

SCHEDULE OF ADDITIONAL MODIFICATIONS

Reference	Reason	Change made
Additional Modification A1 – Part I: How to use this document		
Para 1.12	Additional text describing relationship between plan and policies map	Clarity
Additional Modification A2 – Part III Harley Street Special Policy Area		
CM2.1 (3)	Delete c) Amend d) (which becomes the new c)) to support services related to medical uses	As per the Memorandum of Understanding with Howard de Walden, to provide greater clarity, and allow medical and supporting uses in accordance with the purpose of the SPA
Additional Modification A3 – Part III Portland Place Special Policy Area		
Policy CM2.2 (4)	Delete the text “and elsewhere in the Central Activities Zone” at the end	To remove reference to sites beyond the SPA
Additional Modification A4 – Part III Mayfair Special Policy Area		
CM2.5 (6)	Amend references to the role of residential in the Mayfair SPA to more accurately reflect the local context	More accurate wording
CM2.5 Reasoned Justification	Amend the figures relating to the value of the international and national art trade	Correction
Additional Modification A5 – Glossary		
Glossary	Include references for every designation on the Policies Map, drawing attention to the Policies Map	Clarity

ADDITIONAL MODIFICATION A1 PART I HOW TO USE THIS DOCUMENT

1.12 All plan policies are interrelated and should not be viewed in isolation. To enable greater ease of use, there are cross-references to other directly related policies. However, these boxes should not be used as the sole means for comprehensively assessing which policies apply to a development proposal. Development proposals will be assessed on how well they meet all relevant policies within the development plan, including both strategic and detailed policies, the London Plan and the National Planning Policy Framework. The adopted Policies Map illustrates the policies geographically. All policies in Part II of the plan related directly to designated areas on the Policies Map. Many of the other policies in the plan also have reference to designations on the Policies Map, and reference to these designations is necessary to apply the policy. All Policies Map designations are referred to in the Glossary.

ADDITIONAL MODIFICATION A2 PART III POLICY CM2.1

- e) ~~the loss of the medical use will not significantly affect the demand for that particular specialism; and~~
- d c) the change of use is to other priority uses for the Special Policy Area including medical and supporting services, or residential.

ADDITIONAL MODIFICATION A3 PART III POLICY CM2.2

4. Applications for extensions to existing lawful institutional uses to improve the functioning of the establishment will generally be allowed in the Special Policy Area ~~and elsewhere in the Central Activities Zone.~~

ADDITIONAL MODIFICATION A4 PART III POLICY CM2.5

6. New residential use ~~is not generally appropriate~~ within the Special Policy Area ~~and~~ should be subordinate to the provision of more complimentary commercial uses, including offices. The requirement for residential from office floorspace as set out in Policy S1 Mixed Use in the Central Activities Zone sections (B) and (C) does not apply in the Special Policy Area.

Reasoned Justification

...Many have an international importance and catchment, attracting collectors from all over the world, as part of an international art trade valued at ~~nearly £8~~ over £41 billion in sales (2009-2015), of which Britain counts for ~~nearly 30-21% (approximately £8.8 billion)~~...

ADDITIONAL MODIFICATION A5 GLOSSARY

Areas of Open Space As set out within Westminster's City Plan and as designated on the Policies
Deficiency Map.

<u>Areas of Play Deficiency</u>	<u>As set out within Westminster’s City Plan and as designated on the Policies Map.</u>
<u>Areas of Special Archaeological Priority</u>	<u>As set out within Westminster’s City Plan and as designated on the Policies Map.</u>
<u>Areas of Wildlife Deficiency</u>	<u>As set out within Westminster’s City Plan and as designated on the Policies Map.</u>
Blue Ribbon Network	A policy designation defined in the London Plan covering London’s waterways and water spaces and land alongside them. The Blue Ribbon Network includes the River Thames, the canal network, the other tributaries, rivers and streams within London and London’s open water spaces such as docks, reservoirs and lakes. <u>Westminster’s Blue Ribbon Network is set out within Westminster’s City Plan and as designated on the Policies Map.</u>
Central Activities Zone	A diverse area covering Central London and extending across 10 London boroughs, as designated by an indicative boundary in the London Plan. In Westminster, the CAZ comprises eight locally distinct designations as follows: Paddington Opportunity Area; Victoria Opportunity Area; Tottenham Court Road Opportunity Area; Core Central Activities Zone; Marylebone and Fitzrovia; Knightsbridge; Pimlico; and the Royal Parks <u>as shown on the Policies Map.</u>
Conservation Area	An area of special architectural or historic interest, the character or appearance of which it is desirable to preserve and/or enhance, designated by the local planning authority under the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990, <u>and as designated on the Policies Map.</u>
<u>Core Central Activities Zone</u>	<u>As set out within Westminster’s City Plan and as designated on the Policies Map.</u>
Crossrail 1	A proposed rail link from Maidenhead and Heathrow Airport in the west, through London including Central London, Canary Wharf and Stratford, into Essex and Kent in the east, as provided for in the Crossrail Act 2008 <u>as designated on the Policies Map.</u>
Crossrail 2	A proposed rail link crossing Central London, potentially from Hackney to Clapham Junction or Wimbledon, the exact route of which has not been determined. Originally proposed in 1989, part of the route has been safeguarded by the Secretary of State <u>as designated on the Policies Map.</u>
<u>Edgware Road Safeguarding</u>	<u>As shown on the Policies Map.</u>
Flood Zone 3	An area defined by the Environment Agency as having a high probability of flood risk <u>as designated on the Policies Map:</u> Assuming that no tidal defences are in place, Flood Zone 3 has a 1 in 100 or greater annual probability of river flooding or a 1 in 200 or greater annual probability of

	flooding from the sea.
<u>Greater London Authority Roads</u>	<u>Part of the designated road hierarchy as designated on the Policies Map.</u>
<u>Knightsbridge</u>	<u>As set out within Westminster’s City Plan and as designated on the Policies Map.</u>
<u>Knightsbridge International Shopping Centre</u>	<u>Designated shopping streets within the Central Activities Zone as designated on the Policies Map and set out in Appendix 2.</u>
<u>Local Distributor Roads</u>	<u>Part of the designated road hierarchy as designated on the Policies Map.</u>
<u>London Distributor Roads</u>	<u>Part of the designated road hierarchy as designated on the Policies Map.</u>
London Squares	A garden or enclosed or unenclosed land protected by the London Squares Preservation Act 1931, <u>and as designated on the Policies Map.</u>
<u>Marylebone and Fitzrovia</u>	<u>As set out within Westminster’s City Plan and as designated on the Policies Map.</u>
Metropolitan Open Land	Strategically important open space defined in the London Plan. In Westminster, this comprises the Royal Parks – St James’s Park, Hyde Park, Kensington Gardens, Green Park and Regents Park, <u>as designated on the Policies Map.</u>
Named Streets	Specific streets in Marylebone and Fitzrovia which are treated as part of the Core Central Activities Zone <u>and as designated on the Policies Map.</u> These are Edgware Road, Baker Street, Marylebone Road, Portland Place, Park Crescent and Great Portland Street.
<u>North Westminster Economic Development Area</u>	<u>As set out within Westminster’s City Plan and as designated on the Policies Map.</u>
Opportunity Areas	Areas defined in the London Plan that provide London’s principle opportunities for accommodating large-scale development to provide substantial numbers of new employment and housing opportunities with good public transport accessibility. <u>Westminster’s Opportunity Areas, Paddington, Victoria and Tottenham Court Road, are designated on the Policies Map.</u>
<u>Paddington Opportunity Area</u>	<u>As set out within Westminster’s City Plan and the London Plan, and as designated on the Policies Map.</u>
<u>Pimlico</u>	<u>As set out within Westminster’s City Plan and as designated on the Policies Map.</u>
<u>Proposals Sites</u>	<u>As set out within Westminster’s City Plan, particularly Appendix 1, and as designated on the Policies Map.</u>

<u>Protected Vistas</u>	<u>As set out within Westminster’s City Plan and the London Plan and as designated on the Policies Map.</u>
Rapid Inundation Zone	Low-lying areas close to the River Thames which would rapidly inundate to significant levels if the Embankment Wall was breached <u>as designated on the Policies Map.</u>
<u>Royal Parks</u>	<u>As set out within Westminster’s City Plan and as designated on the Policies Map.</u>
Sites of Importance for Nature Conservation (SINCs)	The Greater London Authority designated SINCs to highlight areas of ecological value that are rich in wildlife within the city. The sites are graded as being of Metropolitan, Borough or Local Importance. Sites of Metropolitan Importance are those which contain the best examples of London’s habitats and rare species that are of significance to London. Sites of Borough Importance are those identified to have an importance to Westminster, <u>and as designated on the Policies Map</u> , and any damage would mean a significant loss to the city. A site of Local Importance is identified because of its value to the nearby community, especially in areas that are deficient in wildlife sites.
<u>Special Policy Areas</u>	<u>As set out within Westminster’s City Plan and as designated on the Policies Map.</u>
<u>Strategic Sports and Education Facility</u>	<u>As set out within Westminster’s City Plan and as designated on the Policies Map.</u>
Stress Areas	Areas identified by the council <u>and designated on the Policies Map</u> where it believes that restaurants, cafés, takeaways, public houses, bars and other entertainment uses have become concentrated to an extent that harm is being caused to residential amenity, the interests of other commercial uses, the local environment, and to the character and function of the locality.
<u>Thames Path</u>	<u>Part of the national walking network and as designated on the Policies Map.</u>
<u>Tottenham Court Road Opportunity Area</u>	<u>As set out within Westminster’s City Plan and the London Plan, and as designated on the Policies Map.</u>
<u>Victoria Opportunity Area</u>	<u>As set out within Westminster’s City Plan and the London Plan, and as designated on the Policies Map.</u>
<u>Waste Management Facilities</u>	<u>As set out within Westminster’s City Plan and as designated on the Policies Map.</u>
West End International Shopping Centre	Designation which collectively describes Westminster’s three main shopping streets: Oxford, Regent and Bond (Old and New). <u>See also Primary Shopping Frontages.</u>
<u>West End Special Retail Policy Area</u>	<u>As set out within Westminster’s City Plan and as designated on the Policies Map.</u>

World Heritage Site An area inscribed on the World Heritage List for its “outstanding universal value” under the UNESCO Convention concerning the Protection of the World’s Cultural and Natural Heritage, and as designated on the Policies Map.