



ISSUED BY BDP // October 2024

# DEVELOPMENT TRACKER

Holborn - Planning Application Database Report



**BDP.**

	Revision A			
<b>Date</b>	October 2024			
<b>Project Reference</b>	2008141			
<b>Prepared by</b>	ND			
<b>Checked by</b>	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 However, following the creation of Use Class E, which superseded Use Class B1 and a range of further commercial, business and service functions to combine these into one flexible use class, the directory now includes all new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 117: Rugby Chambers 2 Rugby Street London WC1N 3QU (2024/2810/P) – New application for the change of use of 944 sqm from office (Use Class E) to residential (Use Class C3) to provide 11 self-contained apartments.
- Site 118: 219 – 229 Shaftesbury Avenue London WC2H 8EL (2024/4224/P) – New prior approval application for a 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 commercial floorspace of 484 sqm (Use Class E).
- Site 119: 50 Earlam Street London WC2H 9LJ (2024/2819/P) – New application for the change of use of 884 sqm from commercial (Use Class E) to a flexible sui generis use (leisure/restaurant/bar) and/or for Class E use, as well as alteration to the shopfront frontages.
- Site 120: Kingsway House 103 Kingsway London WC2B 6QX (2024/3493/P) – New application for the change of use of 3,272 sqm from commercial use (Class E) to 3,595 sqm of hotel use (Use Class C1), retention of Class E commercial unit at ground floor level and associated works including refurbishment of façade.

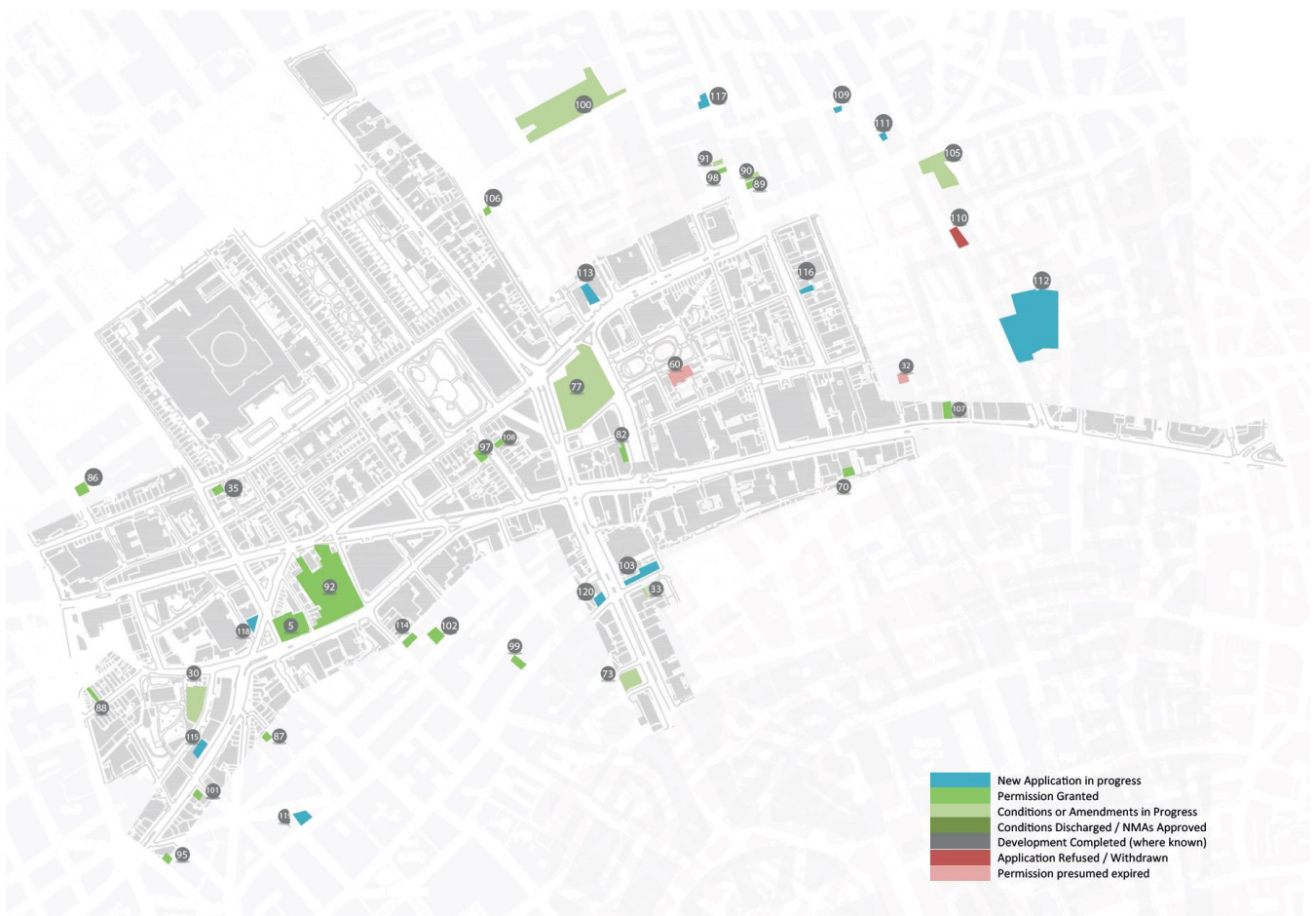
### ***Existing Applications/Permissions***

- Site 32: Elizabeth House 4 – 7 Fulwood Place London WC1V 6HG (2017/6946/P) – Permission presumed expired for the application to erect a two storey roof extension, and a four storey rear extension (total 432 sqm) to the office building, and opening up of front lightwell, alterations to entrance and rear lightwell.
- Site 60: 14 – 17 Red Lion Square London WC1R 4QH (2016/3635/P) – Permission presumed expired for the application for a change of use of 1,810 sqm from office (Use Class E) to residential (Use Class C3) to provide four self-contained dwellings, rebuilding of rear extensions and associated works.
- Site 99: 27 Great Queen Street London Camden WC2B 5BB (2022/0905/P) – Permission granted for the change of use of 291 sqm from office (Use Class E) to sui generis, in order to accommodate a private members' club.

- Site 101: 164 Shaftesbury Avenue London WC2H 8HL (2023/4798/P) – Permission granted for the erection of a part infill extension at ground and first floor, replacement of three terraces fronting Mercer Street, erection of new roof terrace at sixth floor level, and replacement glazing at ground to fifth floor levels submitted, resulting in a 50 sqm increase in office floorspace.
- Site 110: Verulam Gardens 70 Gray's Inn Road London Camden WC1X 8NH (2023/4871/P) – Application withdrawn for the proposed a change of use of 1,646 sqm from office (Use Class E) to part office (Use Class E) and part educational (Use Class F1).
- Site 114: 181 Ground Floor, Dury Lane WC2B 5QF (2024/2732/P) – Permission granted for the change of use of 117 sqm from an escape room (Use Class Sui Generis) to a café (Use Class E).

## 2 Development Database Plan

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
30	45 New Compton Street London WC2H 8DF	2018/1890/P	45 New Compton Street Development 2018 Limited	Square Feet Architects	
32	Elizabeth House 4-7 Fulwood Place London WC1V 6HG	2017/6946/P	Courtenay Investments Ltd	GCP	*
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	
60	14 - 17 Red Lion Square London WC1R 4QH	2016/3635/P	13-17 Red Lion Square LLP	Nathaniel Lichfield & Partners	*
73	65 Kingsway London WC2B 6TD	2019/6088/P	Clearbell Capital LLP	Unknown	
77	Lethaby Building, Former Cochrane Theatre, 12-42 Southampton Row & 1-4 Red Lion Square (Former University Of Westminster Central St Martins College Campus) London WC1B	2020/2470/P	Globalgrange Hotels Ltd	Gerald Eve	
82	3 Procter Street London WC1V 6DW	2020/3238/P	Success Venture Property Investments Ltd	Savills (UK) Ltf	
86	12 Adeline Place London WC1B 3AJ	2022/2556/P	Mr James Coley	Boyer Planning	
87	57-59 Neal Street London WC2H 9PP	2020/5067/P	Shaftesbury Covent Garden Ltd	Rolfe Judd Planning	
88	19 Denmark Street London WC2H 8NA	2020/5153/P	Mr Richard Metcalfe	Iceni Projects	
89	7 Great James Street London WC1N 3DA	2020/5940/P	GFZ Investments	Montagu Evans	
90	8 Great James Street London WC1N 3DA	2020/5943/P	GFZ Investments	Montagu Evans	
91	37 Great James Street London WC1N 3HB	2021/0257/P	GFZ Investments	Montagu Evans	
92	Selkirk House, 166 High Holborn, 1 Museum Street, 10-12 Museum Street, 35-41 New Oxford Street and 16A-18 West Central Street, London WC1A 1JR	2023/2510/P	Lab Selkirk House Ltd	Iceni Projects	

Site Ref:	Site Name and Address	Application Number	Applicant	Agent	Key
95	36-38 West Street London WC2H 9NB	2021/5503/P	Shaftesbury Covent Garden Ltd	Rolfe Judd Planning	
97	20-21, 22 Southampton Place and 46-47 Bloomsbury Square London WC1A 2BP	2021/5686/P	Hogarth Properties S.A.R.L.	WSP	
98	29 Great James Street London WC1N 3EY	2021/5551/P	Unknown	WSP	
99	27 Great Queen Street London Camden WC2B 5BB	2022/0905/P	UGLE Property Investment Committee	PJB Planning Ltd	*
100	Great Ormond Street Childrens Hospital, Frontage Building Great Ormond Street London WC1N 3JH	2022/2255/P	Great Ormond Street Hospital for Children NHS Foundation Trust	Turley	
101	164 Shaftesbury Avenue London WC2H 8HL	2023/4798/P	Daejan Investments Ltd	Jones Lang LaSalle Limited	*
102	11-13 Macklin Street London WC2B 5NH	2022/2793/P	Aviv Riverview Ltd.	Jones Lang LaSalle Limited	
103	Northgate House 67-69 Lincoln's Inn Fields London WC2A 3JB	2022/2269/P	Habro	Cushman and Wakefield	
105	100 & 88 Gray's Inn Road and 127 Clerkenwell Road London WC1X 8AL	2022/4259/P	Lawnmist Ltd	Gerald Eve LLP	
106	42-43 Queen Square London Camden WC1N 3AQ	2023/1477/P	Royal Female School of Art Foundation (RFSa)	Maddox Planning	
107	Alliance House 29 - 30 High Holborn London WC1V 6AZ	2023/0960/P	Unknown	Progress Planning	
108	1 Southampton Place London Camden WC1A 2DA	2023/1869/P	Knight Frank Asset Management	hgh Consulting	
109	9 Northington Street London WC1N 2ES	2024/1056/P	MHL BUILD LTD	Montagu Evans	
110	Verulam Gardens 70 Gray's Inn Road London Camden WC1X 8NH	2023/4871/P	EURO GRAYS INN INC	CREATE Planning	*
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	*



## Development Floorspace and Estimated CIL

### Estimated CIL

- 3.3 An estimate of potential CIL revenues (Mayoral and Borough level) has been calculated. Mayoral CIL (MCIL1) came into effect and is applicable to applications decided after April 2012. A revised charging schedule (MCIL2) is applicable to permissions granted after 31 March 2019, and includes differential charging rates for office, retail and hotel accommodation in Central London. Camden Council's CIL came into effect in April 2015 and is applicable to applications decided after this date until October 2020 when the schedule was updated.
- 3.4 The rates used to calculate the estimated CIL, which is paid upon commencement of development, are as follows:

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

- 3.5 Estimated CIL has been calculated based on the net uplift in floorspace, as reported in the database and based on best available data and assumptions. It is intended to provide an indicative figure only, given that CIL is subject to various reliefs, deductions and indexations which cannot be calculated precisely here.
- 3.6 Where commercial developments identified in the tracker also include residential floorspace, this has been included in the calculation of CIL liability.
- 3.7 CIL has not been calculated where the floorspace is below 100sqm, is not known/not specified, or floorspace is reduced or remains unchanged. Applications which have been refused or withdrawn, and permissions which have lapsed, have not been included in the total.
- 3.8 The total estimated Mayoral CIL in Holborn is **£20,011,200** and the total estimated Camden CIL is **£10,550,125** for all developments since May 2018 and included in the database. For developments granted permission since April 2022, the Mayoral CIL is **£802,855** and the Camden CIL is **£824,228**. This will be payable upon commencement of development.

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

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

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

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

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

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

## Appendix

This quarter **4 new sites** have been added to the planning applications database with 4 new planning applications submitted to Camden Council.

A loss of **4,411 sqm** of Class E floorspace was applied for within 3 of the new sites identified. However, 1 application applied for a flexible Sui Generis/Class E use of **884 sqm** floorspace.

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

This quarter consent was granted for **428 sqm** of Class E floorspace.