

<b>Committee:</b>	<b>Date:</b>
Planning Application Sub-Committee	17 June 2025
<p><b>Subject:</b>  319-325 High Holborn (Heron House), 326-332 High Holborn  And 26 Southampton Buildings (Holborn Gate), And 44  Southampton Buildings,  WC1 And WC2</p> <p>24/01262/FULMAJ:  Demolition of existing buildings at 326-332 High Holborn &amp; 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.</p>	<b>Public</b>
<b>Ward:</b> Farringdon Without	<b>For Decision</b>
<b>Registered No:</b> 24/01262/FULMAJ	<b>Registered on: 28 November 2024</b>
<b>Conservation Area:</b> 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.

<b>Representations from members of the public (support)</b>	<b>Comments</b>
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"><li>- It will provide over 50,000m<sup>2</sup> 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;</li><li>- It will provide a new cultural venue in the form of Holborn Dome to host events;</li><li>- It will support and create between 2,500 and 2,800 jobs.</li></ul> <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"><li>- A simplified public realm to the north with improved paving finished to all areas</li><li>- The inclusion of green terraces for tenants, green roofs, and vertical greening.</li><li>- The prioritisation and promotion of sustainable travel through the introduction of both short and long-stay cycle spaces;</li><li>- Targeting BREEAM "Excellent" with an aspiration to achieve "Outstanding" and EPC rating of "A" and recycling 95% of construction materials</li></ul>

	<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"> <li>- 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.</li> <li>- 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.</li> </ul> <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"> <li>- The removal of the existing first floor overhang over the pavement that will make the area less enclosed;</li> <li>- A new lighting strategy for the ground floor and pocket park that will improve safety and prevent anti-social behaviour.</li> </ul>
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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 21.2m<sup>2</sup> of adequate usable public realm, 40.6m<sup>2</sup> of poor quality usable public space and 134.6m<sup>2</sup> of unusable public realm —from 2,314.7m<sup>2</sup> to 2,118.3m<sup>2</sup>— 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 Worksop 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 (3<sup>rd</sup> 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.



