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DEVELOPMENT TRACKER

Holborn - Planning Application and Public Realm Database Report



BDP.

	Revision A			
Date	March 2026			
Project Reference	2008141			
Prepared by	CY			
Checked by	AM			

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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 Holborn 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 Holborn 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 Holborn 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 However, following the creation of Use Class E, which superseded Use Class B1 and a range of further commercial, business and service functions to combine these into one flexible use class, the directory now includes all new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 135: Northumberland House 303-306 High Holborn London WC1V 7JZ (2025/5750/P) – New application for the change of use of 2,754.7 sqm of office (Class E) and 451.4 sqm of retail (Class E) floor space to provide 3,264.2sqm of Hotel (Class C1) floor space.
- Site 136: Africa House 70 Kingsway London Camden WC2B 6AH (2025/5337/P) – New application for the change of use of 279 sqm of betting shop (Sui Generis) floor space to provide 279 sqm additional office (Class E) floor space to the existing office.
- Site 137: 212 High Holborn London WC1V 7BF (2026/0399/P) – New application for the change of use of 1,504 sqm of office (Class E) to provide 3,014 sqm of hotel (Class C1) floor space.
- Site 138: 81a Endell Street, London WC2H 9DX (2026/0932/P) – New application for the change of use of 202.6 sqm of office (Class E) floor space to provide 202.6 sqm of hotel (Class C1) floor space.

- Site 139: Lion House 72 – 75 Red Lion Street London WC1R 4NA (2026/1030/P) – New application for the change of use of 4,565 sqm of office (Class E) floor space to provide 4,512 sqm of hotel (Class C1) floor space.
- Site 140: 70 Grafton Way London W1T 5DT (2025/5342/P) – New application for the change of use of 352 sqm of commercial floor space (Class E) with ancillary residential use to provide 352 sqm of residential floor space (Class C3).
- Site 141: Ariel House 74 A Charlotte Street London Camden W1T 4QJ (2026/1132/P) – New application for the infill of the existing rear undercroft car park to provide 3,027.6 sqm of additional office floor space (Class E).
- Site 142: Kingsway House, 99-103 Kingsway & 4 Great Queen Street London WC2B 5DJ, WC2B 6QU, WC2B 6QX – New application for demolition of 4 Great Queen Street and 62 Parker Street involving the loss of 3,272 sqm of commercial (Class E) floor space and erection of a new seven storey building in connection with the change of use of Kingsway House to provide a combined 4,780sqm of hotel (Class C1) floor space.

Existing Applications/Permissions – Class E

- Site 4: 125 Shaftesbury Avenue London WC2H 8AD (2024/5408/P) – Conditions in progress for an additional 10,434 sqm of commercial and retail floor space (Class E) through the remodelling, refurbishment and extension of the existing building.
- Site 99: 27 Great Queen Street London Camden WC2B 5BB (2022/0905/P) – Conditions in progress for the change of use of 291 sqm from office (Class E) to Sui Generis, to accommodate a private members' club.
- Site 101: 164 Shaftesbury Avenue London WC2H 8HL (2023/4798/P) – Conditions in progress for the erection of a part infill extension at ground and first floor, replacement of three terraces fronting Mercer Street, erection of a new roof terrace at sixth floor level, and replacement glazing at ground to fifth floor levels, resulting in a 50 sqm increase in office floor space.
- Site 103: Northgate House 67-69 Lincoln's Inn Fields London WC2A 3JB (2022/2269/P) – Permission granted for the change of use of 2,517 sqm educational (Class F1) floor space to flexible use as educational (Class F1) or office (Class E) use.
- Site 109: 9 Northington Street London WC1N 2ES (2024/1056/P) – Conditions discharged for the change of use of 365 sqm from office (Class E) to residential (Class C3) use.
- Site 123: 63-66 Hatton Garden London EC1N 8LE (2024/5548/P) – Amendment in progress for refurbishment of an existing office (Class E) building to provide an additional 177 sqm office (Class E) floor space.
- Site 128: 60 Theobald's Road London WC1X 8SF (2025/2480/P) – Development complete for the change of use of 100 sqm of restaurant (Class E) floorspace to 100 sqm of hot food takeaway with ancillary restaurant seating (Sui Generis) floor space.
- Site 130: Chenies House 21 Bedford Square London WC1B 3HH (2025/2373/P) – Permission granted for the change of use of 683 sqm of office (Class E) floor space to flexible office (Class E) and/or non-residential educational institution (Class F1).
- Site 132: 23 A Great Queen Street London WC2B 5BB (2025/5217/P) – Permission granted for the change of use of 131 sqm of office (Class E) floor space to provide 141 sqm of residential (Class C3) floor space.

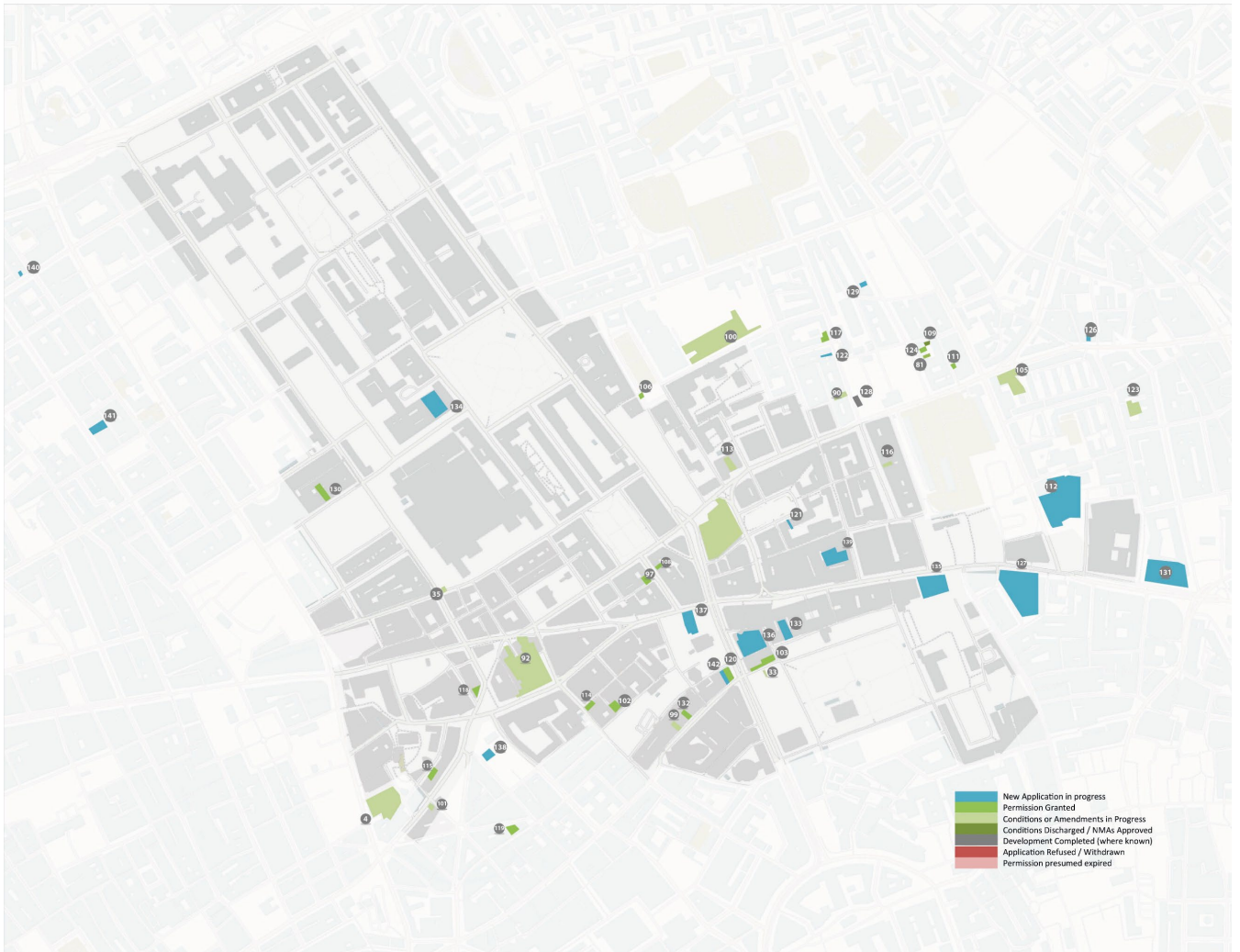
Existing Schemes – Public Realm

- Site 1: West End Project – Scheme complete for public realm and transport upgrade of the London Borough of Camden's West End, across Tottenham Court Road, Gower Street, Bloomsbury Street, Princes Circus and St Giles, delivering two-way traffic operation, reduced congestion and pollution, faster bus routes, safer cycling infrastructure, widened pavements, improved public spaces, and restored heritage features.
- Site 2: Adeline Place – Scheme under construction for 'Adeline Place Area Public Realm, Pedestrian, Cycling, and Environmental Improvements Safe and Healthy Streets Scheme', including new cycle hire docking station, cycle parking hangars, improved pedestrian crossings and pavements and planting across Adeline Place, Bedford Square and Great Russell Street.

- Site 3: Holborn's Alleyways – New scheme proposed for alleyway improvements across Gate Street, New Turnstile, Little Turnstile and Twyford Place, including pedestrianisation, upgraded paving, new planting and trees, seating, lighting and wayfinding enhancements.
- Site 4: Keeley Street, London WC2B 4BA – Scheme complete for a new pocket park, a new cycle lane, and improvements enabled by restricting motor vehicle access at the junction with Wild Street.
- Site 5: Red Lion Street, London WC1R 4PS – Scheme under construction for walking and cycling improvements, and new planting.
- Site 6: Kemble Street, London WC2B 6TP – Scheme under construction for pavement widening, new cycle parking stands, and improvements to make road crossing easier and safer.
- Site 7: High Holborn and Procter Street – Scheme under construction for cycling safety improvements, enhanced pedestrian facilities, and new planting.
- Site 8: Montague Place, London WC1E 7JW – New scheme proposed to create a new public square, enhance the setting of the British Museum and Senate House, and activate the street.
- Site 9: Great Russell Street/ British Museum Forecourt, London WC1E 7JW – New scheme proposed to enhance the setting of the British Museum and create a shared public space connecting the forecourt with Great Russell Street.
- Site 10: Malet Street, London WC1E 7HU – New scheme proposed to transform the tree-lined avenue into an enlivened public realm, improve north–south connectivity, create new east-west routes and enhance cycling infrastructure.
- Site 11: Senate House Courtyards, London WC1E 7HU – New scheme proposed to revive arrival spaces with greenery and seating, create a welcoming sense of place and support university events and public programming.
- Site 12: Thornhaugh Street/ Russell Square – New scheme proposed to create an inviting entrance with pedestrian priority, while maintaining essential servicing access.
- Site 13: Torrington Square/Byng Place, London WC1E 7HY – New scheme proposed to create a civic square, with greener, more accessible public spaces.
- Site 14: Gordon Street/Gordon Square – Scheme under construction to pedestrianise the street and create a vibrant, people-focused space with areas to relax, gather and connect and strengthening links to the Gordon Square.
- Site 15: UCL Main Quad, Gower St, London WC1E 6AE – Scheme completed for enhancement of Main Quad, creating a flexible, welcoming and accessible space for students to meet, gather and host university events.
- Site 16: UCL Campus Mews, Malet Place, London WC1E 7LE – New scheme proposed to transform the mews street into a green corridor.
- Site 17: Woburn Square, London WC1H 0NS – New scheme proposed to green the Square's edges, remove barriers and parking, and create a quieter, more welcoming route.
- Site 18: SOAS surrounds, London WC1H 0XG – New scheme proposed to enhance surrounding areas of SOAS and improve their integration with public realm.
- Site 19: Bedford Way, London WC1H 0AP – New scheme proposed to improve the buffer space between the Bedford Way building and the public realm, integrating seating and greening.
- Site 20: Endsleigh Gardens/Gower Place, London NW1 2BJ – New scheme proposed to enhance the route, creating a tree-lined corridor with biodiverse planting and seating.

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.
- 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

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	*
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	
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	
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	
106	42-43 Queen Square London Camden WC1N 3AQ	2023/1477/P	Royal Female School of Art Foundation (RFSa)	Maddox Planning	

Site Ref:	Site Name and Address	Application Number	Applicant	Agent	Key
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	
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	*
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	*
131	120 Holborn London Camden EC1N 2TD	2025/2446/P	Unite Venture investments	Gerald Eve	
132	23 A Great Queen Street London WC2B 5BB	2025/5217/P	Mr T Maltin	Centro Planning Consultancy	*
133	Ground Floor and basement, Weston House, 242-246 High Holborn London WC1V 7EX	2025/1582/P	Professionals at Play	ID Planning	
134	Stewart House University Of London 32 Russell Square London WC1B 5DN	2025/5405/P	University of London	HGH Consulting	
135	Northumberland House 303-306 High Holborn London WC1V 7JZ	2025/5750/P	Queensway	Savills	*

Site Ref:	Site Name and Address	Application Number	Applicant	Agent	Key
136	Africa House 70 Kingsway London Camden WC2B 6AH	2025/5337/P	Coinface Ltd	Montagu Evans LLP	*
137	212 High Holborn London WC1V 7BF	2026/0399/P	ZH London Properties Ltd	Maddox Planning	*
138	81a Endell Street, London WC2H 9DX	2026/0932/P	Mainstay UK Limited	Candid Planning Consultancy Ltd	*
139	Lion House 72 - 75 Red Lion Street London WC1R 4NA	2026/1030/P	Blossom Lion Propco Limited	Newmark	*
140	70 Grafton Way London W1T 5DT	2025/5342/P	Maidensgrove Limited	Simply Planning Ltd	*
141	Ariel House 74 A Charlotte Street London Camden W1T 4QJ	2026/1132/P	Reform Sub unit Trust 3	Iceni Projects	*
142	Kingsway House, 99-103 Kingsway & 4 Great Queen Street London WC2B 5DJ, WC2B 6QU, WC2B 6QX	2025/5575/P	GMS Estates Ltd	Montagu Evans	*

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 1000 sqm)	£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 100 sqm, 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 **£30,597,180**, the total estimated Camden CIL is **£11,220,844** and the total estimated City of London CIL is **£4,450,350** for all developments since May 2018 and included in the database. For developments granted permission since April 2022, the Mayoral CIL is **£4,410,760** and the Camden CIL is **£3,394,102**. 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:

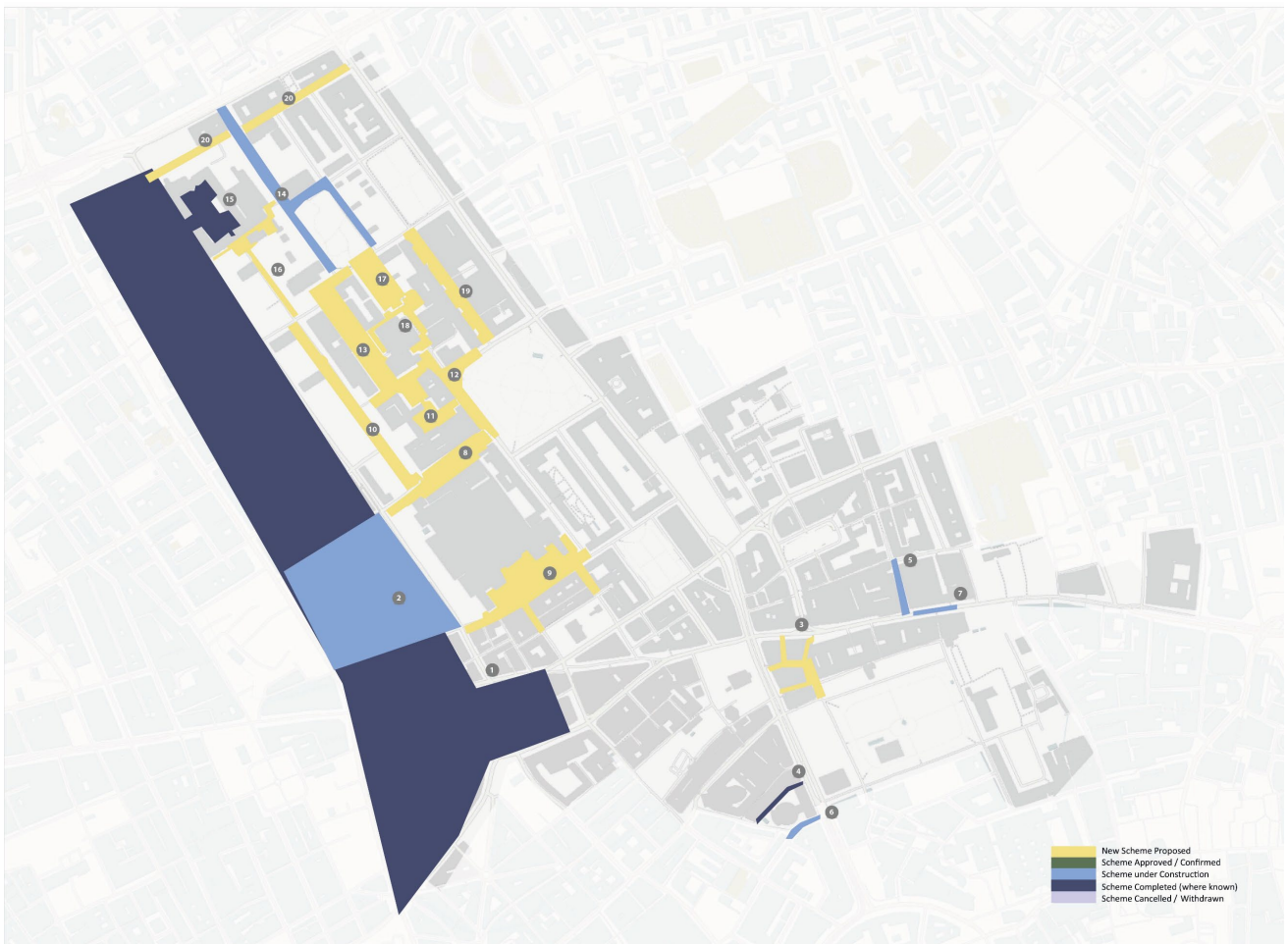
<https://www.camden.gov.uk/documents/20142/1263170/Camden+CIL+charging+schedule.pdf/3adff460-a65c-c000-ed17-1c19f7a9f4e2>

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

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	West End Project – Tottenham Court Road, Gower Street, Bloomsbury Street, Princes Circus and St Giles	Public realm and transport infrastructure enhancement	Camden Council in partnership with TfL, Crossrail: The Elizabeth Line Project, City of Westminster Council, CDA, The Fitzrovia Partnership & London First	*
2	Adeline Place Area	Holborn Liveable Neighbourhood STARter Project: Public Realm, Pedestrian, Cycling, and Environmental Improvements	Camden Council	*
3	Holborn's Alleyway (Gate Street, New Turnstile, Little Turnstile and Twyford Place)	Holborn Liveable Neighbourhood STARter Project: alleyway improvement	Camden Council	*
4	Keeley Street, London WC2B 4BA	Holborn Liveable Neighbourhood STARter Project: new park, public realm improvement	Camden Council	*
5	Red Lion Street, London WC1R 4PS	Holborn Liveable Neighbourhood STARter Project: Public realm improvement	Camden Council	*
6	Kemble Street, London WC2B 6TP	Holborn Liveable Neighbourhood STARter Project: Public realm improvement	Camden Council	*
7	High Holborn and Procter Street	Holborn Liveable Neighbourhood STARter Project:	Camden Council	*
8	Montague Place, London WC1E 7JW	Bloomsbury Vision: Public Realm Improvement	Camden Council	*
9	Great Russell Street/British Museum Forecourt, London WC1E 7JW	Bloomsbury Vision: Public Realm Improvement, new public square at British Museum, pedestrianisation of street	Camden Council	*
10	Malet Street, London WC1E 7HU	Bloomsbury Vision: Street improvement	Camden Council	*
11	Senate House Courtyards, London WC1E 7HU	Bloomsbury Vision: Public realm improvement	Camden Council	*
12	Thornhaugh Street/ Russell square	Bloomsbury Vision: Public realm improvement - welcoming and inviting entrance area	Camden Council	*
13	Torrington Square/Byng Place, London WC1E 7HY	Bloomsbury Vision: New civic square	Camden Council	*

Site Ref:	Site Name and Address	Scheme Description/ Type	Lead Organisation	Key
14	Gordon Street/Gordon Square	Bloomsbury Vision: Pedestrianised and green public street	Camden Council & UCL Estates	*
15	UCL Main Quad, Gower St, London WC1E 6AE	Bloomsbury Vision: public realm improvement	Camden Council & UCL	*
16	UCL Campus Mews, Malet Place, London WC1E 7LE	Bloomsbury Vision: Green corridor	Camden Council & UCL	*
17	Woburn Square, London WC1H 0NS	Bloomsbury Vision: public realm enhancement	Camden Council	*
18	SOAS Surrounds, London WC1H 0XG	Bloomsbury Vision: pocket green space	Camden Council & SOAS	*
19	Bedford Way, London WC1H 0AP	Bloomsbury Vision: public realm improvement	Camden Council & UCL	*
20	Endsleigh Gardens/Gower Place, London NW1 2BJ	Bloomsbury Vision: green route	Camden 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 applications

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.

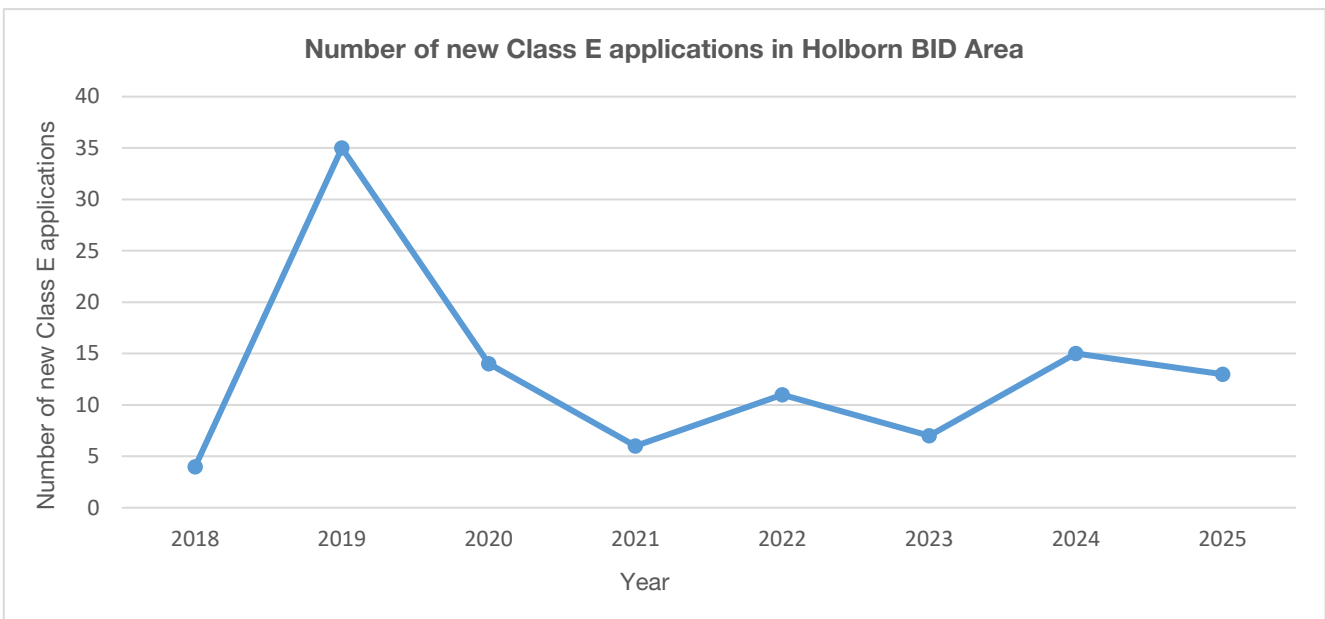


Figure 7.1: Number of new Class E applications in the Holborn BID area (2018 to 2025) (annually)

7.3 A total of 112 new Class E applications were recorded between 2018 and 2025. Figure 7.1 illustrates a sharp increase in 2019, which reflects a number of earlier applications that had not been captured in previous editions of the report rather than a genuine spike in development activity. Application numbers then declined between 2019 and 2021, likely influenced by the wider economic disruption caused by the COVID-19 pandemic. From 2021 onwards, the number of new applications stabilises at approximately 10–14 per year, indicating a consistent level of commercial activity within the BID area.

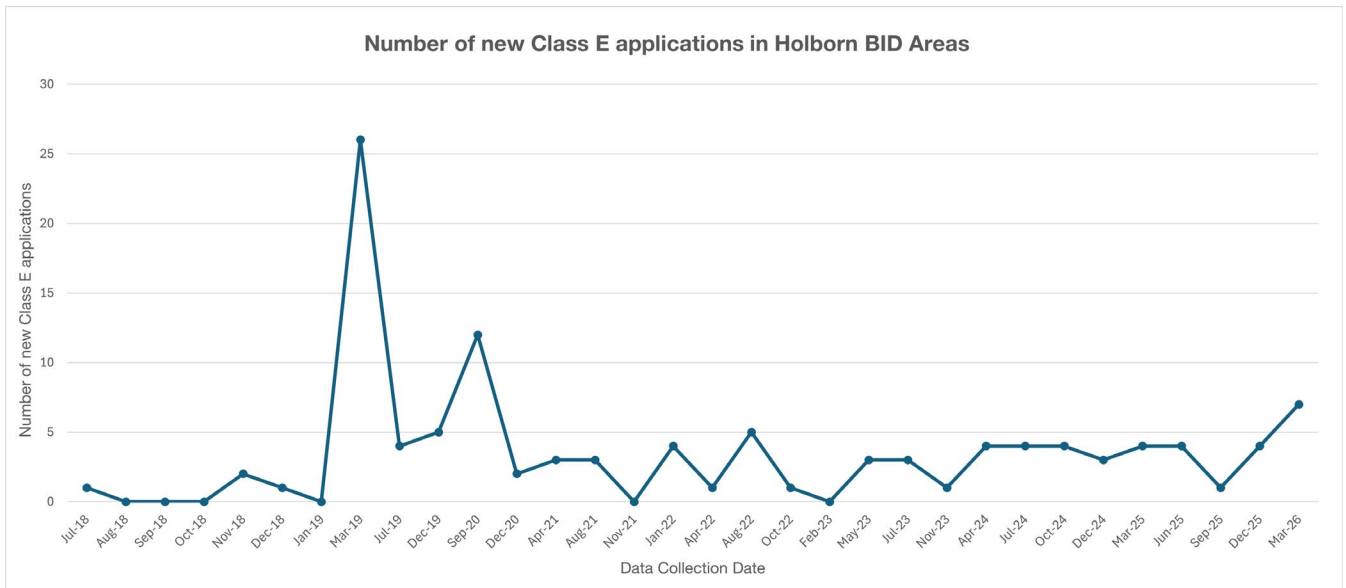


Figure 7.2: Number of new Class E applications in the Holborn BID area (2018 to 2025) (quarterly)

7.4 Looking at the quarterly data, it shows two clear increases followed by a long period of stability in new Class E applications within the Holborn BID area. The sharpest rise appears in March 2019, with 26 applications logged, due to earlier applications being added retrospectively which is also reflected in the annual trend. A second increase is seen in September 2020, with 12 new applications logged, potentially due to post-COVID-19 recovery activity. From 2021 onwards, the trend becomes steady, with between three and seven new applications recorded at each quarter on average. The most recent update in March 2026, also shows seven new applications, remaining consistent with the 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.

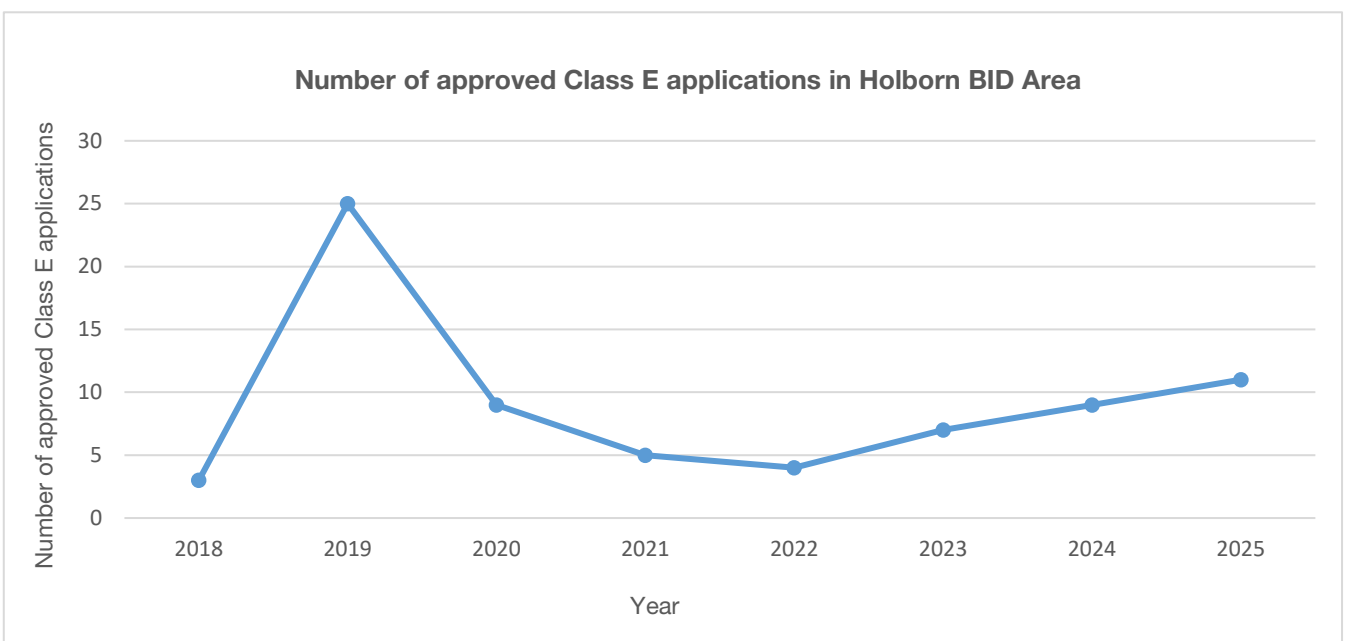


Figure 7.3: Number of approved Class E applications in the Holborn BID area (2018 to 2025) (annually)

7.6 Similar to the trend in new Class E applications, the number of approved applications also shows a sharp increase in 2019. This reflects earlier applications being added retrospectively, which increases the number of approvals recorded that year. Approval numbers then decline significantly between 2019 and 2021, likely due to the disruption caused by the COVID-19 pandemic. From 2022 onwards, there is a gradual and steady increase in approvals of Class E applications, with approval levels averaging at around seven to eight per year. Overall, this indicates a stable rate of Class E approvals in the Holborn BID area, with recent years showing a slight upward trend that suggests continuing support for commercial activity in the 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.

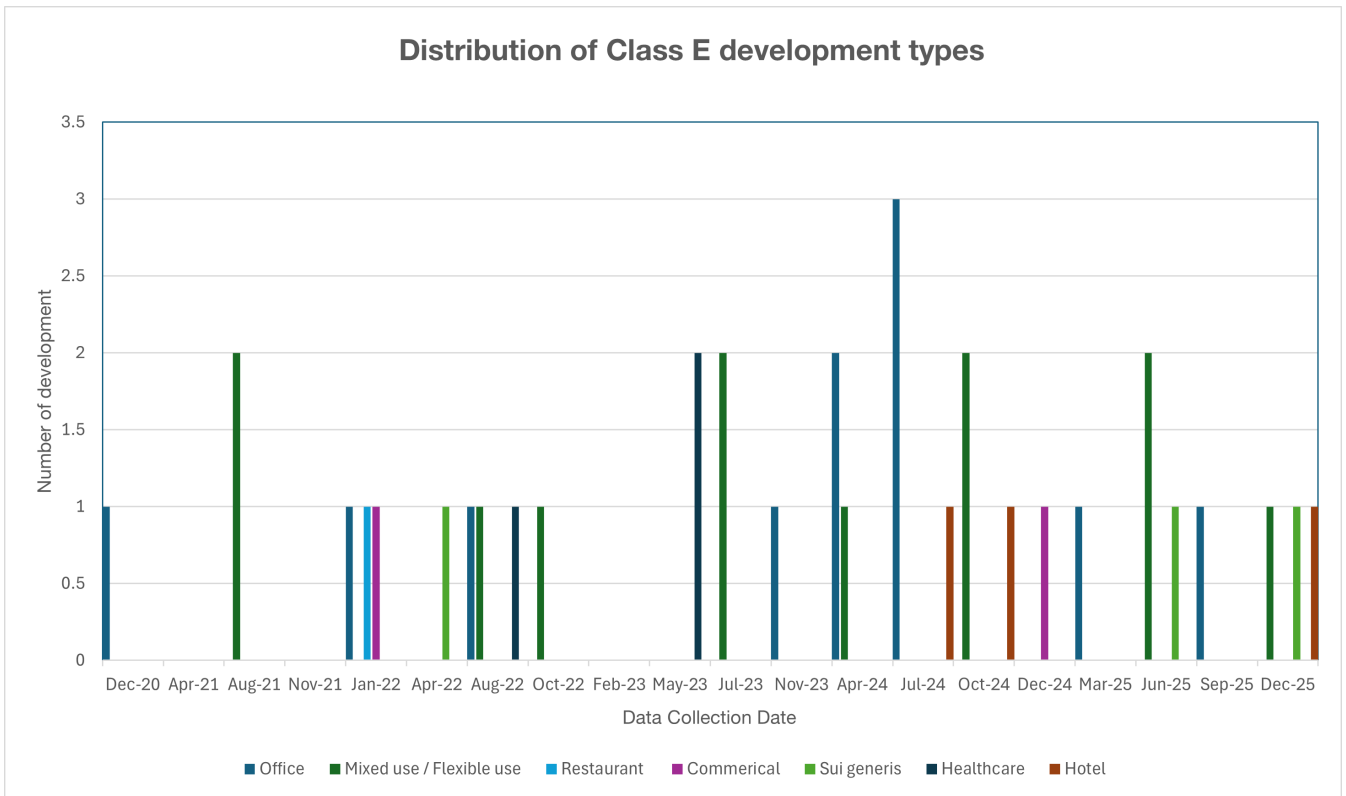


Figure 7.4: Distribution of Class E application development types in the Holborn BID area (2018 to 2025)

7.8 The distribution of Class E development types shows a varied mix of uses, with most quarters recording only one or two categories. Occasional peaks occur in office applications, while mixed or flexible-use proposals form a consistent third category, indicating growing demand for adaptable commercial space. From 2022 onwards, the range of development types broadens further to include healthcare facilities (medical clinic) and hotel uses. Overall, the trend suggests that the BID area is characterised by a diverse spread of different type of Class E developments rather than having a concentrated type of growth.

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.

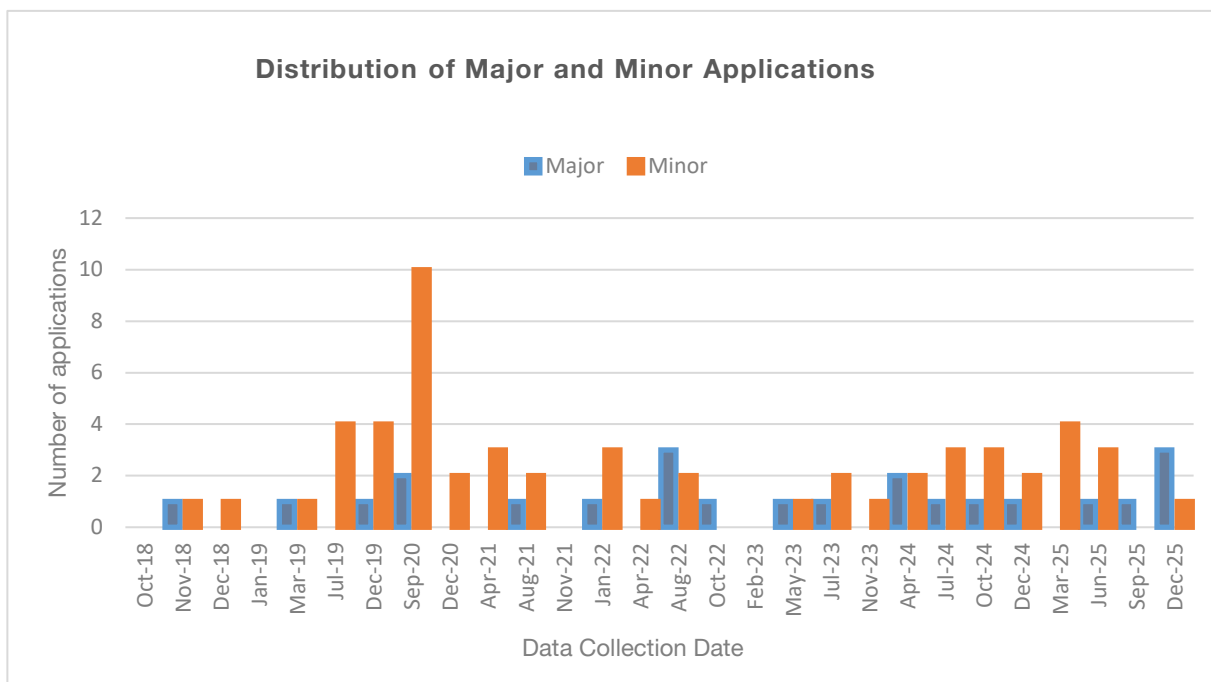


Figure 7.5: Distribution of Major and Minor applications in the Holborn BID area (2018 to 2025)

7.10 The analysis shows the majority of applications submitted over the years are minor applications. Major applications occur far less frequently, typically only once or twice per year, and remain relatively low and steady throughout the monitoring period. From 2022 onwards, both major and minor trends stabilise. Overall, this indicates that the BID area is characterised by a predominance of small-scale development proposals, with a consistent but varied mix of scale of application each year.

Public Realm Schemes

7.11 As this March issue establishes the baseline for public realm scheme tracking, a total of 20 public realm schemes has been identified within the BID area. This includes three that are completed, five that are currently under construction, and 12 that are planned and expected to come forward.

7.12 The schemes span a wide range of interventions and public realm upgrades, including street improvements, transport and cycling enhancements, pedestrianisation, creation of new public squares, pocket parks, and green corridors. A significant proportion of the schemes originate from the Holborn Liveable Neighbourhood STARter Project and the Bloomsbury Vision. More detailed analysis will follow in future issues of this Report as additional monitoring data becomes available.

8 Planning Policy Monitoring

8.1 This Section provides planning policy monitoring for the London Borough of Camden and the City of London (as the Holborn 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 Camden

Adopted Local Plan

8.3 In Camden, the adopted Local Plan includes:

- The Camden Local Plan (July 2017)
- The Fitzrovia Area Action Plan (AAP) (March 2014)

8.4 Within the Camden Local Plan, there are a range of policies and guidance that relate to public realm, commercial development and the BID area. This includes Policy G1 (Delivery and Location of Growth) Policy E1 (Economic Development), Policy E3 (Tourism), Policy A1 (Managing the impact of development), Policy A2 (Open Space), Policy D1 (Design), and Policy TC1 (Quantity and Location of Retail Development) and Policy TC4 (Town Centre uses).

8.5 The Fitzrovia AAP sets out a vision and objectives for the area, including land-use principles, character areas, design principles and identified opportunity sites. A small portion at the southwest edge of the Holborn BID area overlaps with a small part of the Fitzrovia AAP boundary, specifically falling within the AAP character areas of Great Russell Street and Bedford Square.

Draft Local Plan

8.6 The Camden Draft Local Plan (April 2025) introduces a heavier focus on sustainable development through Policy DS1 (Delivering Healthy and Sustainable Development). Chapter 3 includes Policy S1 (South Camden) and Policy S4 (Bloomsbury Campus Area), which covers the BID area of Holborn and Bloomsbury.

Site Allocations

8.7 Site allocations are set out within the following planning policy documents:

- Adopted Site Allocations (September 2013)
- Draft Camden Site Allocations Local Plan (February 2020)
- The Camden Draft Local Plan (April 2025)

8.8 Site allocations from the Adopted Site Allocations (September 2013) document are set out below. The document sets these out under 'Section 4 – Central London' with area headings of 'Tottenham Court Road', 'High Holborn' and 'Fitzrovia and Bloomsbury' and relevant site allocations within the BID boundary are organised under these subheadings below.

Tottenham Court Road Area

- **Allocated Site 16: St Giles Circus** – The site area of the allocation is 18,800 sqm and it is allocated to support high quality development appropriate to this Central London gateway and the creation of new world class public spaces. Site 1 (West End Project) from our public realm tracker database (see Sections 5 and 6 of this Report) is located within this site allocation and the scheme has been completed including the creation of a new St Giles Square, which is consistent with the site allocation guidance.
- **Allocated Site 17: 21-31 New Oxford Street, Royal Mail Sorting Office** – The site area of the allocation is 3,964 sqm and it is allocated for mixed use development which includes retail, offices, hotel, other commercial uses and residential accommodation at upper levels.
- **Allocated Site 18: Land Bound by New Oxford Street, Museum Street and West Central Street** – The site area of the allocation is 1,362 sqm and it is allocated for mixed use development provided by conversion, extension or partial redevelopment including retail, offices and permanent self-contained (Class C3) residential accommodation at upper levels. Site 92 (Selkirk House) from the development tracker database (see Sections 2 and 3 of this Report) is located within this site allocation and the discharge of conditions is currently in progress for a redevelopment scheme to deliver mixed use development including office, residential, town centre uses which is consistent with the site allocation.

High Holborn

- **Allocated Site 19: 12-42 Southampton Row & 1-4 Red Lion Square** – The site area of the allocation is 4,500 sqm and it is allocated for mixed used development suitable to a Central London location including uses such as offices, hotel, other commercial uses, self-contained (C3) housing and community use. Site 77 (Lethaby Building) from the development tracker database (see Sections 2 and 3 of this Report) is located within this site allocation and the discharge of conditions is currently in progress for a scheme to deliver mixed use development including hotel, retail, office, exhibition space and a lecture hall, which is consistent with the site allocation.
- **Allocated Site 20: Land Bounded by 50-57 High Holborn, 18-25 Hand Court, 45-51 Bedford Row & Brownlow Street 88** – The site area of the allocation is 3,700 sqm and it is allocated for conversion and partial redevelopment to provide a mixed-use scheme suitable to a Central London location including offices, other commercial uses and a contribution to the supply of self-contained (class C3) housing (including affordable housing) and community uses.

Fitzrovia and Bloomsbury

- **Allocated Site 21: Senate House (north block) Malet Street** – The site area of the allocation is 1,220 sqm and it is allocated for development including university, education, cultural and/or community and related ancillary uses.
- **Allocated Site 22: 26 Gordon Square and 15 Gordon Street** – The site area of the allocation is 1,026 sqm and it is allocated for development including university, education, cultural and/or community and related ancillary uses.
- **Allocated Site 23: 20-22 Gordon Street/Wates House** – The site area of the allocation is 1,985 sqm, and it is allocated for development including university, education, cultural and/or community and related ancillary uses.

8.9 Site allocations from the Draft Camden Site Allocations Local Plan (February 2020) document are set out below. The document sets these out under area headings for Chapter 4 'Bloomsbury Campus Area' and Chapter 7 'Holborn and Covent Garden' and relevant site allocations within the BID boundary are organised under these subheadings below.

Chapter 04 Bloomsbury Campus Area

- **Allocated Site BC2a: Birkbeck College, Malet Street** – Allocated for higher education (academic and ancillary space) use.
- **Allocated Site BC2b: Senate House (NE quadrant), Malet Street** – Allocated for higher education (academic and ancillary space) use.
- **Allocated Site BC2c: 20 Russell Square** – Allocated for higher education (academic and ancillary space) use.

8.10 There have been no recent planning applications identified in the development database tracker for any of the Site Allocations (BC2a–BC2c) within the Bloomsbury Campus Area. However, the public realm scheme tracker has identified two public realm projects proposed within the Bloomsbury Campus Area, including Site 10: Malet Street and Site 11: Senate House Courtyards (see Sections 5 and 6 of this Report).

Chapter 07 Holborn and Convent Garden

- **Site Allocation Policy HCG2: Former Central St Martins** – The site area of the allocation is 0.45ha and it is allocated for hotel, self-contained residential, cultural, and retail uses. Site 77 (Lethaby Building) from the development tracker database is located within this site allocation and the discharge of conditions is currently in progress for a scheme to deliver mixed use development including hotel, retail, office, exhibition space and a lecture hall, which is consistent with the site allocation.
- **Site Allocation Policy HCG 3: 1 Museum Street** – The site area is 0.45ha and it is allocated for hotel, commercial, housing uses. Site 92 (Selkirk House) from the development tracker database is located within this site allocation and the discharge of conditions is currently in progress for a scheme to deliver mixed use development including office, residential and town-centre uses, which is consistent with the site allocation.
- **Site Allocation Policy HCG4: 134-149 Shaftsbury Avenue** – The site area is 0.08ha and it is allocated for theatre/cinema, cultural use.
- **Site Allocation Policy HCG5b: 294-295 High Holborn** – This site is allocated for office uses and self-contained homes (10 additional homes).
- **Site Allocation Policy HCG5d: Castlewood House and Medius House** – This site is allocated for office and self-contained homes (18 additional homes).
- **Site Allocation Policy HCG5e: 8-10 Southampton Row** – This site is allocated for hotel and self-contained home (9 additional homes).
- **Site Allocation Policy HCG5i: Hand Court, 50-57 High Holborn** – This site is allocated for office, self-contained homes (6 additional homes) and retail uses.

8.11 Site allocations from The Camden Draft Local Plan (April 2025) document are set out below.

- **Site Allocation Policy S17: Selkirk House, 166 High Holborn, 1 Museum Street, 10–12 Museum Street, 35–41 New Oxford Street and 16a–18 West Central Street** – This site is allocated for mixed use including offices, research and knowledge-based uses, town centre uses, and permanent self-contained homes. This allocation duplicates Site 18 from the Adopted Site Allocations (September 2013) and Policy HCG3 from the Draft Camden Site Allocation Local Plan (February 2020). Site 92 (Selkirk House) from the development tracker database is part

of this site allocation and the discharge of conditions is currently in progress for a redevelopment scheme to deliver mixed use development including office, residential, town centre uses which is consistent with the site allocation.

- **Site Allocation Policy S18: 135–149 Shaftesbury Avenue** – This site is allocated for theatre / cinema and cultural uses.
- **Site Allocation Policy S19: Cockpit Yard and Holborn Library** – This site is allocated for employment (including creative and maker spaces and affordable workspace), permanent self-contained homes, library and depot use.
- **Site Allocation Policy S24: 294–295 High Holborn** – This site is allocated for permanent self-contained homes and employment use.
- **Site Allocation Policy S26: 8–10 Southampton Row** – This site is allocated for permanent self-contained homes and hotel use. This duplicates site allocation Policy HCG5e from the Draft Camden Site Allocation Local Plan (February 2020).
- **Site Allocation Policy S30: Birkbeck College, Malet Street** – This site is allocated for permanent self-contained homes. This duplicates Site BC2a: Birkbeck College from the Draft Camden Site Allocations Local Plan (February 2020), but with a revised proposed use, shifting the allocation from higher education facilities to residential development.
- **Site Allocation Policy S31: Senate House (NW quadrant), Malet Street** – This site is allocated for higher education (academic and ancillary space) use. This duplicates Site 21 from the Adopted Site Allocations (September 2013) and Site BC2b from the Draft Camden Site Allocations Local Plan (February 2020).
- **Site Allocation Policy S32: 20 Russell Square** – This site is allocated for higher education (academic and ancillary space) use. This duplicates Site BC2c from the Draft Camden Site Allocations Local Plan (February 2020).

City of London

- 8.12 Since the Holborn 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)

- 8.13 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.
- 8.14 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

- 8.15 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 **7 new sites** have been added to the planning applications database, with 7 new planning applications submitted to Camden Council.

This quarter **3 applications** impacting Class E floorspace have been approved by Camden Council.

This quarter consent was granted for the loss of **131 sqm** of Class E floorspace and the gain of **3,200 sqm** Class E floorspace.

This quarter, **20 public realm schemes** have been identified: three schemes have been completed, five schemes are currently under construction, and the remaining 12 schemes are proposed.