



Planning Applications Sub-Committee

ADDENDUM PACK

Date: TUESDAY, 17 JUNE 2025
Time: 10.30 am
Venue: LIVERY HALL - GUILDHALL

4. HIGH HOLBORN

- a) 319-325 High Holborn (Heron House), 326-332 High Holborn And 26 Southampton Buildings (Holborn Gate), And 44 Southampton Buildings, WC1 And WC2 - 24/01262/FULMAJ**

Report of the Chief Planning Officer & Development Director.

For Decision
(Pages 3 – 12)

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Committee:	Date:
Planning Application Sub-Committee	17 June 2025
Subject: 319-325 High Holborn (Heron House), 326-332 High Holborn And 26 Southampton Buildings (Holborn Gate), And 44 Southampton Buildings, WC1 And WC2 24/01262/FULMAJ: Demolition of existing buildings at 326-332 High Holborn & 26 Southampton Buildings (Holborn Gate), 319-325 High Holborn (Heron House) and 44 Southampton Buildings and construction of new building comprising of two basement levels, ground plus 9 upper stories (65.8m AOD), including a mezzanine at upper ground level and external plant space at roof level, consisting of office floorspace (Class E(g)(i)) on ground and upper levels, retail/food and beverage floorspace (Use Class E(a)-(b)) at ground level and flexible cultural/ exhibition/ performance/ learning/ community/ creative affordable workspace (Use Classes F1(a)-(e)/ F2(b)/ E(g)(i)/ Sui Generis) floorspace at ground and basement levels; creation of public realm, including new hard and soft landscaping, external terraces, provision of new servicing facilities and associated access from Southampton Buildings, cycle parking and other associated works.	Public
Ward: Farringdon Without	For Decision
Registered No: 24/01262/FULMAJ	Registered on: 28 November 2024
Conservation Area: Chancery Lane Conservation Area	

1. Letters of Representation

1.1. Since the publication of the PASC Committee Agenda one letter of support has been received. The points raised in the letter are summarised in the table below.

Representations from members of the public (support)	Comments
Mr Michael Fairmaner (on behalf of Fleet Street Quarter BID)	<p>The application aligns closely with the Fleet Street Quarter BID priorities for the area to make it a vibrant and dynamic location that will reposition it as a place to work, visit, live and invest in.</p> <p>The Proposals contribute to this theme in the following ways:</p> <ul style="list-style-type: none">- It will provide over 50,000m² of Grade A commercial floorspace in a feature building at the western gateway to the City of London and 1,200 sqm new modern retail space that will reinvigorate the retail offer on the street;- It will provide a new cultural venue in the form of Holborn Dome to host events;- It will support and create between 2,500 and 2,800 jobs. <p>The proposal also align with FSQ theme to tackle climate change and reduce carbon emissions, by:</p> <p>The creation of a new pocket park that will include greenery, seating, a water feature and new retail/food options.</p> <ul style="list-style-type: none">- A simplified public realm to the north with improved paving finished to all areas- The inclusion of green terraces for tenants, green roofs, and vertical greening.- The prioritisation and promotion of sustainable travel through the introduction of both short and long-stay cycle spaces;- Targeting BREEAM "Excellent" with an aspiration to achieve "Outstanding" and EPC rating of "A" and recycling 95% of construction materials

	<p>The proposed development would also align with the theme to promote a vibrant and progressive cultural offer to attract new audiences; and to create an inclusive and sustainable business ecosystem by:</p> <ul style="list-style-type: none"> - Providing a new cultural venue providing 2,000 sq metres of useable space that includes an immersive auditorium, flexible exhibition spaces, and areas for community events. Inspired by the historic Knights Templar Church that once stood on the site, it will be able to accommodate up to 300 people. - Proposing a new clock on the northeast corner to mark the building and provide a new civic asset adding to the collection of clocks on buildings that is so much a feature of the area. <p>The fourth strategic approach seeks to tackle anti-social behaviour, rough-sleeping, build resilience within businesses and to encourage safety. The Proposals contribute to this theme in the following ways:</p> <ul style="list-style-type: none"> - The removal of the existing first floor overhang over the pavement that will make the area less enclosed; - A new lighting strategy for the ground floor and pocket park that will improve safety and prevent anti-social behaviour.
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2. Please note the following minor errata and clarification corrections:

- 2.1. Paragraph 7 (second sentence) to read as: *Holborn Gate (326-332 High Holborn), a ten storey office building, gained consent in 1964 for the redevelopment of the site.*
- 2.2. Paragraph **205** (first sentence) to read as: *Whilst the proposed scheme results in a small reduction of 21.2m² of adequate usable public realm, 40.6m² of poor quality usable public space and 134.6m² of unusable public realm —from 2,314.7m² to 2,118.3m²— this is accompanied by a substantial improvement in quality, usability and coherence.*
- 2.3. Paragraph **451** (last sentence) to read as: *Although further nighttime restrictions can be applied if the development is near residential properties, given that the proposed servicing bays are proposed away from residential units, it is not considered necessary that nighttime restrictions are imposed.*
- 2.4. Paragraph **458** – last sentence to be deleted, as the demolition and construction hours are agreed as part of the detailed Deconstruction and Construction Management Plan, which is secured by condition.

- 2.5. Paragraph **569** (last sentence) to read as: *This approach is reasonable. The results show differences from the findings with the overhang in place; this is due to the architecture of the building at 7 High Holborn.*
- 2.6. Paragraphs **583** and **585** (first sentence) to read as: *When considering the Median Daylight Factor, none of the rooms at this floor meet the MDF target, in the existing situation.*
- 2.7. Paragraph **769** (last sentence) to read as: *Option 4 therefore has been selected to be developed for the application scheme.*
- 2.8. Paragraph **891 q)** to read as: *Open to the public throughout the year, 7 days a week, between 10am and 6pm, excluding Christmas Day, Boxing Day and New Year's Day. Private events or full hire of the space may be permitted outside these public access hours.*
3. Please also note the following addition (in red) to imposed condition 22 to ensure reuse of existing façade materials of 44 Southampton Buildings.

Circular Economy

(a) Prior to demolition of the development: full details of the pre-demolition audit in accordance with section 4.6 of the GLA's adopted Circular Economy Statement guidance shall be submitted to and approved in writing by the Local Planning Authority, that demonstrates that the development is designed to meet the relevant targets set out in the GLA Circular Economy Statement Guidance. In addition, the audit shall include a strategy to recycle the various concrete elements from deconstruction following in depth surveys of the structure and quality. The development shall be carried out in accordance with the approved details and operated & managed in accordance with the approved details throughout the lifecycle of the development.

(b) Prior to the demolition of the façade of 44 Southampton Buildings, a strategy for the dismantling, storage and reuse of the brick and stone shall be submitted to and approved in writing by the local planning authority.

(c) Prior to the commencement of the development (excluding demolition), a RIBA Stage 4 update to the approved detailed Circular Economy Statement to reaffirm the proposed strategy, to include a site waste management plan, shall be submitted to and approved in writing the Local Planning Authority, that demonstrates that the Statement has been prepared in accordance with the GLA Circular Economy Guidance and that the development is designed to meet the relevant targets set out in the GLA Circular Economy Guidance. The end-of-life strategy of the statement should include the approach to storing detailed building information relating to the structure and materials of the new building. The development shall be carried out in accordance with the approved details and operated & managed in accordance with the approved details throughout the lifecycle of the development.

REASON: To ensure that the Local Planning Authority may be satisfied with the detail of the proposed development so that it reduces the demand for redevelopment, encourages re-use and reduces waste in accordance with the following policies in the Development Plans and draft Development Plans: London Plan; D3, SI 7, SI 8 - Local Plan; CS 17, DM 17.2 ; S16, CEW 1; emerging City Plan 2040: S8 and DE1.

4. Background papers

- Circular Economy Workshop Outputs (294009) (Arup, 5 April 2025)
- Whole Life Carbon Optioneering Verification Report (14937-WBS-ZZ-ZZ-RP-SU-10001 P01) (Waterman, November 2023)
- Recycled Content by Value Limitations (294009) (5 April 2025)
- Circular Economy GLA Spreadsheet (1 June 2025) to supersede ~~Circular Economy GLA Spreadsheet (14 May 2025)~~
- Air Quality Memo GLA Consultation (6 June 2025)
- Basement Excavation (6 June 2025)
- Planning Pre-Application: Whole Life Carbon Optioneering as per Carbon Options (Arup, 22 August 2023) to supersede ~~Whole life Carbon Optioneering process (29 May 2025)~~
- Circular Economy Statement (Arup, 3 June 2025) to supersede ~~Circular Economy Statement (Arup, 20 November 2024)~~
- Pre-Redevelopment Audit (3rd June 2025 (v5))
- Carbon Options Tool (April 2023, rev 01)
- WLC GLA spreadsheet (Revision 2, June 2025) to supersede ~~WLC GLA Spreadsheet (28 November 2024)~~

5. Representations/Consultation Responses

- 10 June 2025 - Mr Michael Fairmaner (on behalf of Fleet Street Quarter BID)

6. NPPF 2025

6.1. The National Planning Policy Framework was revised in response to the Proposed reforms to the National Planning Policy Framework and other changes to the Planning system consultation on 12 December 2024 and sets out the government's planning policies for England and how these are expected to be applied.

6.2. This version of the National Planning Policy Framework was amended on 7 February 2025 to correct cross-references from footnotes 7 and 8, and amend the end of the first sentence of paragraph 155 to make its intent clear. For the avoidance of doubt the amendment to paragraph 155 is not intended to constitute a change to the policy set out in the Framework as published on 12 December 2024.

6.3. It is noted the amended NPPF does not constitute change to the policy set out in the December 2024 NNPF referred to in the committee report.

Proposed Highway Stopping up



[illegible]

Comments for Planning Application 24/01262/FULMAJ

Application Summary

Application Number: 24/01262/FULMAJ

Address: 319-325 High Holborn (Heron House), 326-332 High Holborn And 26 Southampton Buildings (Holborn Gate), And 44 Southampton Buildings, WC1 And WC2

Proposal: Demolition of existing buildings at 326-332 High Holborn & 26 Southampton Buildings (Holborn Gate), 319-325 High Holborn (Heron House) and 44 Southampton Buildings and construction of new building comprising of two basement levels, ground plus 9 upper stories (65.8m AOD), including a mezzanine at upper ground level and external plant space at roof level, consisting of office floorspace (Class E(g)(i)) on ground and upper levels, retail/food and beverage floorspace (Use Class E(a)-(b)) at ground level and flexible cultural/ exhibition/ performance/ learning/ community/ creative affordable workspace (Use Classes F1(a)-(e)/ F2(b)/ E(g)(i)/ Sui Generis) floorspace at ground and basement levels; creation of public realm, including new hard and soft landscaping, external terraces, provision of new servicing facilities and associated access from Southampton Buildings, cycle parking and other associated works.

Case Officer: Anna Tastsoglou

Customer Details

Name: Mr Michael Fairmaner

Address: 160 Fleet Street London

Comment Details

Commenter Type: Other

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I am writing on behalf of Fleet Street Quarter BID. We were formally established on 1 April 2022 and represent over 350 businesses located in and around Fleet Street. We are working with our partners to create a world class destination here in Fleet Street, making it a dynamic leading business quarter with high quality public spaces. I am writing to support the above application as it aligns closely with our priorities for the area as set out in our BID Proposal on which we were elected as follows:

Putting Fleet Street Back on the Map

This theme is about creating the FSQ as a vibrant and dynamic location that will reposition it as a place to work, visit, live and invest in. The Proposals contribute to this theme in the following ways:

- It will provide over 50,000m² of Grade A commercial floorspace in a feature building at the western gateway to the City of London and 1,200 sqm new modern retail space that will reinvigorate the retail offer on the street;
- It will provide a new cultural venue in the form of Holborn Dome to host events;
- It will support and create between 2,500 and 2,800 jobs.

Clean and Green

This theme recognises that the FSQ is challenged by limited public squares and spaces and has a focus on tackling climate change and reducing carbon emissions. The Proposals contribute to this theme in the following ways:

- A new pocket park to the south of the site is provided that will include greenery, seating, a water feature and new retail/food options.
- A simplified public realm to the north with improved paving finished to all areas; in all delivering 740 sq m of consolidated public space;
- The inclusion of green terraces for tenants, green roofs, and vertical greening.
- The prioritisation and promotion of sustainable travel through the introduction of both short and long-stay cycle spaces;
- Targeting BREEAM "Excellent" with an aspiration to achieve "Outstanding" and EPC rating of "A" and recycling 95% of construction materials to minimise the amount going to landfill.

Creating a Connected Community

The intention of this theme is to promote a vibrant and progressive cultural offer to attract new audiences; and to create an inclusive and sustainable business ecosystem. The Proposals contribute to this theme in the following ways:

- The new Holborn Dome cultural venue is spread across ground, lower ground and basement providing 2,000 sq metres of useable space that includes an immersive auditorium, flexible exhibition spaces, and areas for community events. Inspired by the historic Knights Templar Church that once stood on the site, it will be able to accommodate up to 300 people.
- A new clock is proposed on the northeast corner to mark the building and provide a new civic asset adding to the collection of clocks on buildings that is so much a feature of the area.

Safe and Secure

The fourth strategic approach seeks to tackle anti-social behaviour, rough-sleeping, build resilience within businesses and to encourage safety. The Proposals contribute to this theme in the following ways:

- The removal of the existing first floor overhang over the pavement that will make the area less enclosed;
- A new lighting strategy for the ground floor and pocket park that will improve safety and prevent anti-social behaviour.

I hope that the Committee will take these factors into account in reaching their decision on the proposal. I believe that this development will complement the new developments currently under construction and others planned for the area and will help create a new Fleet Street business district as a desirable location for businesses to locate in, residential to live and visitors to stay in and experience.