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DEVELOPMENT TRACKER

Holborn - Planning Application Database Report



BDP.

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Prepared by	KM			
Checked by	AM			

Contents

- 1 Introduction**
- 2 Development Database Plan**
- 3 Site Directory**
- 4 Development Floorspace Area and Estimated CIL**
- 5 Appendix**

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 However, following the creation of Use Class E, which superseded Use Class B1 and a range of further commercial, business and service functions to combine these into one flexible use class, the directory now includes all new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 127: 319-325 High Holborn (Heron House), 326-332 High Holborn And 26 Southampton Buildings (Holborn Gate), And 44 Southampton Buildings, WC1 And WC2 (2025/2406/P) – New application for demolition of existing buildings and construction of new building comprising two basement levels, ground plus nine upper stories to create 55,997 sqm office floorspace (Use Class E), retail/food and beverage floorspace (Use Class E), and flexible cultural/exhibition/performance/learning/community/creative affordable workspace (Use Classes F1, F2, and E / Sui Generis).
- Site 128: 60 Theobald's Road London WC1X 8SF (2025/2480/P) – New application for the change of use of 100 sqm of restaurant space (Use Class E) to hot food takeaway with ancillary restaurant seating (Sui Generis).
- Site 129: 10-11 Doughty Street London WC1N 2PL (2025/2002/P) – New application for the change of use of 380 sqm of office space (Use Class E) to residential use (Use Class C3).
- Site 130: Chenies House 21 Bedford Square London WC1B 3HH (2025/2373/P) – New application for the change of use of 600 sqm of office space (Class E) to office space (Class E) and/or non-residential educational space (Use Class F1).

Existing Applications/Permissions

- Site 100: Great Ormond Street Children's Hospital, Frontage Building Great Ormond Street London WC1N 3JH (2022/2255/P) – Amendment application in progress for the redevelopment of the Great Ormond Street Hospital (GOSH) Frontage Building, to create 18,288 sqm of hospital floorspace (Use Class C2).
- Site 114: 181 Ground Floor, Dury Lane WC2B 5QF (2024/2698/P) – Amendment application in progress for the change the use of an escape room (Sui Generis) to 117 sqm of Class E use.
- Site 118: 219-229 Shaftesbury Avenue London WC2H 8EL (2024/4224/P) – Prior approval granted for the change of use of 195 sqm from commercial (Use Class E) to residential (Use Class C3) to provide two self-contained residential units in addition to the retained 484 sqm commercial (Use Class E) floorspace.

- Site 125: Offices And Premises at Unit 5 Ground Floor 37 Great Russell Street London Camden WC1B 3PP (2025/0056/P) – Application refused for the change of use from office space (Use Class E) to short-term letting accommodation, involving the loss of 96.7 sqm office space. The Applicant has lodged an Appeal (APP/X5210/W/25/3365405).

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	
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	
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	
86	12 Adeline Place London WC1B 3AJ	2022/2556/P	Mr James Coley	Boyer Planning	
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	
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	
97	20-21, 22 Southampton Place and 46-47 Bloomsbury Square London WC1A 2BP	2023/0223/P	Hogarth Properties S.A.R.L.	WSP	
98	29 Great James Street London WC1N 3EY	2021/5551/P	Unknown	WSP	
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	*

Site Ref:	Site Name and Address	Application Number	Applicant	Agent	Key
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	
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	
123	63-66 Hatton Garden London EC1N 8LE	2024/5548/P	Hatton Garden Properties Ltd	Rolfe Judd Planning	
124	9 John Street London WC1N 2ES	2024/5714/P	MHL BUILD LTD	Montagu Evans LLP	
125	Offices And Premises At Unit 5 Ground Floor 37 Great Russell Street London Camden WC1B 3PP	2025/0056/P	Mr H. Maymon	TAL ARC LTD	*
126	3-11 Eyre Street Hill London Camden EC1R 5ET	2025/0535/P	Mr Neville David Singh	SM Planning	
127	319-325 High Holborn (Heron House), 326-332 High Holborn And 26 Southampton Buildings (Holborn Gate), And 44 Southampton Buildings, WC1 And WC2	2025/2406/P	High Holborn Limited	Gerald Eve LLP	*
128	60 Theobald's Road London WC1X 8SF	2025/2480/P	Mr. N Ahmad	BETRA	*

Site Ref:	Site Name and Address	Application Number	Applicant	Agent	Key
129	10-11 Doughty Street London WC1N 2PL	2025/2002/P	Tower Pension Trustees Limited	Newmark UK	*
130	Chenies House 21 Bedford Square London WC1B 3HH	2025/2373/P	Bedford Estates	Savills	*

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. 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. One application contained within the report falls 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	Camden Council CIL Rate until October 2020 ³	Camden Council CIL Rate after October 2020 ⁴	City of London CIL Rate ⁵
Office	£50	£185	£45	£110	£75
Retail	£50	£165	£25	£32	£75
Restaurant and Café	£50	£80	£25	£32	£75
Hotel	£50	£140	£40	£110	£75
Residential below 10 dwellings (or 1000sqm)	£50	£80	£500	£644	£75
Residential of 10 dwellings (or above 1000sqm)	£50	£80	£150	£193	£75

- 4.3 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.
- 4.4 Where commercial developments identified in the tracker also include residential floorspace, this has been included in the calculation of CIL liability.
- 4.5 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.
- 4.6 The total estimated Mayoral CIL in Holborn is **£29,795,500**, the total estimated Camden CIL is **£10,651,430** and the total estimated City of London CIL is **£4,199,775** for all developments since May 2018 and included in the database. For developments granted permission since April 2022, the Mayoral CIL is **£942,120** and the Camden CIL is **£1,238,928**. 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 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>

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

⁵ City of London Community Infrastructure Levy: www.cityoflondon.gov.uk

Appendix

This quarter **4 new sites** have been added to the planning applications database with 3 new planning applications submitted to Camden Council and 1 new planning application submitted to the City of London Corporation.

A loss of **480 sqm** of Class E floorspace was applied for within 2 of the new sites identified. 1 application applied for an uplift of Class E use of **53,853 sqm** floorspace. 1 application seeks consent for the change of use of **680 sqm** from Class E to Class E and/or Class F1 non-residential educational space.

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

This quarter consent was granted for the loss of **195 sqm** of Class E floorspace.