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DEVELOPMENT TRACKER

Farringdon - Planning Application and Public Realm Database Report



BDP.

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1 Introduction

- 1.1 This Planning Application and Public Realm 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 plans showing the locations of the identified sites and calculation of estimated Community Infrastructure Levy (CIL) revenues generated.
- 1.2 The Report also contains results of a search for new and existing public realm schemes within the Farringdon and Clerkenwell BID area with plans showing the locations of identified sites.
- 1.3 In addition, the Report includes a section that sets out development trends identified from the first iteration of the Development Database Report published in 2018 to now. A planning policy monitoring section identifies the adopted and emerging planning policy framework, relevant planning policies and guidance for Class E and public realm schemes, and site allocations within the Farringdon and Clerkenwell BID area.

Search Criteria

- 1.4 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.
- 1.5 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 However, following the creation of Use Class E, which superseded Use Class B1 and a range of further commercial, business and service functions to combine these into one flexible use class, the directory now includes all new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.
- 1.6 Prior to March 2026, the Report only monitored Class E floor space. This Report has now been expanded to track public realm schemes, including developments involving landscape and transport hub upgrades, as well as standalone public realm projects. Any new public realm schemes or changes to the status of existing public realm schemes will be picked up in the next iteration of the Report.
- 1.7 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 and public realm schemes in the vicinity are also monitored.

Summary of findings

- 1.8 This month's report captures the following changes to Class E floor space and public realm schemes, which are marked with a * in Section 3 and 6, Site Directory.

New Applications – Class E

- Site 118: 167 Whitecross Street, London, EC1Y 8JT (P2026/0312/FUL) – New application for the change of use of 142.9 sqm of office floor space (Class E) to provide 136.7 sqm of residential floor space (Class C3).

Existing Applications/Permissions – Class E

- Site 42: 30 – 32 Clerkenwell Green London EC1R 0DU (P2021/0828/FUL) – Amendments approved for replacement of the rear extensions at ground and first floor level at 30-31 Clerkenwell Green, a replacement rear building with plant enclosure and green roof, refurbishment of Class E restaurant floorspace across basement to first floor, relocation of a third-floor rear window, and external refurbishment works including new rear-elevation ducting.
- Site 96: 123 Farringdon Road EC1R 3DA (P2024/2951/FUL) – Amendments approved for the change of use of part of lower ground floor level from 246.3 sqm of flexible commercial (Former Class A1, A3, D1 Uses) floor space to 246.3 sqm of flexible Class E floorspace.

- Site 99: 34 Farringdon Lane and 22-23 Clerkenwell Close London EC1R 3AX (P2022/2739/FUL) – Development complete for the proposed internal and external alterations to the existing buildings including the infill of the ground floor at 22-23 Clerkenwell Close to provide an additional of 74 sqm of office (Class E) floor space.
- Site 100: 40 Clerkenwell Close London EC1R 0AU (P2023/0079/FUL) – Development complete for alterations at roof level, erection of an extension at fourth-floor level and the internal reconfiguration of office space throughout the building resulting in a loss of 18 sqm of office floor space.
- Site 104: 18 Clerkenwell Close London EC1R 0QN (P2022/2883/FUL) – Development complete for rear and roof extensions to provide an additional of 159 sqm Class E office floor space, new external terraces, enhancements to the entrance and associated internal upgrades to provide a new bike store, showers and lockers.
- Site 116: 66 Turnmill Street, London, EC1M 5RR (P2025/3065/FUL) – Application withdrawn for the change of use at first floor from 190 sqm of office (Class E) to aparthotel (Class C1), with external alterations including replacement of clear glazing with insulated spandrel panels.

Existing Schemes – Public Realm

- Site 1: Clerkenwell Green, London EC1R 0DU – Scheme under construction for public realm and streetscape improvements including the upgrade and relaying of historic granite setts, replacement of kerbs and pavements, and the creation of a new accessible crossing on the southern section of Clerkenwell Close, making the area easier and safer for people to walk, wheel and cycle.
- Site 2: St John Street, Barbican, London EC1M 4AY – Scheme under construction for public realm and streetscape transformation prioritising a greener, more accessible and pleasant street environment, including new cycle lane and cycle parking, rain gardens and planting, seating areas, reduced through-traffic, enhanced historic character of the street and support local businesses to thrive.
- Site 3: Clerkenwell Close Pocket Park, London EC1R 0AY – Scheme completed for a pocket park, featuring planters and seating, enhancing biodiversity and air quality, de-centring road space from vehicles to create a sociable gathering space.
- Site 4: St John’s Garden, Albion House, Benjamin Street, London EC1M 5QL – Scheme completed for landscape and biodiversity improvements, including diverse planting, wildlife-friendly features and a new pond, alongside improved pathways and seatings.
- Site 5: Area outside Farringdon Station, 66 Cowcross Street, London EC1M 6BP – Scheme completed for the replanting of the two granite planters with drought resistant vegetation, creating a more welcoming and sustainable environment around the station.
- Site 6: St John’s Passage, 55 St John's Path, London EC1M 5UQ – New scheme proposed. Funding is being sought for resurfacing works, improved lighting, and enhanced pedestrian facilities to upgrade the public realm within this historic setting.
- Site 7: St James Garden, 3 Sans Walk, London EC1R 0LT – Scheme completed to enhance the garden, including landscaping, groundcover planting, shrub and tree planting, lawn improvements, and opening up the under-used north-east corner of the park for more active use.
- Site 8: Baltic Street West, 2 Sycamore St, Barbican, London EC1Y 0SF – Scheme completed for the creation of a new high-quality public space on Baltic Street West and at the junction with Crescent Row, including the relocation of motorcycle parking and the introduction of new seating, paving, and landscaping.

2 Development Database Plan – Class E


- 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.
- 2.2 An interactive map is currently being developed to show the locations and status of development database sites and public realm scheme sites, and it is planned to be provided alongside the next iteration of the Report in June 2026.
















3 Site Directory – Class E

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
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	P2023/1606/FUL	Launcelot Investments Ltd	Iceni Projects	
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,	
87	Scriptor Court, Lector Court, Clover House and River House 143-157 Farringdon Road London EC1R 3AB	P2021/1775/FUL	WELPUT	Rolfe Judd Planning	
90	30 Bastwick Street London EC1V 3PS	P2025/1150/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 UK	Lichfields	
96	123 Farringdon Road EC1R 3DA	P2024/2951/FUL	Viridis Properties 5 Limited	Gerald Eve	
97	Fourth Floor 63 Gee Street London EC1V 3RS	P2022/2021/FUL	Universal Consolidated Group	DP9 Ltd	

Site Ref:	Site Name and Address	Application Number	Applicant	Agent	Key
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	P2023/0079/FUL	Aperly 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	P2025/2494/PRA	Patientia Property Holdings Ltd	David Lees Architects	
111	221 St John Street, London, EC1V 4LY	P2024/1658/PRA	Makepeace Klassen	Iceni Projects	
113	141-155 Central Street, EC1V 8AP	P2025/1001/FUL	George, Reza and Nozar Hussein	CMA Planning	
114	10 Amwell Street, London EC1R 1UQ	P2025/1435/PRA	Figment Films Pension Scheme	CMA Planning	
115	178, Al Bayaan Limited, Goswell Road, London, EC1V 7DT	P2025/2791/FUL	Mr Abshir Mohamed	Drawing and Planning Ltd	
116	66 Turnmill Street, London, EC1M 5RR	P2025/3065/FUL	Fattal Turnmill Limited	GCA Design Ltd	*
117	63, Charterhouse Street, London, EC1M 6HJ	P2025/2797/FUL	Platinum Charterhouse Limited	DP9	
118	167 Whitecross Street, London, EC1Y 8JT	P2026/0312/FUL	Whitecross Studio Ltd	DP9 Ltd	*

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 **£7,390,122** and the total estimated Islington (or City of London) CIL is **£5,414,753** 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

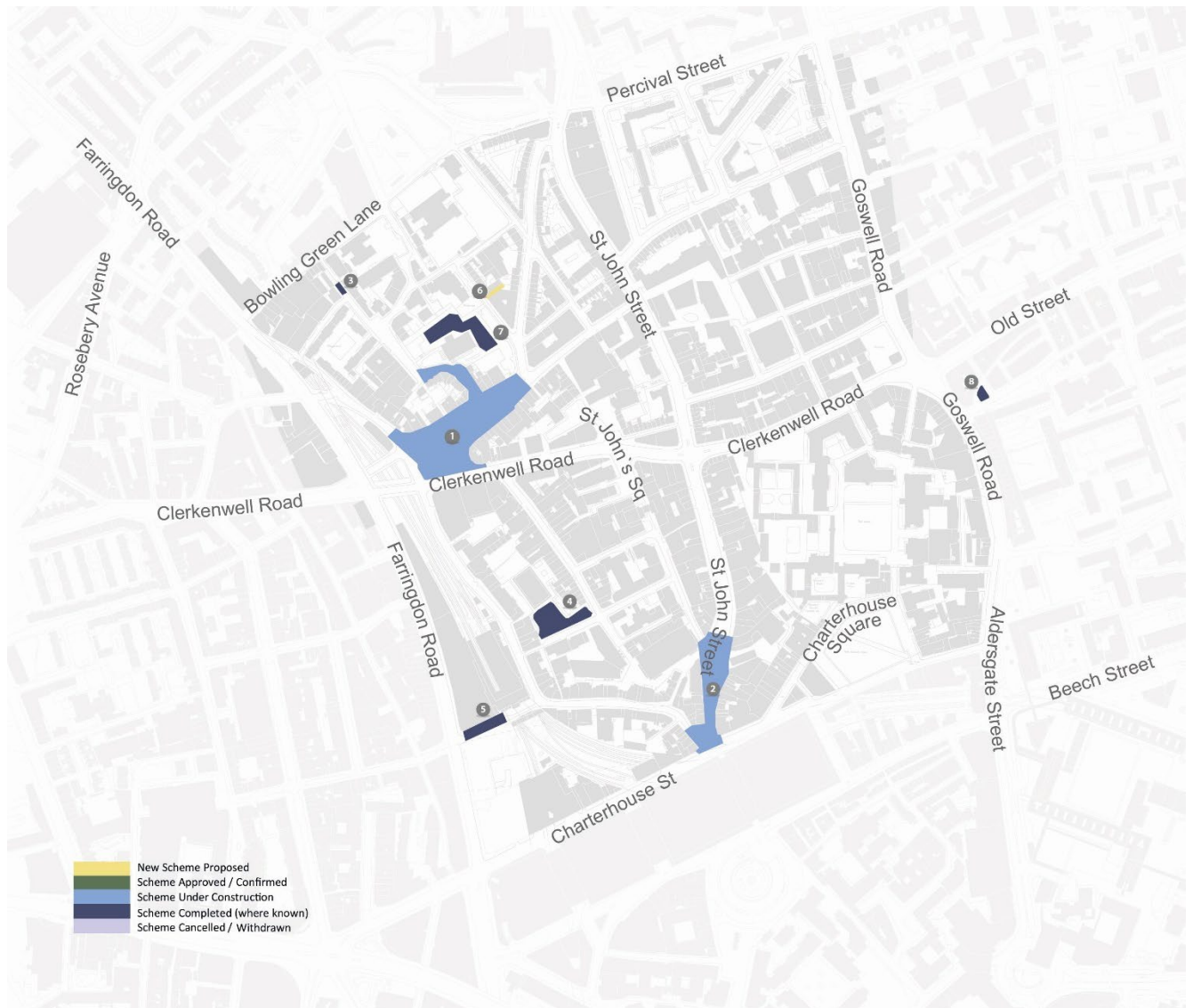
² MCIL 2 Charging Schedule: https://www.london.gov.uk/sites/default/files/mcil2_charging_schedule_-_final.pdf

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

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

5 Development Database Plan – Public Realm Schemes

- 5.1 The following map shows the locations of public realm schemes, developments with significant supporting landscaping and transport upgrades, identified in the search and their status. A colour coding system has been developed (different to that used for the development schemes in Section 2 of this Report) to illustrate if public realm schemes are proposed, approved/ confirmed, under construction, complete or cancelled.
- 5.2 The map in this March 2026 Report provides a baseline understanding of existing public realm schemes within the BID area. Future iterations of this Report will set out any progress made on the schemes identified in the March 2026 Report, as well as incorporate any newly emerging schemes. For the next iteration of this Report, public realm schemes identified as complete will be removed from the diagram and database.



6 Site Directory – Public Realm Schemes

	New Scheme Proposed
	Scheme Approved / Confirmed
	Scheme Under Construction
	Scheme Complete (Where Known)
	Scheme Cancelled / Withdrawn

Site Ref:	Site Name and Address	Scheme Description/ Type	Lead Organisation	Key
1	Clerkenwell Green, London EC1R 0DU	Public realm and streetscape improvement	Islington Council	*
2	St John Street, Barbican, London EC1M 4AY	Public realm and streetscape improvement	Islington Council	*
3	Clerkenwell Close Pocket Park, London EC1R 0AY	Pocket Park and public realm greening	Central District Alliance in partnership with Islington Council and YesMake	*
4	St John's Garden, Albion House, Benjamin St, London EC1M 5QL	Landscape and biodiversity improvements	Islington Council with Central District Alliance, Friends of St John's Garden, Groundwork and Gingko	*
5	Planters outside Farringdon Station, 66 Cowcross St, London EC1M 6BP	Public realm greening (Grey to Green Initiative)	Central District Alliance with Meristem Design	*
6	St John's Passage Public Realm	Public realm improvement	Islington Council	*
7	St James Garden, 3 Sans Walk, London EC1R 0LT	Garden improvement	Islington Council	*
8	Baltic Street West, 2 Sycamore St, Barbican, London EC1Y 0SF	Public Realm improvement	Islington Council	*

7 Planning Application Trends

7.1 This Section analyses how Class E planning applications within the BID area have evolved since 2018, identifying long-term changes in Class E floorspace. As public realm schemes have only recently been incorporated into this Report, this Section summarises current trends observed in public realm schemes rather than long term changes. This Section provides an overview of key development patterns for Class E developments within the BID area and analyses four key trends relating to Class E planning applications within the BID area since 2018:

1. Number of new Class E planning applications
2. Number of planning approvals per quarter on Class E schemes
3. Distribution of Class E development types
4. Distribution of major and minor application

Number of new Class E applications

7.2 The number of new Class E applications is analysed by tracking all new applications added to the database recorded each quarter and year. These are presented below as annual (Figure 7.1) and quarterly (Figure 7.2) figures to provide an overview of the long-term trend since 2018, while the quarterly monitoring data offers more detailed insight into the timing and pattern of new submissions i.e. which months see the highest number of new planning applications submitted to the Local Planning Authorities.

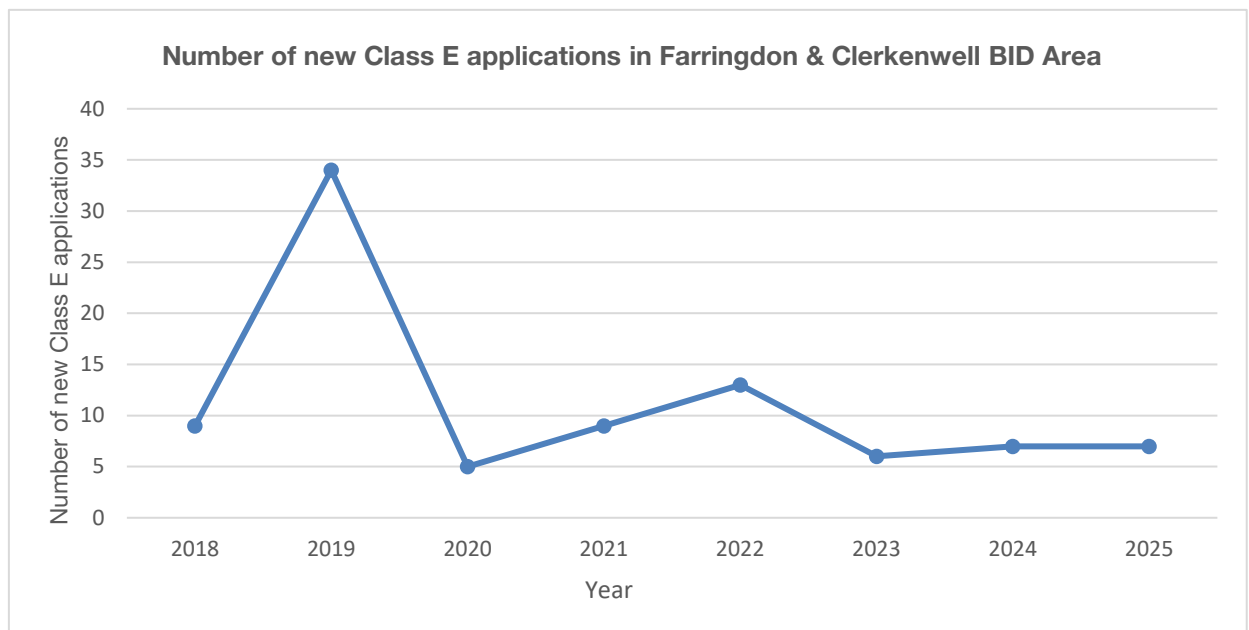


Figure 7.1: Number of new Class E applications in the Farringdon and Clerkenwell BID area (2018 to 2025) (annually)

7.3 A total of 90 new Class E applications have been recorded between 2018 and 2025. Overall, the trend indicates a steady level of new applications for Class E floorspace over time. There is a sharp increase in 2019, which reflects a number of earlier applications that had not been captured in previous revisions of this Report rather than a genuine spike in development activity. A notable decline is observed in 2020, which is likely linked to the economic disruption caused by the COVID-19 pandemic followed by a recovery in 2022. In the years following, the number of new applications has stabilised at approximately five to ten applications per year, indicating a consistent and stable level of commercial activity within the BID area.

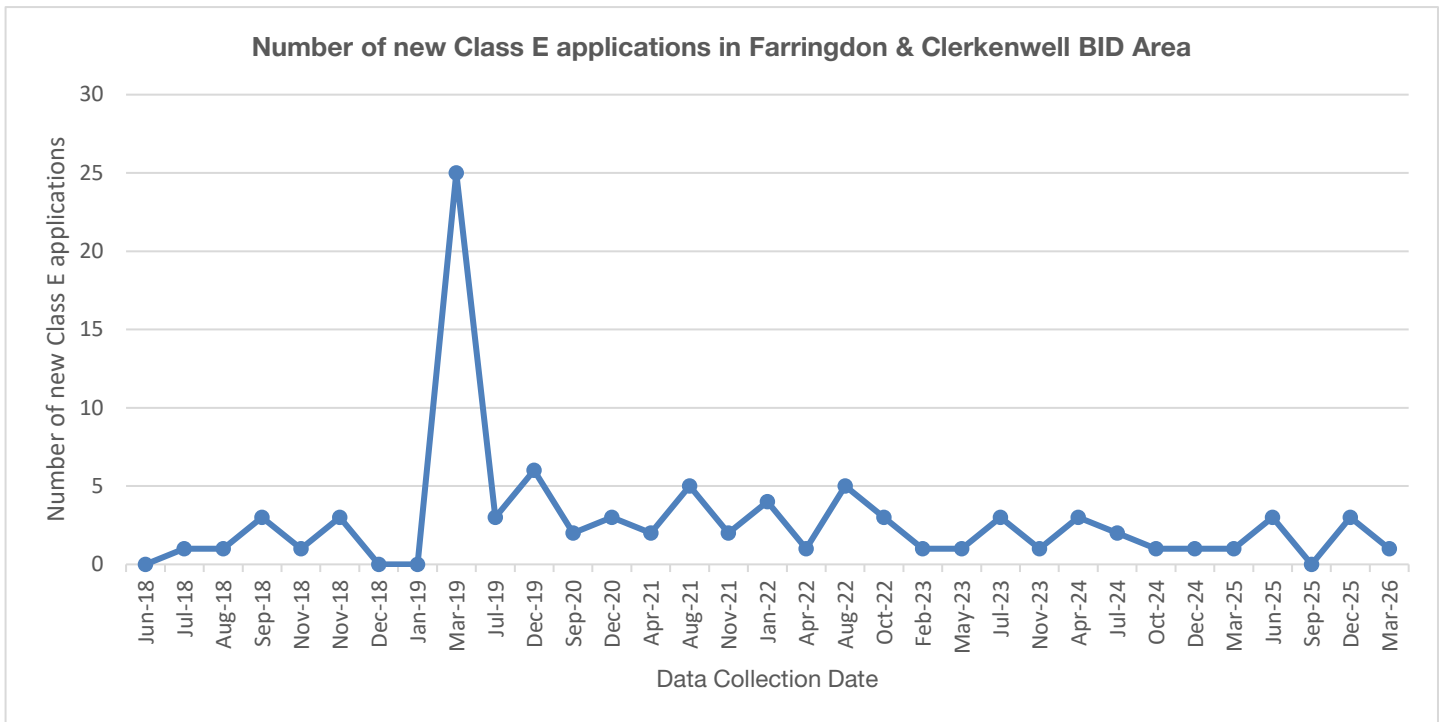


Figure 7.2: Number of new Class E applications in the Farringdon & Clerkenwell BID area (2018 to 2025) (quarterly)

7.4 The quarterly trend shows a generally steady level of new Class E applications over the monitoring period, with most data points recording between one and five applications per quarter. The pronounced spike in March 2019, when 25 applications were logged, reflects the retrospective addition of earlier applications that had not been captured in previous datasets rather than a genuine surge in activity. From 2021 onwards, the pattern maintains a consistent range, with applications remaining low and stable across each quarter. The most recent update in March 2026, showing one new application, remains broadly aligned with this overall steady pattern.

Planning Approvals of Class E schemes

7.5 The number of approved Class E applications is assessed by identifying all newly granted permissions at each monitoring point and presenting them annually. This approach provides a clear view of year-to-year commercial development activity within the BID area, highlighting periods of stronger growth and periods of slower development and indicating the level of commercial schemes expected to come forward. This also indicates the level of support shown by the Local Planning Authorities for Class E development within the BID area.

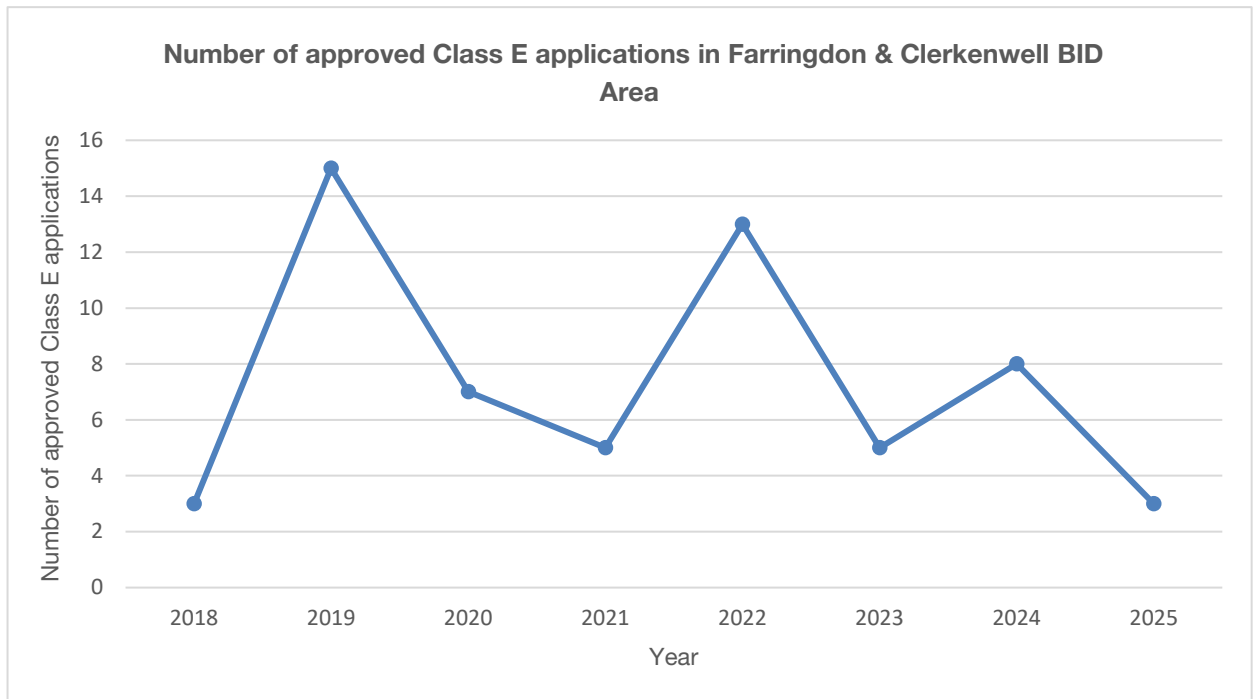


Figure 7.3: Number of approved Class E applications in the Farringdon & Clerkenwell BID area (2018 to 2025) (annually)

7.6 The trend in approved Class E applications closely aligns with the pattern seen in new Class E applications. There is a sharp peak in 2019 due to retrospective additions, followed by a marked drop between 2019 and 2021 as commercial development slowed during the COVID-19 pandemic. Approvals rebound strongly in 2022 after COVID before softening again from 2023 onwards. Overall, approvals fluctuate between three and fifteen per year, with recent years stabilising at around five to eight. This indicates a steady but slightly slowing level of Class E development in the Farringdon and Clerkenwell BID area.

Distribution of Class E development types

7.7 The distribution of Class E development types is analysed by identifying the development type of each new Class E application recorded at each monitoring point. As earlier Reports (before September 2020) tracked only Class B1 office floor space, and the introduction of Class E superseded Class B1 and combined a wider range of commercial, business and service use into one flexible category, this analysis focuses on new Class E applications submitted from September 2020 onwards (starting from the December 2020 issue of this Report), when the use class was introduced. Alongside office floor space, Class E uses can include retail, restaurant, health clinic and crèche/nursery uses. Analysing the distribution of these use types over time helps identify shifts in the commercial mix within the BID area, including whether proposals remain office-led or show increasing diversification.

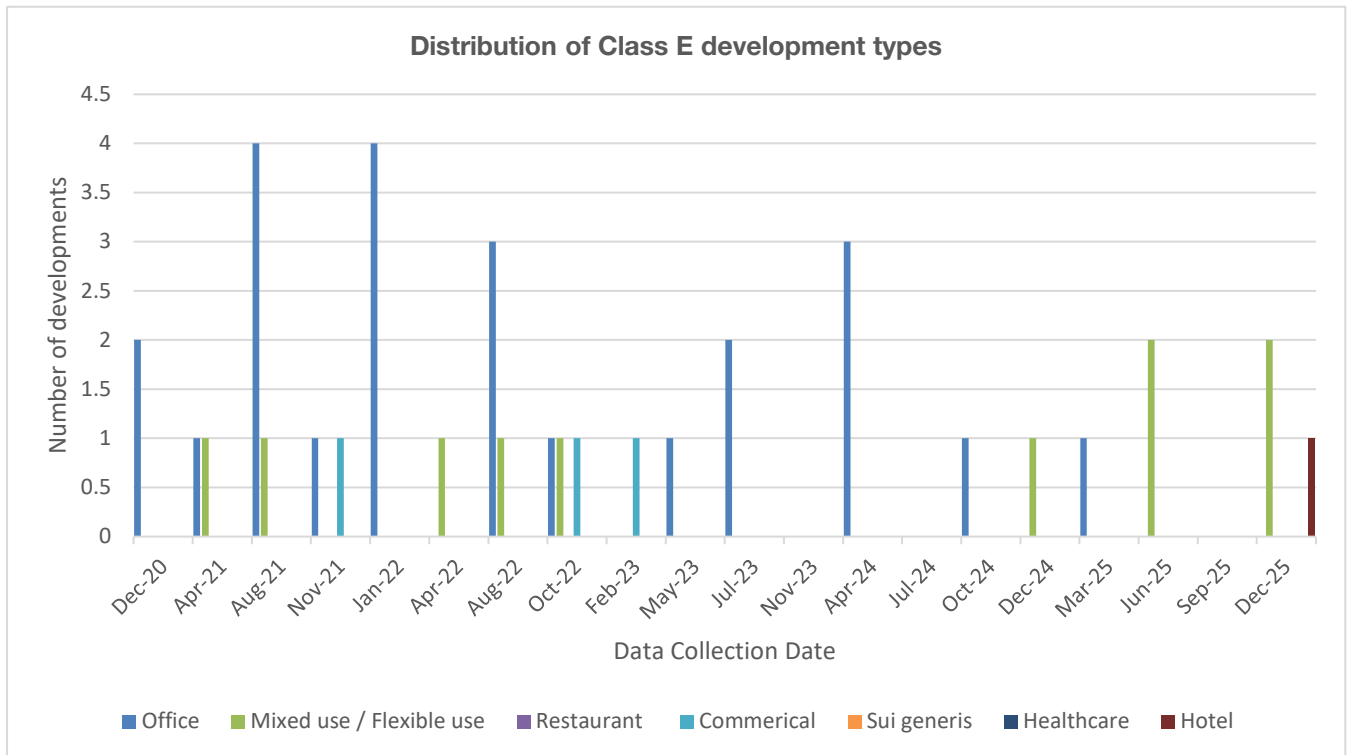


Figure 7.4: Distribution of Class E application development types in the Farringdon & Clerkenwell BID area (2018 to 2025)

7.8 The distribution of Class E application development types shows a consistently varied mix over time, with most quarters featuring one or two dominant uses. Office applications have remained the most prevalent since 2020, though there is a slight decline from 2024 with a rise in mixed-use and hotel development. Overall, the pattern indicates a diverse development profile within the BID area, reflecting a balanced spread of commercial and supporting uses.

Distribution of Major and Minor applications

7.9 The distribution of major and minor applications has been assessed by identifying whether new Class E applications fall within the “major” or “minor” development categories at each monitoring point since 2018. For the purposes of this analysis, and in line with the Town and Country Planning (Development Management Procedure) (England) Order 2015, major development has been defined as development involving 1,000 square metres or more of floor space to be created, with developments affecting less than 1,000 square metres categorised as minor. By examining whether applications represent small-scale alterations or larger, more significant development, this analysis helps to illustrate how the scale and intensity of commercial development activity have evolved over time.

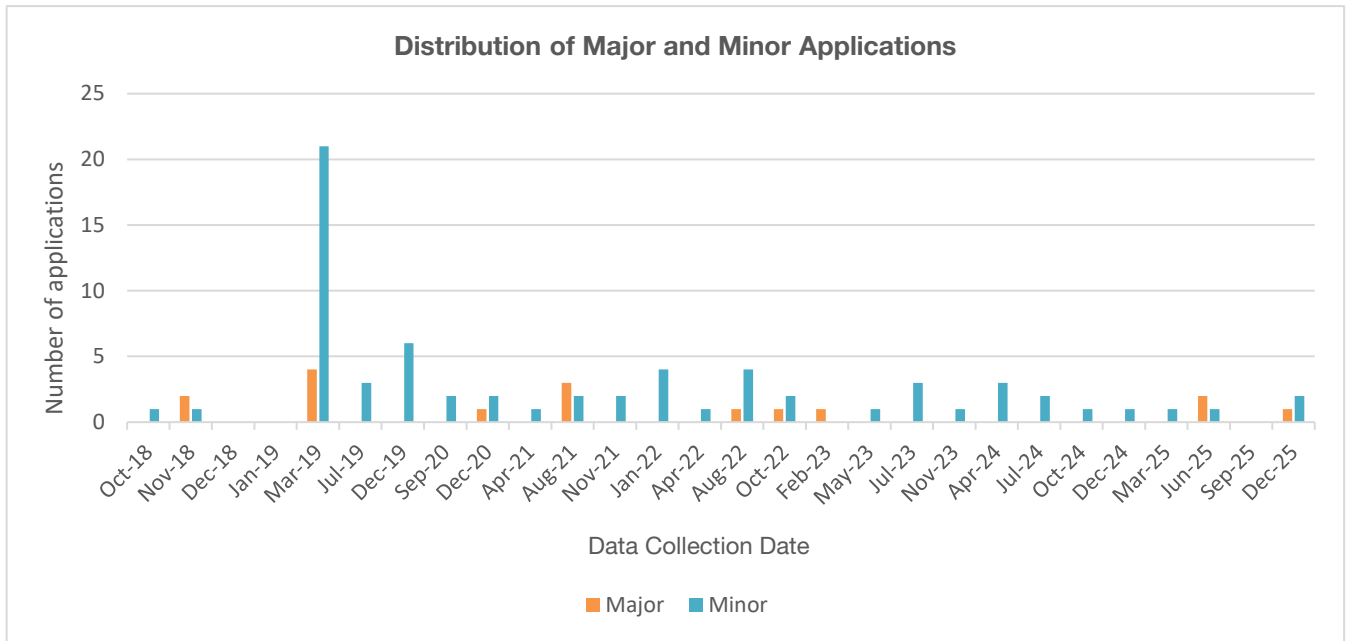


Figure 7.5: Distribution of Major and Minor applications in the Farringdon & Clerkenwell BID area (2018 to 2025)

7.10 The distribution of application scale shows that minor applications consistently dominate across the monitoring period, with major applications remaining low and not occurring every year. The sharp increase recorded in March 2019 reflects the retrospective addition of applications previously missing from earlier trackers rather than a true spike in Class E development. Aside from this anomaly, the number of applications remains relatively stable over time. Overall, the pattern indicates that development activity within the area is predominantly minor in scale, suggesting that most developments are small-scale changes rather than large schemes.

Public Realm Schemes

7.11 As this March issue establishes the baseline for public realm scheme monitoring, a total of 8 public realm schemes has been identified within the BID area. This includes five that are completed, two that are currently under construction, and one being proposed.

7.12 The schemes focus primarily on public realm and streetscape improvements and range in scale from small interventions such as the Clerkenwell Close pocket park to larger projects like the St John’s Street improvements. This demonstrate a diverse range of public realm improvements that are steadily improving the area at both small and large scales. More detailed analysis will follow in future issues of this Report as further monitoring data becomes available.

8 Planning Policy Monitoring

8.1 This Section provides planning policy monitoring for the London Borough of Islington and the City of London (as the Farringdon and Clerkenwell BID area falls within both Local Planning Authorities), covering the adopted Local Plans as well as emerging Local Plans. Emerging policies relevant to Class E uses, public realm, and BID areas are identified to highlight any relevant forthcoming policy changes or relevance. This Section is structured into two subsections:

- Adopted Local Plan
- Draft Local Plan

8.2 A further subsection covers site allocations identified within both adopted and emerging Local Plans. This subsection includes a summary of any allocated sites located within or near the BID area, identifying early development opportunities that are likely to come forward and outlining the relevant policy aims and objectives for each allocated site.

London Borough of Islington

Adopted Local Plan

8.3 In Islington, the adopted Local Plan includes:

- Strategic and Development Management Policies (September 2023)
- Bunhill and Clerkenwell Area Action Plan (AAP) (September 2023)

8.4 Within the Strategic and Development Management Policies, there are a range of policies and guidance relevant to public realm, Class E development and the Farringdon and Clerkenwell BID area. This includes the area-based strategy Policy SP1 (Bunhill and Clerkenwell), which sets out the spatial priorities for growth and placemaking. Economic objectives are supported through 'Inclusive Economy' policies, notably Policy B1 (Delivering Business Floorspace). Environmental and public realm matters are addressed through Policy G3 (New Public Open Space) and Policy G4 (Biodiversity, Landscape Design and Trees). Further guidance on public realm and movement is provided by Policy T1 (Enhancing the Public Realm and Sustainable Transport) and Policy T4 (Public Realm).

8.5 The Bunhill and Clerkenwell AAP sets out the key policies and strategic priorities for the area. In particular, it emphasises the importance of office-led development through Policy AAP1 (Prioritising Office Use) and Policy AAP2 (Culture, Retail and Leisure Use). The BID area is also covered by two of the spatial strategies within the AAP: Policy AAP5 (Farringdon) and Policy AAP8 (Historic Clerkenwell). The specific site allocations located within our BID boundary from the AAP are outlined below.

Draft Local Plan

8.6 There is no emerging draft Local Plan at present for Islington Council.

Site Allocations

8.7 Site allocations are set out within the Bunhill and Clerkenwell AAP (September 2023) and the following site allocations are within the Farringdon and Clerkenwell BID area:

- **Allocated Site BC17: Caxton House, 2 Farringdon Road, EC1M 3HN** – The site area is 2,846 sqm and it is allocated for office development with ground floor active retail/leisure floor space. There have been no recent planning applications identified in the development tracker for this site. However, the site has a history of previous planning permissions recorded within this AAP. Planning permission (ref: P120484) was approved in June 2012 for an 11-storey building (exceeding 30 metres in height) and construction has subsequently commenced. A S73 application (ref: P2019/2991/S73) was later approved in March 2020. This has not been recorded in the development database tracker as it predates the period of monitoring.

- **Allocated Site BC18: Cardinal Tower/2A, 41-12 Farringdon Road and 48-50 Cowcross Street, EC1M 3HP** – The site area is 4,291 sqm and it is allocated for office development with ground floor active retail/leisure uses and office floor space at upper levels. There have been no recent planning applications identified in the development tracker for this site. However, the site has a history of previous planning permissions recorded within this AAP. Planning permission (ref: P121162) was approved in August 2014 for which construction has been commenced, delivering a 10-storey building (above 30 metres in height). This has not been recorded in the development database tracker as it predates the period of monitoring.
- **Allocated Site BC19: Farringdon Place, 20 Farringdon Road, EC1M 3NH** – The site area is 3,706 sqm and it is allocated for intensification of business use with improved pedestrian connections to Turnmill Street and Farringdon Station.
- **Allocated Site BC20: 50 Farringdon Road, EC1M 3NH** – The site area is 1,568 sqm and it is allocated for intensification of business use with improved pedestrian connections to Turnmill Street and Farringdon Station.
- **Allocated Site BC21: 2, 4-10 Clerkenwell Road, 29-39 Goswell Road and 1-4 Great Sutton Street** – The site area is 1,122 sqm and it is allocated for hotel led mixed use development with retail and leisure uses. There have been no recent planning applications identified in the development tracker for this site. However, the site has a history of previous planning permissions recorded within this AAP. Planning permission (ref: P112478) was previously granted, followed by approval of a subsequent application (ref: P2016/3353/FUL) in 2018 for a six-storey development comprising 1,307 sqm of office space and 243 sqm of ground-floor retail, and it is currently under construction. This has not been recorded in the development database tracker as it predates the period of monitoring.
- **Allocated Site BC22: Vine Street Bridge, EC1R 3AU** – The site area is 488 sqm and it is allocated for conversion of Vine Street Bridge to public open space.
- **Allocated Site BC45: 27 Goswell Road** – The site area is 906 sqm and it is allocated for refurbishment and intensification of office floor space.
- **Allocated Site BC49: Building adjacent to railway lines and opposite 18-20 Farringdon Lane** – The site area is 386 sqm and it is allocated for intensified business use, particularly light industrial uses.
- **Allocated Site BC50: Queen Mary University, Charterhouse Square Campus** – The site area is 18,637 sqm and it is allocated for higher education and medical and research use, alongside improvements to increase permeability through the site. Development on the site may include some office space and research space linked to overarching higher education, medical, and/or research uses.
- **Allocated Site BC51: Italia Conti School, 23 Goswell Road** – The site area is 430 sqm and it is allocated for office development.

City of London

- 8.8 Since the Farringdon and Clerkenwell BID area borders the City of London, the City of London's Local Plan is also monitored. The City of London adopted and emerging Local Plan are summarised below along with relevant policies.

Adopted City of London Local Plan (Jan 2015)

- 8.9 The City of London Local Plan places strong emphasis on sustaining the City's role as a global financial and business centre. Core Strategic Policy CS1 (Offices) supports the addition of office floor space to meet demand and strengthen its strong role as a financial and business centre. In particular, Policy DM1.1 (Protection of Office Accommodation) requires planning applications proposing a loss of office floor space to provide robust evidence to justify the loss. This reflects the City's firm stance on protecting office capacity.

- 8.10 The Local Plan also highlights the importance of public transport, streets and pedestrian movement through Core Strategic Policy CS16 (Public Transport, Streets and Walkways) and Policy DM16.2 (Pedestrian Movement). In addition, public realm-related policies such as Core Strategic Policy CS19 (Open Spaces and Recreation) and CS20 (Retailing) are also relevant and support the provision of high quality new public space and retail uses in the City.

Emerging Local Plan – City Plan 2040

- 8.11 The emerging City Plan 2040 includes several policies relevant to Class E uses and public realm. Strategic Policy S4 (Offices) lays out three policies covering distinct aspects of office provision which includes Policy OF1 (Office Development), Policy OF2 (Protection of Existing Floorspace) and Policy OF3 (Temporary/Meanwhile Uses). It aims to promote substantial office growth, support retrofitting, affordable workspace, and protect existing offices to maintain the City's core business function. Retail uses are addressed through Strategic Policy S5 (Retail and Active Frontages) which seeks to create a more vibrant and greater mix of retail use. Public realm considerations are set out in Policy DE3 (Public Realm) requiring enhancement of existing spaces and creation of new spaces that are inclusive, welcoming, well designed, safe and functional. Strategic Policy S14 (Open Spaces and Green Infrastructure) and Policy OS2 (Urban Greening) aim to promote a greener city.

Appendix

This quarter **1 new site** have been added to Islington Council's planning application database.

This quarter **0 applications** impacting Class E floorspace has been approved by Islington Council.

This quarter, **8 public realm schemes** have been identified: five schemes have been completed, two schemes are currently under construction, and the remaining scheme is proposed.