Road London EC1R 3DA (P2022/0933/FUL) – Permission granted for the change of use of 1,112 sqm of flexible commercial floorspace at basement and ground floor level to Class E floorspace.
- Site 110: 49 – 51 Central Street, London EC1V 8AB (P2024/1902/PRA) – Permission granted for prior approval for the conversion of 137 sqm of existing Use Class E space into 2n.o. self-contained apartments (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 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
22	69-73 Saint John Street Clerkenwell London EC1M 4AN	P2020/1327/FUL	Messrs Barltrop & Foa	Cuozzo Fleming Architects Ltd	
29	The Smokery 2 – 6 Greenhill's Rents London EC1M 6BW	P2021/1708/FUL	VMM	Sedley Place Design Ltd	
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	*
47	145 – 157 St John Street London EC1V 4QJ	P2018/1229/FUL	Meritcape Limited	Birketts LLP	
62	9 – 11 Northburgh Street Islington LONDON EC1V 0AH	P2023/3263/COL	Great Sutton Jersey Property Unit Trust	DP9	
66	99 Charterhouse Street Islington LONDON EC1M 6HR	P2025/0418/COL	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	
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,	
84	44 Pear Tree Street London EC1V 3SB	P2020/3206/FUL	Pear Tree London Limited	Iceni Projects	
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	

Site Ref:	Site Name and Address	Application Number	Applicant	Agent	Key
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	P2024/2951/FUL	Viridis Properties 5 Limited	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	
112	90 - 93, Basement And Ground Floor 93, Cowcross Street, London, EC1M 6BH	P2024/2923/FUL	Venaglass Haymarket Limited	Montagu Evans LLP	

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 **£7,222,597** and the total estimated Islington (or City of London) CIL is **£4,379,448** for all developments since May 2018 and included in the database. For developments granted permission since April 2022, the Mayoral CIL is **£2,535,454** and the Islington (or City of London) CIL is **£1,097,432**. 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

This quarter no new sites have been added to the planning application database with one new full planning application submitted to Islington Council.

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

Consent was granted for **246sqm** of Class E floorspace.

Consent was also granted for the loss of **137sqm** of Class E floorspace this quarter.