

Annual Monitoring Report 2007 - 08



Comments or questions about the Westminster LDF Annual Monitoring Report should be made to:

Planning & City Development Department,
Westminster City Hall,
64 Victoria Street,
London SW1E 6QP,
E-mail address ldf@westminster.gov.uk
Telephone number: 020 7641 2513
Fax number 020 7641 3050

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Executive Summary

The City of Westminster is the heart of London figuratively and literally. Westminster is a commercial and cultural centre of international importance and is distinguished by the presence of government functions. The city is also home to a significant and growing residential population. The unique characteristics of Westminster gives rise to significant and complex planning challenges.

This Westminster LDF Annual Monitoring Report (AMR) focuses on 1st April 2007 to 31st March 2008 and presents an assessment of the council's progress in developing the Local Development Framework and implementing its current spatial planning policies as set out in the Unitary Development Plan, 2007 (UDP).

Through work on the Core Strategy and other LDF documents the council is developing a spatial vision that reflects the complexity of the city and sets out a sustainable approach to the development of the city. The LDF is progressing with preparation of LDF documents during the monitoring period conforming to the general timetable established in the Westminster Local Development Scheme, 2008. In addition, the council:

- continues to exceed government targets for determining planning applications with 73% of Major Applications determined within the target 13 weeks and 75 % of Minor Applications determined within 8 weeks
- successfully investigated and resolved 2,540 reported breaches of planning control
- received a total of £11,650,514 in *financial* planning obligations (section 106 contributions) and has also signed

legal agreements including the potential to achieve a total of £30,596,129 in *financial* planning obligations.

The council is continuing to work to implement and deliver spatial planning policy aims, this has included:

- adoption of a revised Economic Development Strategy and implementation of economic development projects to improve access to employment and encourage enterprise
- implementation of a wide ranging programme of environmental schemes and the council's Go Green Programme and signing the Nottingham Declaration which commits the council to action to address climate change
- projects to improve the West End as part of a series of Action Plans for the West End (these relate to Oxford, Regent and Bond Streets, Soho, Chinatown, Edgware Road, Covent Garden, Theatreland and Leicester Square).

The council is also seeking to lead spatial planning innovation and practice. The Symposium on Retrofitting the Historic Environment is just one example of this. The extensive consultation in relation to Victoria Transport Interchange is a further example of best practice and underlines the council's commitment to consultation.

Turning to the assessment of the council progress in achieving its spatial planning aims through the implementation of UDP policies, the overall picture is positive. The brief policy assessments, in Part 3, focus on strategic planning policies, and draw on data related to Core Indicators and relevant National Indicators that the council is required to monitor. Where appropriate, local indicators are also identified. A more in depth look at the impact of policies related to the mixture of uses in

Westminster's Central Activities Zone (CAZ) and affordable housing present provides further explanation of this data.

In relation to the mix of uses in Westminster's CAZ (as identified in the UDP) shows the policy framework is operating as anticipated. This area has delivered 45% of Westminster's new housing since 2004. There have been losses in office floorspace from completions since 2004, however this will be replaced by new floorspace currently under construction. Permissions granted since 2000 would result in a net loss of office floorspace *if all of these permissions were implemented*. This net loss would account for about 2.5% of the total office floorspace within CAZ, and office floorspace continues to dominate, accounting for about 48% of the land use. Where there have been losses in office floorspace, this has been balanced against other policy objectives. Importantly, the biggest loss of office floorspace has been from areas immediately outside the CAZ. These areas have been considered in this AMR as they will be included within the CAZ in future policy documents (following publication of the London Plan). Requiring residential from commercial development is also contributing an important source of new housing, and is an effective way of ensuring that an appropriate balance of uses is delivered across CAZ.

Closer analysis of the council's affordable housing policies reveals that proportions of new affordable homes in the Westminster continue to fall short of the 50% strategic London Plan target and the Council's own target set out in UDP. Key reasons for this are outlined below:

- Data relates to *completions* and there is therefore a 2-5 year time lag between policy change contained in the UDP and implementation

- In earlier years Registered Social Landlords were still able to buy land in Westminster so there were a not insignificant amount of 100% affordable schemes. In recent years these have become rare, accounting for one or two per year.
- The number of large sites in Westminster has diminished and smaller sites deliver less or no affordable housing if they do not meet the threshold. To illustrate, between January 2006 and September 2008, 442 private led schemes were given permission for 1 or more additional residential unit and 93% of these schemes were below the 10 unit threshold.

The council is pursuing, with partners, other ways of increasing the number of new affordable homes. For example, through its Community Build programme whereby the council plans to build up to 600 new homes.

The council is considering ways to improve the effectiveness of *all* of its spatial planning policies in delivering sustainable development through development of its LDF. Particular consideration is being given to:

- improving the effectiveness of the affordable housing policy framework
- ensuring the policy approach to Creative Industries and East Marylebone Special Policy Area continue to be effective
- supporting local economic development objectives in North West Westminster
- ensuring the noise and air quality policies contribute to reducing these pollutants

The council is also continuing to develop the monitoring framework which will be used in future AMRs. Feedback from Government Office for London, GLA, other consultees and local stakeholders to inform this process would be welcomed.

Part 1: Introduction – Purpose and Context



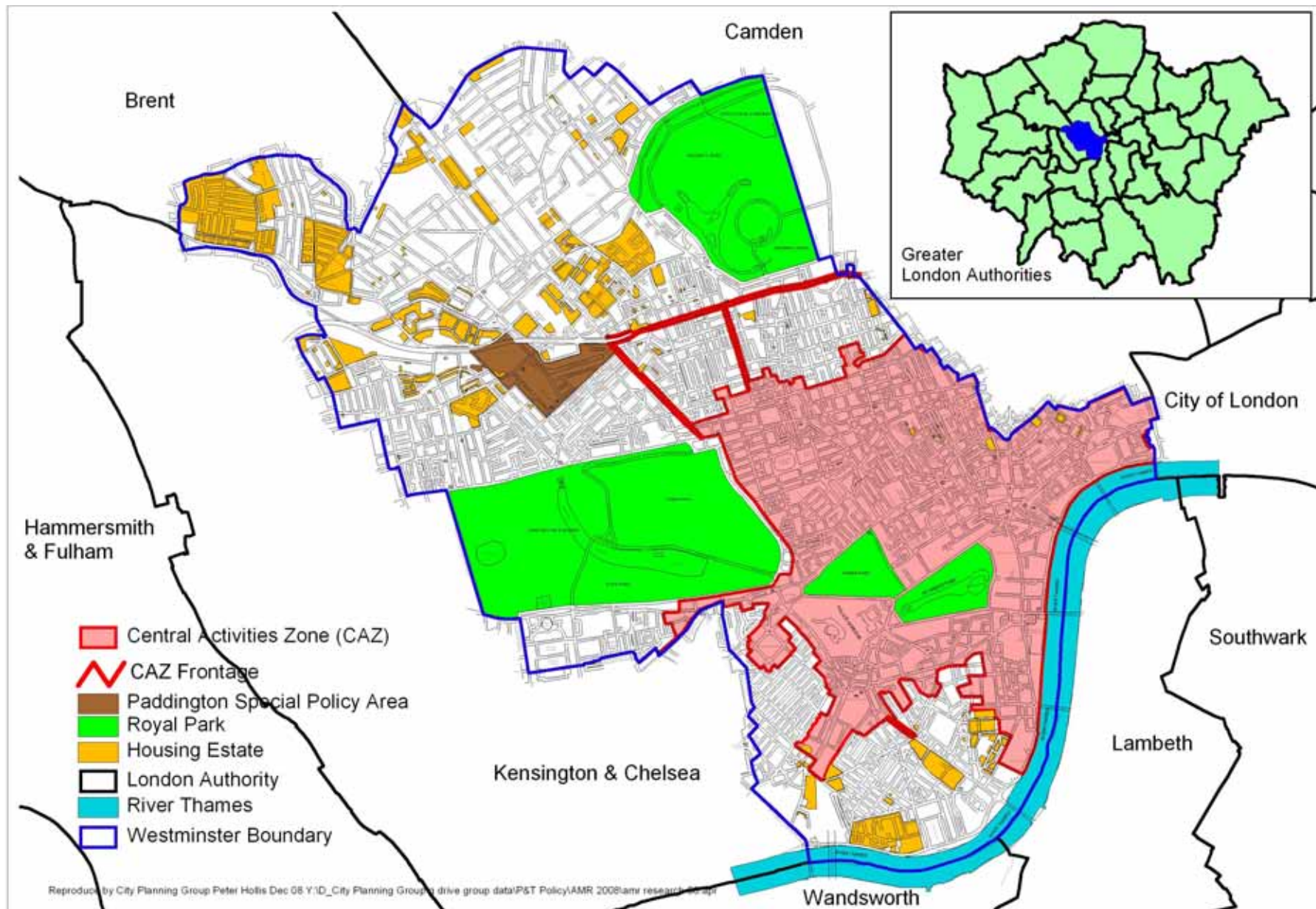


Figure 1.1 Map of Westminster

1.1 Purpose and content of the Westminster Annual Monitoring Report

This Westminster LDF Annual Monitoring Report (AMR)¹ covers the period 1st April 2007 to 31st March 2008 and monitors the extent to which the council's planning policies are being effective. It also provides an update on progress preparing the spatial planning documents that will form part of Westminster's Local Development Framework (LDF). The LDF is a collection of planning documents which will guide the spatial development of Westminster.

The City of Westminster is a central London authority in the south east of England covering an area of 2,204ha (8.5 sq miles). **Part 1** of this AMR outlines some key facts about the City of Westminster, highlighting its unique characteristics.

Part 2 provides detailed information on the council's progress in preparing the LDF against the timetables published in the Westminster Local Development Scheme, 2008. The status of each of the Westminster LDF documents is identified along with any forthcoming dates for consultation. Key activities and achievements of the council that contribute to its sustainable development objectives are also highlighted.

Part 3 presents an assessment of the effectiveness of the council's current planning policies. Details of the monitoring framework and data used for this policy assessment are also provided. The policy assessment focuses on the Westminster Unitary Development Plan, 2007 but will eventually shift to

focussing on monitoring the Westminster Core Strategy - the most important document in the LDF.

Part 4 sets out the main conclusions of this AMR and highlights some of the key issues emerging from the policy assessment. The ongoing work of the council to develop a monitoring framework for the Core Strategy is also briefly outlined.

Appendix 1 Spatial Planning Indicator Set and Results lists the *indicators* which are the topics or targets we collect data against. Appendix 1 includes data results related to the following types of indicator.

- **Core Indicators** which are defined by the government and a required part of annual monitoring reports.
- **National Performance Indicators** which are relevant to assessing planning policies and sustainable development impacts.
- **Local Indicators** that the council has opted to collect to supplement the above. These are primarily based on planning permission but also draw on wider research studies and surveys.

Appendix 2 provides an update on implementation of the Westminster Open Space Strategy, 2007. **Appendix 3** includes the **5 -15 Year Rolling Housing Land Supply**. This is a schedule detailing sites available for housing development.

¹ The details of the report accord with regulation 48 of the Town and Country Planning [Local Development] [England] Regulations 2004. Preparing an annual monitoring report, submitting it to the Government Office for London and publishing it on our website are legal requirements under section 35 of the Planning and Compulsory Purchase Act 2004.

1.2 A World City

The City of Westminster is located at the heart of London, a 'world city'. Westminster is the centre of many functions of the monarchy and state: Buckingham Palace, Houses of Parliament and the Royal Courts of Justice are within its boundaries.

Westminster is also an important commercial centre and is a base for the headquarters of many national and international organisations and home to 4 of London's top universities: London School of Economics and Political Science, Westminster University, Kings College and Imperial College.

Westminster's businesses play a key role in the economy of London and the UK as a whole. The retail sector is particularly important. Oxford Street, Regent Street and Bond Street have almost 1.6 million square metres of retail comparison shopping floorspace, the largest in the UK, and include a number of flagship stores for international retailers.

The visitor economy is a significant contributor across the retail, hospitality, catering, and entertainment sectors. Westminster has over 39% of London's hotel accommodation and 95% of all visitors to London stay in Westminster for at least part of their and spend over £5 billion per annum supporting nearly 65,000 jobs.

The city has an unrivalled range and combination of visitor attractions with four of the ten leading free public attractions and four of the ten leading paid attractions in Greater London. The National Gallery and Westminster Abbey attract approximately 4 million visitors each per year.



As well as major museums, galleries, theatres and concert hall, Westminster is home to Europe's largest night-time economy with over 3,000 eating, drinking and nightlife establishments. These will be key attractions during the London 2012 Olympic and Paralympic Games. During the Games Westminster will host archery, beach volley ball, the triathlon, part of the Marathon and road cycling events.

Although the City of London is often considered the capital's economic engine, Westminster contains more businesses, employees and more office floorspace than any other local authority in the UK.

Some 550,000 people work in Westminster accounting for 14% of London total workforce. Westminster has:

- 47,000 businesses in total
 - 33,000 businesses employ 1 to 4 people
 - businesses with over 200 employees employ over 37% of people who work in Westminster
- GDP of approximately £16 billion
- 16,351 commercial office, and 8,356 retail premises

Analysis of London’s central business district reveals that Westminster has a significant and diverse concentration of commercial activities (see figure 1.2). The city sits at the nexus of a number of spatial clusters of tertiary industry. This diversity of activity is most pronounced in the West End.

“... a unique feature of the West End is the differentiation and specialisms of its constituent neighbourhoods – another key factor behind its vibrancy and “buzz”, Unlike any other centre, the West End can be characterised as a “cluster of clusters”, each making a contribution to the area’s distinctive feel and offer.”

Source: London Central Business District: Its global Importance (GLA Economics, 2008)

The areas of housing in central Westminster play a vital part in sustaining the international, national and regional importance of the city.

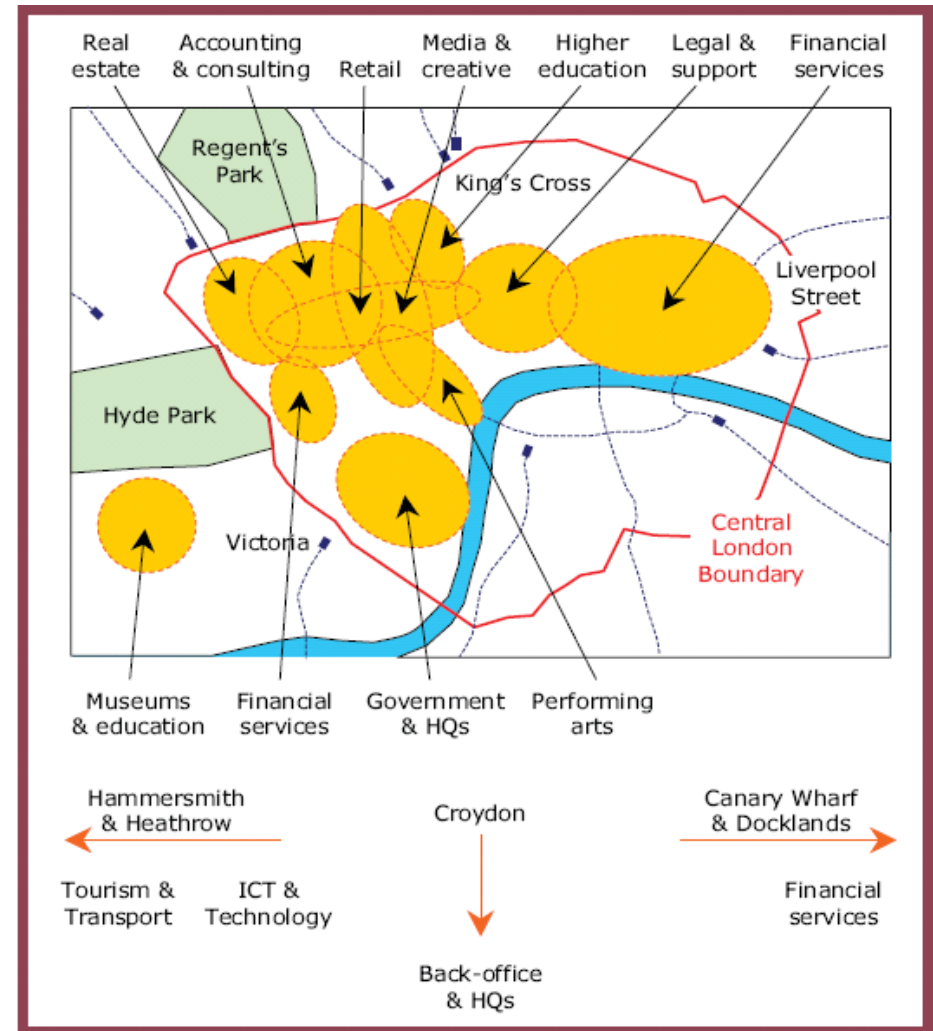


Figure 1.2: Cluster of Tertiary Industries by Sectors

Source: Cabinet Office, Prime Minister’s Strategy Unit, London Project Report (July 2004), included in London Central Business District: Its global Importance (GLA Economics, 2008)

1.3 Population

Westminster's residential population is estimated to be 234,100. The day time population, expanded by workers and visitors, is approximately 1 million. Westminster's residential population is concentrated in the north west and south of the city where housing is the dominant land use, but there is a significant residential population in central areas. The mixture of residential and commercial uses adds to the vitality of the city's centre.

Some 72% of Westminster's residents are aged between 20 and 64 years. Westminster has a far smaller proportion of residents aged below 20 (17%) and people over the age of 65 (11%) compared with the England average of 22% and 16% respectively².

Westminster's residential population is ethnically diverse (see figure 1.3)³:

- 60% of secondary school pupils come from ethnic minorities
- 40% of working age residents come from ethnic minorities
- over 150 languages are spoken within Westminster's boundaries

² ONS, Mid-2006 to Mid-2007 Population Estimates, 2008, and Results for Persons, Males and Females, 2008

³ Westminster Economic Development Strategy, 2008 – 2011.

Age and Gender Distribution of Westminster's Population

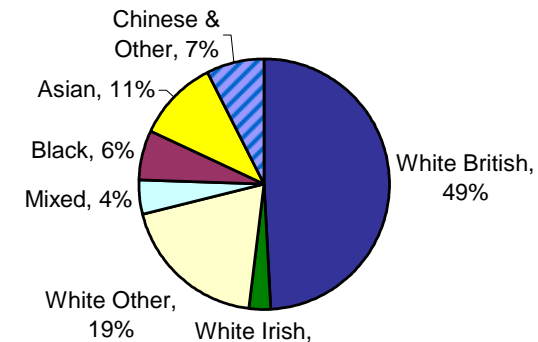
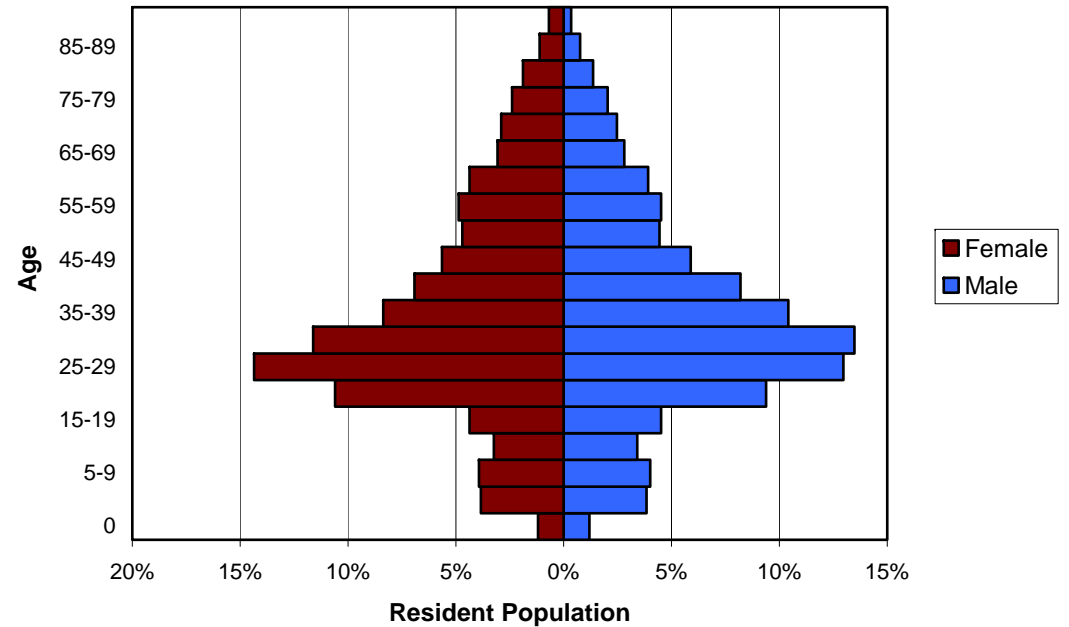


Figure 1.3: Population distribution (gender and ethnicity)
Source: ONS: Results for Persons, Males and Females – Released June 2008

1.4 Built Environment & Heritage

Westminster has exciting new architecture and wealth of historic buildings of particular architectural interest. The city has retained many of its original 18th and 19th century buildings. As the principal cultural and administrative centre of the country for many centuries a number of the city's buildings are of particular historic importance. Westminster has over 11,000 listed buildings and structures, which is more than any other local authority in the country. Listed status protects buildings or structures of special architectural or historical interest against unauthorised demolition, alteration, or extension.

Over 75% of Westminster is covered by Conservation Areas, with 55 Conservation Areas in total. These are areas of special architectural and historic interest, the character and appearance of which it is desirable to preserve or enhance. Westminster Abbey and Houses of Parliament World Heritage sites are located in the city (see Figure 1.5). Much of Westminster's archaeological heritage is also of national importance including the area around the Houses of Parliament and Westminster Abbey and the site of Lundenwic, probably the single most important Lower Thames Valley settlement of the middle-Saxon era.

Westminster also has some 250ha of historic Royal Parks, and 21 listed historic squares and gardens. There are 85 'London Squares' in Westminster, which enjoy protection under the London Squares Preservation Act 1931.

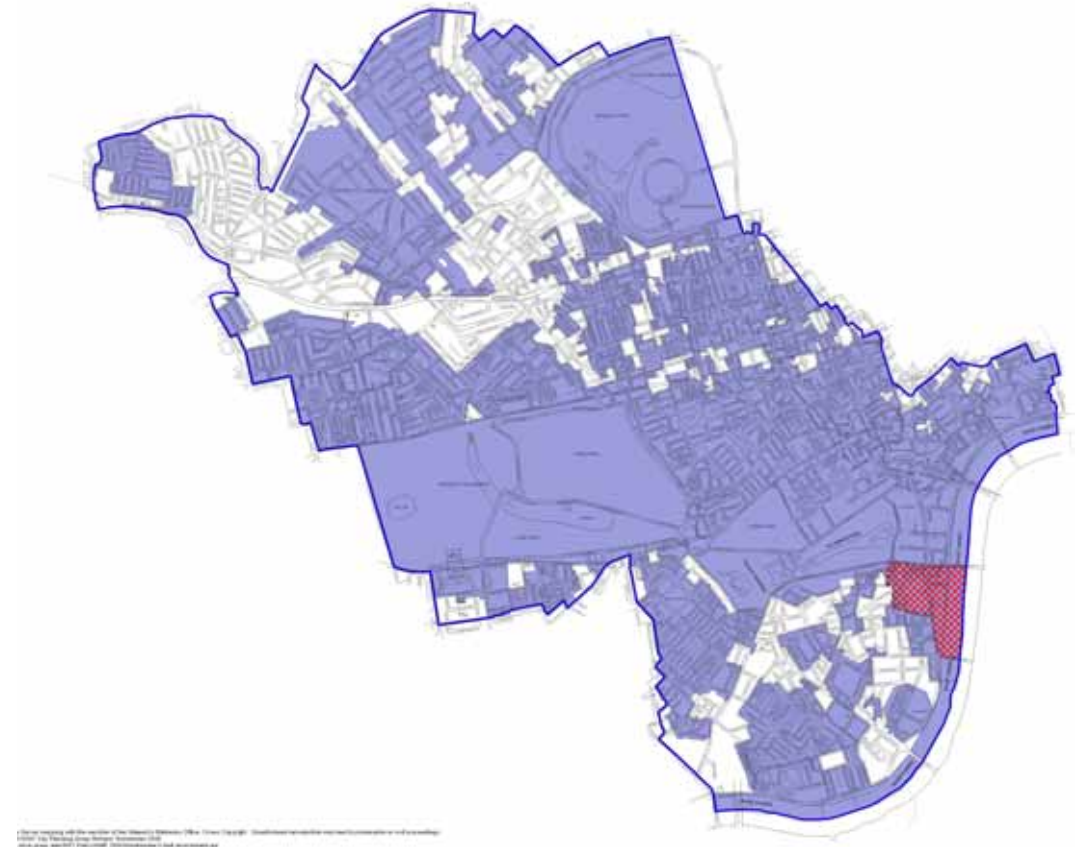


Figure 1.5 Map Showing Conservation Areas and World Heritage Site

1.5 Natural Environment

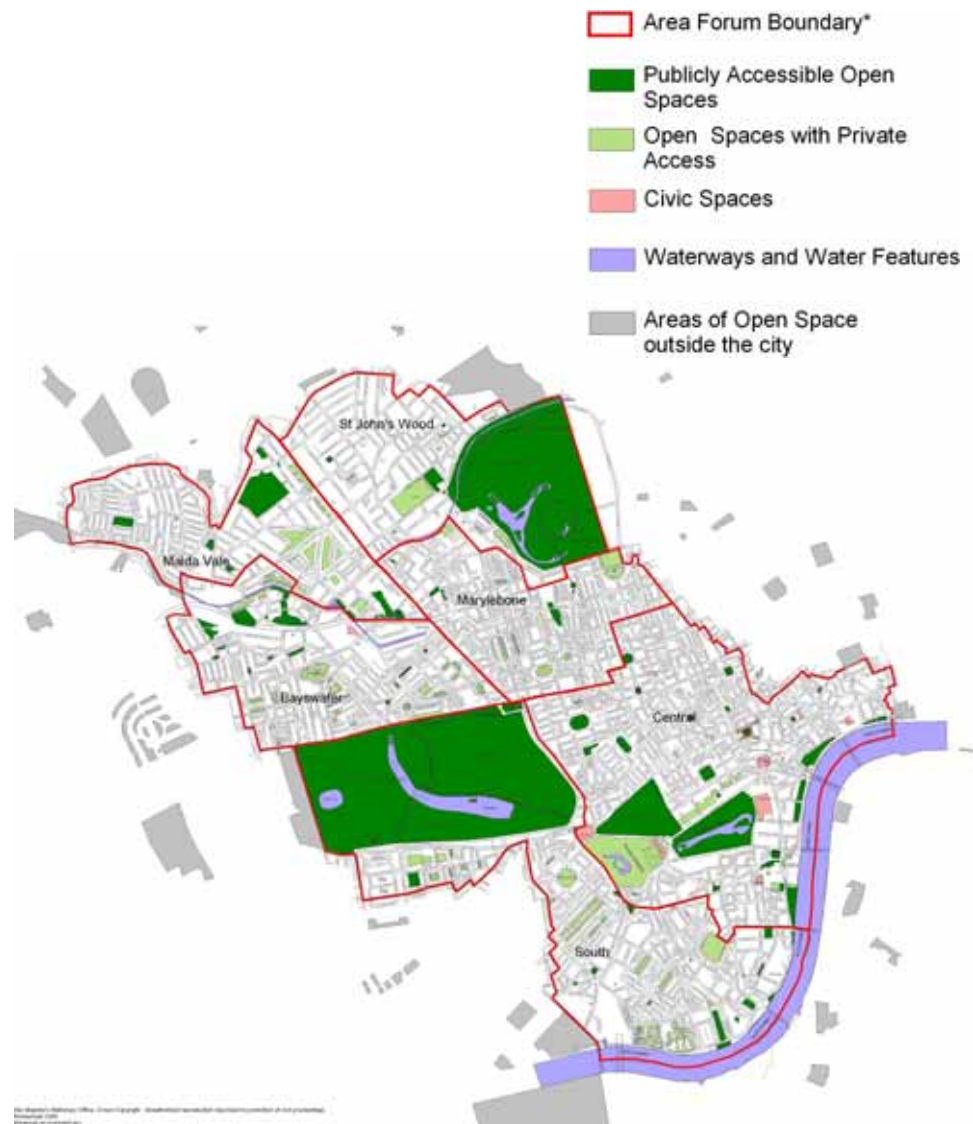
Westminster is densely developed and its buildings, of varied heights, form a total vertical surface area that far exceeds the 438 hectares of parkland in the city. The 5 Royal Parks in the central area of the city comprise the majority of the parkland but there are also 90ha of small parks and garden squares (see Figure 1.6)

The River Thames runs along the southern boundary of the City and the Grand Union Canal and Regents Canal are in the north of the City.

Westminster has a diverse ecology. Priority species and habitats include:

- Birds: house sparrow [Breeding], tawny owl [Breeding]
- Invertebrates: buttoned snout moth
- Mammals: bats [Present] [all species]; hedgehogs
- Habitats: parks and open spaces, churchyards and cemeteries, tidal Thames, standing open water, veteran trees and decaying wood, built environment and private gardens.

Parks and green spaces and waters edge habitats provide valuable functions in terms of accommodating wildlife and have a role in ameliorating pollution. There are 32 sites of importance for nature conservation which cover 86% of all open space. However, 17% of the city as a whole is considered deficient in wildlife.



Part 2: Planning Performance



2.1 Progress in preparing the Local Development Framework (LDF)

The **Westminster Local Development Framework (LDF)** is the set of planning documents that will guide the spatial development of the city over the next 15 – 20 years. The **Westminster Local Development Scheme, 2008** identifies all of the documents that will be part of Westminster's LDF (illustrated in figure 3). It also sets out milestone dates for the production of documents including dates for consultation.

The council is producing two Development Plan Documents (DPDs): the Core Strategy DPD and City Management Plan DPD. When adopted, these will replace Westminster's Unitary Development Plan (UDP) 2007, and together with the London Plan, will form the statutory Development Plan for Westminster.

The **Core Strategy DPD** is the most important document in the LDF. It sets the long term strategy for the type and location of development in Westminster and sets the context for the rest of the LDF documents. The Core Strategy document itself is being produced in a number of stages:

- *Issues and Options* were consulted on over the summer 2007
- *Preferred Options* were consulted on from 24th July - 30th September 2008
- *Submission Draft* is now being prepared and will be published in March or April 2009
- *Adopted Document* is anticipated in 2010 subject to the outcome of an independent examination.

The emerging Core Strategy recognises the multidimensional nature of Westminster and its unique characteristics as highlighted in part 1 of this report, and is developing a spatial

vision for the city that reflects this complexity. Policy approaches that recognise and enhance spatial, temporal *and* sensory and experience of the city are being pursued.

An important part of the development of the Core Strategy has been collating and assessing evidence and research. Equally fundamental has been listening to the views and considering the comments of local stakeholders. This approach of actively seeking involvement and creating opportunities for comments is being carried through to work on the **City Management Plan**, consultation which began in October 2008 and this ongoing programme of engagement will continue until June 2009.

The **City Management Plan DPD** will be an important part of how the spatial vision set out in the Core Strategy will be delivered. It will contain detailed policies that will be used to determine planning applications and manage development across Westminster. It will look at the detail of how buildings are designed and laid out; residential extensions and basement excavations; changes of use such as new cafés, bars and takeaways; and requirements for greener development such as renewable energy and water conservation. There will be a period of ongoing consultation before preparation of a submission draft of this DPD.

In addition to this, the council has also been working on **Supplementary Planning Documents** which provide more detailed guidance for sites in the case of planning briefs and specific conservation areas in the case of conservation area audits.

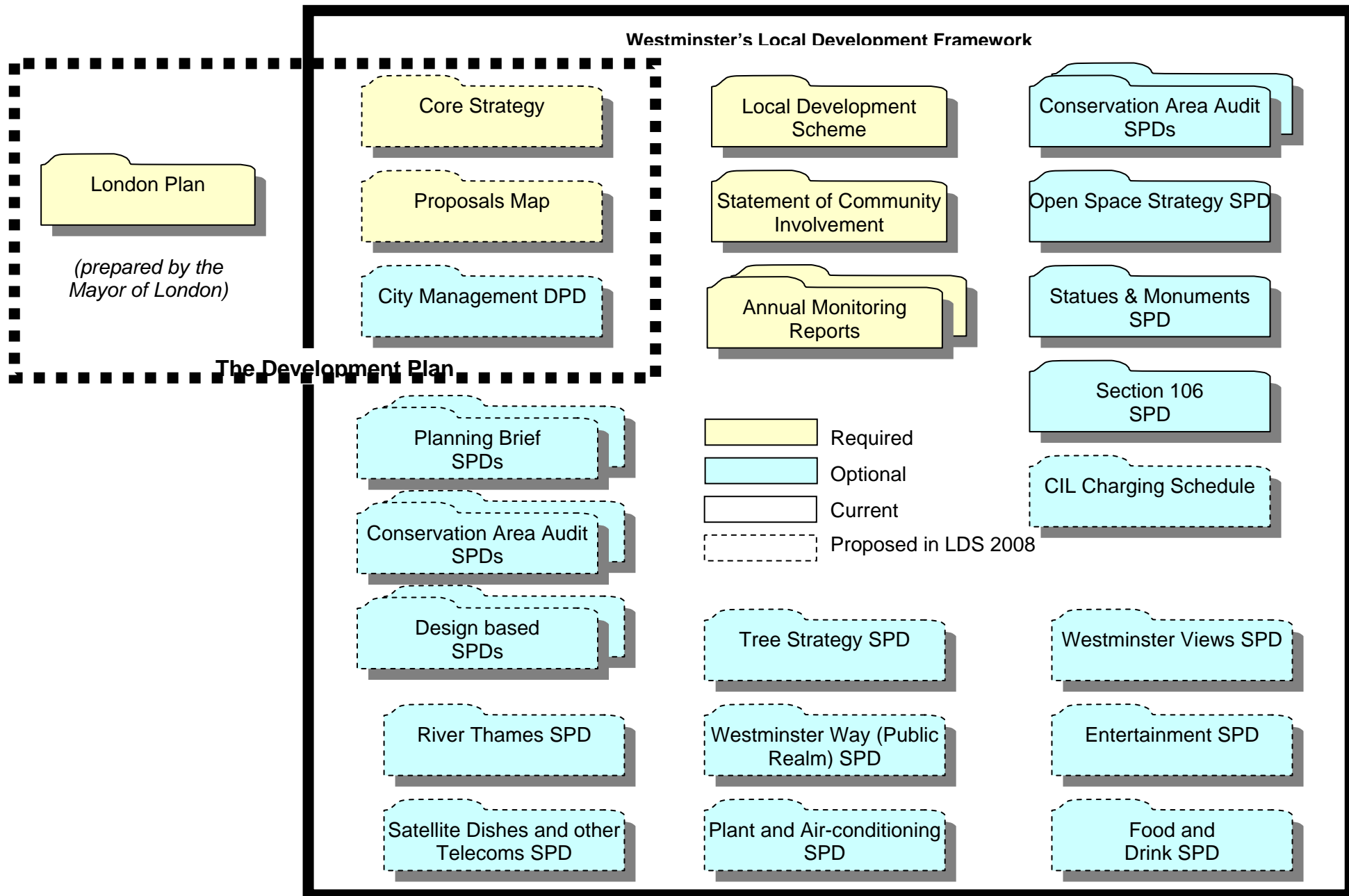


Figure 3: Westminster Local Development Framework

Table 2.1 Progress against Local Development Scheme (LDS)

This table lists all of the documents in Westminster's LDF and shows their adopted or anticipated adoption date. The table reveals that the preparation of the LDF is generally in line with the timetable set out in the Westminster Local Development Scheme, 2008. The table also highlights forthcoming periods of public consultation where comments from the public, developers and other local stakeholders on consultation versions of the document will be invited to help develop and improve the document – dates are not shown where the consultation period has elapsed. More information about each of these documents can be found in the Westminster Local Development Scheme (2008).

Westminster Local Development Framework	On target with LDS?	Stage of preparation	Forthcoming Planned Public Participation Consultation	Adoption Date
Development Plan Document (DPD)				
Core Strategy DPD	Yes	Preparation of DPD	Mar – Apr 2009 (formal notification prior to submission to Secretary of State)	Mar/Apr 2010
City Management Plan DPD (General Development Management Policies DPD)	Yes	Evidence gathering and initial consultation	Ongoing consultation – Jan- Jun 2009	Feb/Mar 2011
CIL Charging Schedule (status as DPD or otherwise not yet confirmed)	Yes	Evidence gathering and initial consultation	To be confirmed (initial consultation Sept 2008 – Sept 2009)	TBC, possibly Jan 2010
LDF Framework Documents				
Statement of Community Involvement	Yes	Adopted		Adopted
LDF Annual Monitoring Report	Yes	N/A – produced annually	N/A	N/A
Supplementary Planning Documents (SPD)				
Birdcage Walk Conservation area Audit	Yes	Adopted		Adopted
Broadway and Christchurch Gardens Conservation area Audit	Yes	Adopted		Adopted
Harley Street Conservation area Audit	Yes	Adopted		Adopted
Open Spaces Strategy	Yes	Adopted		Adopted
Queensway Conservation area Audit	Yes	Adopted		Adopted

Westminster Local Development Framework	On target with LDS?	Stage of preparation	Forthcoming Planned Public Participation Consultation	Adoption Date
St John's Wood Conservation area Audit	Yes	Adopted		Adopted
Statues, Sculptures and Monuments	Yes	Adopted		Adopted
Stratford Place Conservation area Audit	Yes	Adopted		Adopted
Westminster Abbey and Parliament Square Conservation area Audit	Yes	Adopted		Adopted
Westminster Cathedral Conservation area Audit	Yes	Adopted		Adopted
Hallfield Estate Conservation area Audit	Yes	Adopted		Adopted
Dolphin Square Conservation area Audit	Yes	Adopted		Adopted
Amberley Road Adult Education Centre Planning Brief	Yes	Adopted		Adopted
Ebury Bridge Adult Education Centre Planning Brief	Yes	Adopted		Adopted
Moxon Street Car Park Planning Brief	Yes	Adopted		Adopted
Dorset Square Conservation area Audit	Yes	Adopted		Adopted
Westminster Views	Yes	Representations and finalising SPD		Dec 2008 - Feb 2009
Crossrail: Paddington New Yard & Adj Land	Yes	Representations and finalising SPD		Dec 2008 - Feb 2009
Crossrail: Paddington Station & Environs	Yes	Representations and finalising SPD		Dec 2008 - Feb 2009
Crossrail: Bond St (Western Ticket Hall)	Yes	Representations and finalising SPD		Jan - Feb 2009
Crossrail: Bond St (Eastern Ticket Hall)	Yes	Representations and finalising SPD		Jan - Feb 2009
Crossrail: Tottenham Ct Rd (Western TH)	Yes	Representations and finalising SPD		Jan - Feb 2009
Crossrail: Tottenham Ct Rd (Eastern TH)	Yes	Representations and finalising SPD		Jan - Feb 2009
Knightsbridge/Green & Albert Gate	Yes	Representations and Finalise SPD		Jan - Feb 2009

Westminster Local Development Framework	On target with LDS?	Stage of preparation	Forthcoming Planned Public Participation Consultation	Adoption Date
Entertainment	Yes	Preparing Draft	Winter 2008/09	Spring 2009
Dudley House & 149-157 Harrow Road	Yes	Preparing draft SPD	Dec 2008/ Early 2009 - TBC	Spring 2009
North Westminster Community School	Yes	Public participation	Nov 2008 - Jan 2009	Apr 2009
Peabody Estates & Peabody Avenue	Yes	Preparing draft SPD	Dec 2008 - Jan 2009	Apr - May 2009
Tree Strategy	Yes	Preparing Draft SPD	Oct - Dec 2008	May - Jun 2009
Westminster Way	Yes	Preparing Draft SPD	Nov - Dec 2008	May - Jun 2009
Shopfronts and Advertisements	Yes	Preparing draft SPD	Jan - Mar 2009	May 09
Belgravia Conservation Area Audit	Yes	Preparing draft SPD	Feb - Apr 2009	May - Jun 09
Vincent Square Conservation Area Audit	Yes	Preparing Draft SPD	Feb - Mar 2009	May - Jun 2009
Victoria Area Planning Brief	Yes	Preparing Draft SPD	Dec 2008 - Feb 2009	Mid 2009
West End Green Planning Brief	Yes	Evidence gathering and initial consultation	Mar - Apr 2009	Aug 2009
St Mary's Hospital Planning Brief	Yes	Preparing draft planning brief	Early 2009	Autumn 2009
Canal Terrace Planning Brief	Yes	Evidence gathering and initial consultation	Mid 2009	Autumn 2009
Mayfair Conservation Area Audit	Yes	Preparing Draft SPD	Apr - Jun 2009	Nov 2009
Oxford Street/Tottenham Court Road Sites Planning Brief	Yes	Evidence gathering and initial consultation	Mid 2009	Autumn 2009
Prince of Wales/ Harrow Junction	Yes	Evidence gathering and initial consultation	Mid 2009	Autumn 2009
Royal Parks Conservation Area Audit	Yes	Evidence gathering and initial consultation	Apr - Jun 2009	Nov 2009
Sustainable Homes	Yes	Preparing Draft SPD	Spring 2009	Winter 2009/10
Haymarket Conservation Area Audit	Yes	Not started	Dec 2009 - Jan 2010	Mar 2010
Lillington Gardens Conservation Area Audit	Yes	Preparing Draft SPD	Jan - Feb 2010	Jun 2010
Maida Vale Conservation Area Audit	Yes	Preparing Draft SPD	Mar - Apr 2010	Aug 2010
Covent Garden Conservation Area Audit	Yes	Not started	May - Jun 2010	Sep 2010
Leicester Square Conservation Area Audit	Yes	Evidence gathering and initial consultation	Jun - July 2010	Sep 2010

Westminster Local Development Framework	On target with LDS?	Stage of preparation	Forthcoming Planned Public Participation Consultation	Adoption Date
Regent Street Conservation Area Audit	Yes	Not started	May - Jun 2010	Sep - Oct 2010
Design – Historic Environment	Yes	Evidence gathering and initial consultation	Jan - Mar 2010	Sep - Dec 2010
Design Matters	Yes	Evidence gathering and initial consultation	Apr - Jul 2010	Mar - Apr 2011
Inclusive Design and Access	Yes	Evidence gathering and initial consultation	Apr - July 2010	Mar - Apr 2011
Plant and Machinery	Yes	Evidence gathering and initial consultation	Apr - Jul 2010	Mar - Apr 2011
Roofs: A guide to alterations and extensions on domestic buildings	Yes	Not started	Apr - July 2010	Mar - Apr 2011
Soho Conservation Area Audit	Yes	Not started	Jan - Feb 2011	Mar 2011
Mews: A guide to alterations	Yes	Not started	Jan - Apr 2011	May - Jun 2011
Designing Out Crime	Yes	Evidence gathering and initial consultation	Feb - Mar 2011	Jun 2011
Regents Park Conservation Audit	Yes	Start date after Dec 08	Feb - Mar 2011	Jun 2011
Central London Sustainable Buildings	Yes	Start date after Dec 08	TBC	TBC
Food and Drink	Yes	Start date after Dec 08	TBC	TBC
Terrorism and Security	Yes	Start date after Dec 08	TBC	TBC
Victoria Coach Station	Yes	Evidence gathering and initial consultation	TBC	TBC
Victoria St, Buckingham Gate & Palace St planning brief	Yes	Representations and finalising SPD	TBC	TBC

2.2 Development Planning

Anyone who wishes to carry out work on buildings or land *may* be required to secure planning permission to do this. Westminster receives an average of 10,000 **planning applications** a year, making it the busiest authority in the country. During the period 2007-08 the council:

- received a total of 10,848 planning applications, including 1484 applications on line (14% of the total)
- determined 79% of the total number of applications in less than eight weeks
- successfully defended 163 (74%) of planning appeals determined by Secretary of State in respect of applications made to the council.

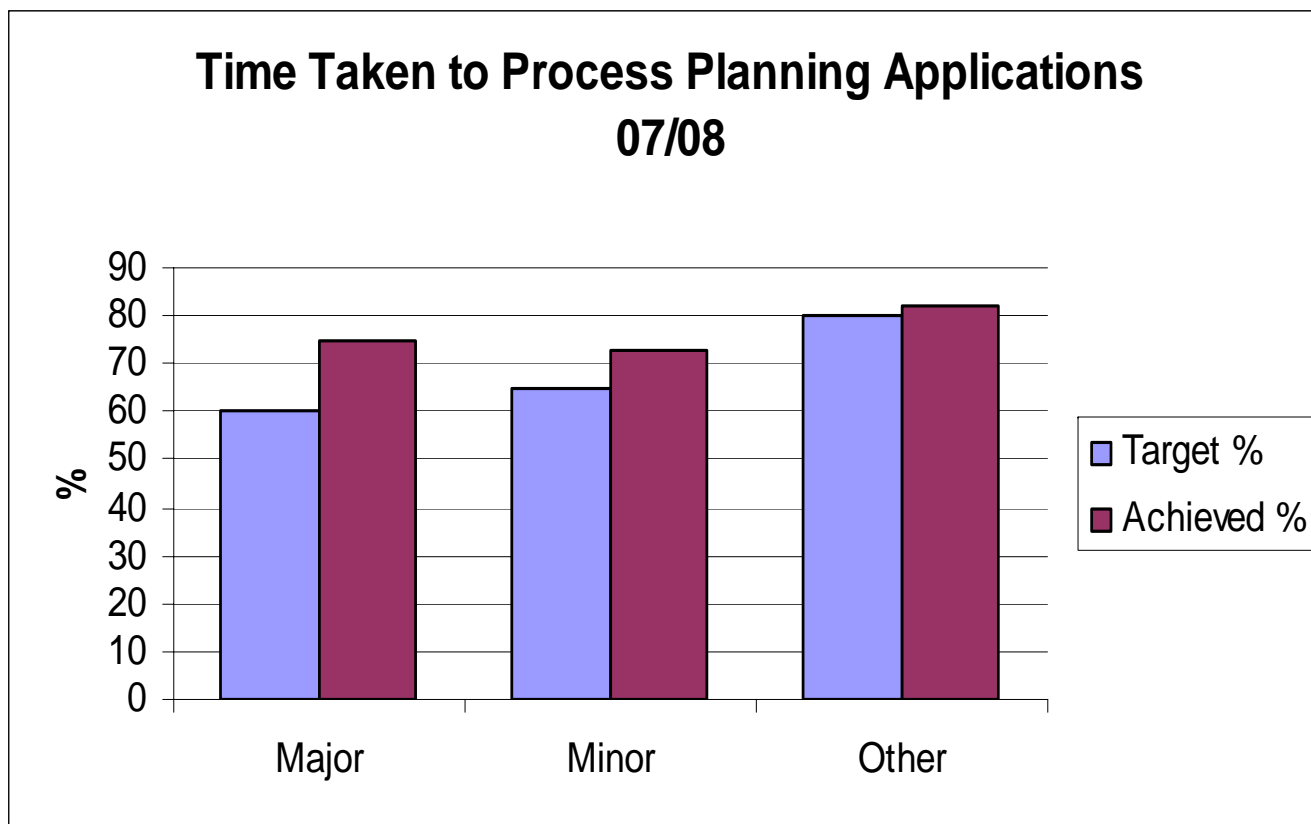
The government monitors the council's performance in determining *certain* categories of planning applications. The number of applications received within these categories was 8060, which is 1.2% of the total applications received in England and 8% of the total received in the whole of London. As with previous years the council has exceed target for processing applications (as illustrated in figure 3.1) and has high customer satisfaction levels.

Planning enforcement action by the council is taken where something has been done without the appropriate planning permission or consent. Enforcement action cannot be taken if the works or change of use do not require permission or consent, or if they are permitted by planning legislation.



During the period 2007-08, the council:

- successfully investigated and resolved 2540 reported breaches of planning control
- resolved 1,095 breaches as a result of direct action
- gained authority to issue just over 150 enforcement notices and 175 planning contravention notices and successfully prosecuted persons responsible for committing offences under the provisions of the Town and Country Planning Act 1990 and Planning (Listed Buildings and Conservations Areas) Act 1990 at 4 separate properties
- successfully closed 557 cases following investigations of properties used for purposes of temporary sleeping accommodation.



Definitions

Major development is defined as:

- housing applications for 10 or more dwellings or where the site area is 0.5 ha or more.
- non-housing uses where the floorspace is 1000 sqm or the site area is ha or more.
- changes of use at or exceeding the above thresholds.

Minor development is defined as those applications which do not meet the definition for major development above and are not a change of use, listed building, advertisement or householder development.

The “Other” category includes:

- Change of use (excluding where this is counted as a major application)
- Household applications
- Listed building applications
- Advertisement consent.

Development Type	Total Decisions	Total < 8 weeks	% < 8 weeks	Total 8 - 13 weeks	% 8 - 13 weeks	Total > 13 weeks	% >13 weeks
MAJOR	96	9	9.38	63	65.63	24	25.00
MINOR	2547	1855	72.83	306	12.01	386	15.16
ALL OTHER	4589	3755	81.83	344	7.50	489	10.66
TOTAL	7232	5619	78	713	9.86	899	12

Figure 3.1: Time taken to process planning applications monitored by the government (Communities and Local Government)

2.3 Planning Obligations (Section 106 Agreements)

Planning obligations are agreements negotiated between the council and developers to make acceptable development which would otherwise be unacceptable in planning terms.

*...planning obligations might be used to **prescribe** the nature of a development (e.g. by requiring that a given proportion of housing is affordable); or to secure a contribution from a developer to **compensate** for loss or damage created by a development (e.g. loss of open space); or to **mitigate** a development's impact (e.g. through increased public transport provision). The outcome of all three of these uses of planning obligations should be that the proposed development concerned is made to accord with published local, regional or national planning policies"*

Source: Circular 05/05

The council's policy framework for planning obligations is set out in UDP (policy STRA7), and Westminster's Planning Obligations Supplementary Planning Guidance, 2008⁵. A planning obligation may be financial or a benefit in kind but, in line with government guidance it must be:

- relevant to planning
- necessary to make the proposed development acceptable in planning terms
- directly related to the proposed development

⁵ The council's policy and adopted Supplementary Planning Guidance accord with the most recent government guidance set out in Circular 05/05

- fairly and reasonably related in scale and kind to the proposed development and
- reasonable in all other respects.

Figure 3.2 provides a summary of the financial contributions *signed* as part of agreements in the period 2007–08. It also provides information on financial contributions *received* by the council. The figures are different as the time lapse between the agreement being signed and activity commencing on the development frequently results in funding being received at a much later stage. An example of the types of benefits secured through one of the agreements signed in the monitoring period 2007 – 08 is shown in Figure 3.2.

The council has commissioned research to inform the approach to a Community Infrastructure Levy (the detail of which is still being considered by the government at the time of writing). The Community Infrastructure Levy will be a new charge which local authorities in England and Wales will be empowered, but not required, to charge on most types of new development in their area. It will be based on simple formulae which relate the size of the charge to the size and character of the development paying it. The proceeds of the levy will be spent on infrastructure to support the development of the area. This charge may replace planning obligation type agreements in the future, with the exception of site specific commitments such as affordable housing.

Type of Financial Contribution	Total financial contributions received by the council	Total financial contributions forming part of signed agreements
Affordable Housing	9,234,183	17,415,064
CCTV / guardians	35,000	816,480
Community Benefits	271,186	2,160,000
Cycle paths / works	2,450	18,950
Education, training, employment	507,201	2,198,703
Environmental Inspectorate / Code of Construction	-	170,000
Highway Works / Environmental Improvements / Footways	1,078,364	4,299,432
Open space / trees / greening	147,751	172,000
Parking Space Shortfall Mitigation	96,929	424,500
Paddington Area Traffic Environmental Management Study	-	-
Paddington Area Transport Study	50,000	1,050,000
Public Art	207,450	1,851,000
Public Transport Infrastructure	20,000	20,000
Social and Community Fund	-	-
Total	11,650,514	30,596,129

An example of an agreement signed: Marshall Street Leisure Centre, Dufours Place (07/03088/FULL)



The agreement contained a mixture of the financial and non financial planning obligations including:

- Provision of a new refuse depot
- Affordable housing (11 social rented and 4 shared ownership units)
- CCTV contribution for new CCTV camera and maintenance
- Leisure centre refurbishment
- Cycle parking contribution
- Environmental improvements in Dufours Place
- Open space contribution for the purpose of the parking review
- Soho/ Berwick Street Car Park Refurbishment
- Public art.

Figure 3.2 Financial Planning Obligations 2007- 08 and Example Agreement

2.4 Go Green

Westminster's Go Green Programme aims to make council an exemplar green authority. It is a wide-ranging programme of environmental schemes and projects. Some highlights from the first year of the Go Green Programme (2007-08) are outlined below.

Community leadership and engagement: In order to make significant environmental improvements everyone in the city needs to play their part. Projects to engage with the community in 2007-08 have included:

- creating an interactive Go Green portal: www.westminster.gov.uk/gogreen;
- appointment of a Schools Environment Officer
- introduction of new measures to ensure environmental impact is considered by the council in its purchasing decisions

Climate change: The council signed the Nottingham Declaration in April 2007. This commits the council to setting out actions to address climate change and mobilise action in local communities. Key projects include:

- re-launching the Pimlico District Heating undertaking in November 2007. The new scheme saves around 1,900 tonnes of carbon per year and reduces heating and hot water charges to 3,400 residents.
- Working in partnership with the Carbon Trust to detail a plan to reduce the council's carbon emissions by 20% by 2020.



Air Quality: Westminster has some of the highest pollution levels in the UK which can cause headaches, coughs and sore throats and can exacerbate conditions such as asthma, chronic obstructive pulmonary disorder. Key projects include:

- development of Air Quality Strategy and Action Plan
- pioneering the use of innovative new technology to charge electric vehicles on the street with 60 electric charging points in the city.

Electric vehicles, which have seen a recent boom in demand, produce zero tailpipe emissions. The council has introduced a range of financial incentives for electric vehicle owners, including free parking at meters and discounted resident's parking.

Increasing recycling and reducing waste: This is particularly important to the Go Green Programme because disposing of waste has a huge negative impact on the natural environment. Projects in 2007-08 to increase recycling and reduce waste have included:

- Westminster TranServ, working with specialists Day Aggregates, has recycled more than a million green glass bottles in 2007 by crushing them into sand, and using them in the reconstruction of 1 ½ km of footpath
- conversion of waste chutes to take recyclable material on the high rise Hallfield Estate development in Paddington. The design has already seen recycling rates triple on the estate since installation in November. The council won the 2007 local authority recycling award for this initiative.

Built Environment: Encouraging sustainable design in new buildings and refurbishments to reduce the impact of those buildings on the environment. This principle is embedded within the development of the Local Development Framework which will contain specific policies and guidance to support this as discussed in section 3.1 of this report.

Wildlife and green spaces: Protecting and sustaining Westminster's natural habitats and wildlife is essential to the council's green agenda and to the quality of life in Westminster. Appendix 2 provides an update on implementation of the council's Open Space Strategy. Highlights in 2007-08 include:

- a new Biodiversity Action Plan was published (with our partners) in February 2008 to prevent the decline of – and improve conditions for – species and habitats that are a conservation priority.

- a record eight Green Flag awards have been awarded to outstanding parks in Westminster by the Civic Trust.
- a new community wildlife area at Queen's Park Gardens, designed with the local community, and was launched in March 2008.
- East Finchley cemetery, in north London, won the coveted "Cemetery of the Year" award.

Transport: Millions of cars, lorries, buses and other motor vehicles use Westminster's streets every year contributing to problems of poor air quality and climate change. The council has promoted many programmes to encourage walking, cycling and the use of public transport, including:

- Legible London a groundbreaking scheme to provide better information for people who want to walk. New signage was launched in the West End in November 2007 to provide directions, indicate how long walking will take, and point out notable landmarks along the way.
- Providing well over 5,500 safe and secure cycle stands, cycle training for Westminster residents and school children and ongoing development of the London Cycle network+

Noise pollution is a significant issue for residents and can affect their quality of life. The council works collaboratively with the police and other partners to give a 24/7 co-ordinated response to noise created by anti-social behaviour. A key project aimed at tackling this issue is the development of first integrated Noise Strategy.

Further information on the implementation of planning policies with environmental objectives is included Part 3 of this AMR.

2.5 Economic Development

Following consultation with a wide range of partners, a revised **Economic Development Strategy (EDS)** was adopted in March 2008. The EDS focuses on the original themes of supporting business and enterprise, improving business environment, and promoting employability, but has a more spatial basis in recognition of the different economic development approaches required in different parts of the city. It divides the city in three areas – north west Westminster, the West End and South Westminster. This is because the different characteristics and opportunities require a more bespoke strategy (versus a blanket city wide approach).

The council has led the way amongst local authorities in re-investing its Local Authority Business Growth Incentive (LABGI) allocation in projects to directly benefit the business community and encourage entrepreneurship, through the creation of the £3.8m **Civic Enterprise Fund**. The Civic Enterprise Fund continues to provide resources for a major portfolio of projects. 2007-08 was a busy year, with a wide range of projects being initiated, some of which are outlined below.

The **Westminster Works** pilot service at Churchill Gardens Estate has been initiated. Westminster Works is an integrated skills and employment service for residents and employers being developed by the council and its partners. Through a network of personal advisors the service will target the estates in Westminster with the highest concentration of job-seekers. An evaluation of the pilot will take place in 2008-09 before being rolled out across the city.



Public realm design options for **Prince of Wales Junction** were presented to local people and a preferred option chosen. Following completion of substantial improvement works, a new market is expected to be launched in 2009.

In SW1, a **workplace co-ordinator** is now based at Victoria Regeneration Partnership linking residents to training and employment opportunities. The **Victoria Small Business Network** was launched in April and a programme of events for local small and medium sized enterprises has been developed.

Funding of £300,000 has been secured through a planning obligation agreement on the **Crown Estates Quadrant (Regent Street)** development for employment and training support. This will provide funding for Westminster Works and Cross River Partnership's Workplace Coordinators scheme.

A new **Construction Training Centre** has been built at City of Westminster College which will strengthen our ability to provide skilled workers for development sites in Westminster.

Two new enterprise projects in north Paddington and South Westminster have been launched. A new **Neighbourhood Enterprise Centre** on Elgin Avenue is up and running, providing advice, guidance and a grants and loans committee to unemployed residents who are interested in starting their own business. In South Westminster, the Community Venture Fund has been launched providing one to one support to aspiring entrepreneurs, and an innovate loan partnership has been established with GLE oneLondon.

An exciting **Youth Enterprise** project has been launched at the Stowe Centre on Harrow Road.

A £1.17M funding bid to the London Development Agency for the '**Supply Cross River**' project was successful. Led by Cross River Partnership and the council, the project will assist small businesses to compete for contracts with big businesses. This will also fund business support activities across Westminster, the City of London, Lambeth and Southwark.

The **Business Information Point** was established at Westminster Reference Library. It is designed to support existing and prospective businesses in and around Westminster. The centre is aimed at people who are taking their first steps as an entrepreneur as well as those who have well-established business and are simply looking for new ideas. The Business Information Point offers a comprehensive array of the most up to date and specialist business information sources with support available from staff.

Following the council's lobbying efforts and meetings with Crossrail, Network Rail and London Underground, **a site to relocate Great Western Studios has been secured** at Alfred Road (near Westminster Academy). This will result in the safeguarding of affordable workspace for around 140 creative businesses.

Merchant Square 'Building D' planning obligation agreement has been signed-off. This agreement would provide 4,000 sq ft of **affordable workspace** to be leased to the council at 60% reduced market rent for 10 years from completion of development.

2.6 West End Action Plans

Westminster City Council manages the West End, ensuring it is a safe and attractive area for residents and visitors. To help secure the West End's future as a world-class location, the council is leading an ambitious programme of improvements. The council has seven major initiatives to improve the quality of the West End experience covering:

- Oxford, Regent and Bond Streets (ORB)
- Soho
- Chinatown
- Edgware Road
- Covent Garden
- Theatreland
- Leicester Square

By far the most ambitious programme of change, the **Oxford, Regent and Bond Street (ORB) Action Plan** presents a series of unique and complex challenges. Launched in March 2007, the plan went through an extensive process of public consultation and was adopted in March 2008.

The ORB Action Plan benefits from a strong commitment from key partners, New West End Company and Transport for London and support from the local stakeholders including landowners and developers. The vision is for the West End's retail streets to be known internationally not only for the quality and range of shops, but as one of the world's great iconic destinations.



Over 30 actions from the ORB Action Plan have been delivered, and key achievements include:

- Completion of feasibility studies for a series of 'Oasis projects' (these are areas with a sense of place, where people can stop and enjoy a rest in a calm and, where possible, green atmosphere)
- ORB Wayfinding pilot - Bond to Bond Street, an extension to which is planned late for 2008-09.
- Completion of CCTV Feasibility and Analytical Study.

Adopted by the council in June 2007, the **Soho Action Plan** reflects the council's One City vision in addressing the needs of the area and its different communities. It focuses on Soho's

residential and LGBT communities, opportunities to improve community facilities, and considers proposed development opportunities for Ham Yard, Marshall Street (development which is now in progress) and Berwick Street.

The plan adopts a holistic approach to the area and includes actions from across the council's range of services. It looks at the varied mix of communities, with a view to promoting smaller local businesses that service its local residents and are the mainstays of Soho's character. Included within this are plans for a long-term vision for improvements to Berwick and Rupert Street markets, and a community-led regeneration programme for the Berwick Street area. Key achievements to date include:

- raising the profile of West End LARP and established key stakeholder group
- improved relations with LGBT community and actions designed to recognise the LGBT contribution to the area
- Berwick Street Market signage
- completion of an area-wide street lighting audit

The **Chinatown Action Plan** was adopted in September 2003 and has helped to forge closer links with the community and key stakeholders in the area. Seventy-five per cent of the actions in the plan have either been implemented or are ongoing such as the work of City Guardians. Key achievements to date include:

- Chinatown Streetscape improvements to Lisle Street and Little Newport Street
- initial design for Wardour Street and Rupert Court
- Chinatown Arts Space

- a design masterplan and preparation of Chinatown Supplementary Planning Guidance

Edgware Road The Edgware Road Action Plan was adopted by the council in February 2006. The plan has proved how a committed and inclusive consultation process can address the needs of a diverse community. Key achievements include:

- pedestrianisation and major streetscape improvements in Old Quebec Street
- establishing the Edgware Road Ambassadors project to facilitate community engagement between the local residents and the small business owners
- securing external funding for the implementation of Seymour Place
- identification of areas in Edgware Road which will benefit from public realm improvements.

The **Covent Garden Action Plan** was adopted in June 2004. It is focused on resolving problems in the street environment and also looks at street enforcement, improving the overall shopping experience and the theatre and entertainment identity of the area. Around 80% of the actions are now complete. The remaining programme of work is the development of streetscape improvement projects across the action plan area.

Key achievements include:

- development of Concept Designs for street improvement to specific areas
- partnership working to improve street enforcement in Covent Garden

- major street improvement schemes for Long Acre and St Martin's Cross.

The **Theatreland** initiative was launched in 2005. Its principal aims are to strengthen the identity and brand of the West End's theatre district through major physical improvements in lighting and streetscape, to help to strengthen the industry's economic vitality. Key achievements of the Theatreland initiative include:

- establishing a key stakeholder group for West End theatre district
- Strand Courts and Alleys street improvements
- implementation of street improvements to Coventry Street
- production of the Theatre coach leaflet
- improved pedestrian environment of Coventry Street
- publication of a new theatre lighting signage guide
- introduction of a new palette of 'sparkly' quartzite paving outsides the theatres in Shaftsbury Avenue.

Leicester Square Action Plan was adopted by the council in 2002. Its primary focus is to improve the management of the Square and surrounding nine streets. The long term aspiration of the plan was the renewal of the Square, gardens and the nine side streets.

The council has been working closely with the Heart of London Business Alliance on the concept designs and financing model for the scheme. A dedicated management plan is also being



developed along with a funding model to support its delivery. Key achievements include:

- concept designs and consultation on these
- development of a financing model to support implementation
- sponsorship
- Leicester Square Management Plan.

The council has recently started work on the development of a **draft action plan for Westminster Cathedral Piazza**. The draft action plan will bring together a series of deliverable actions relating to design and management of the area.

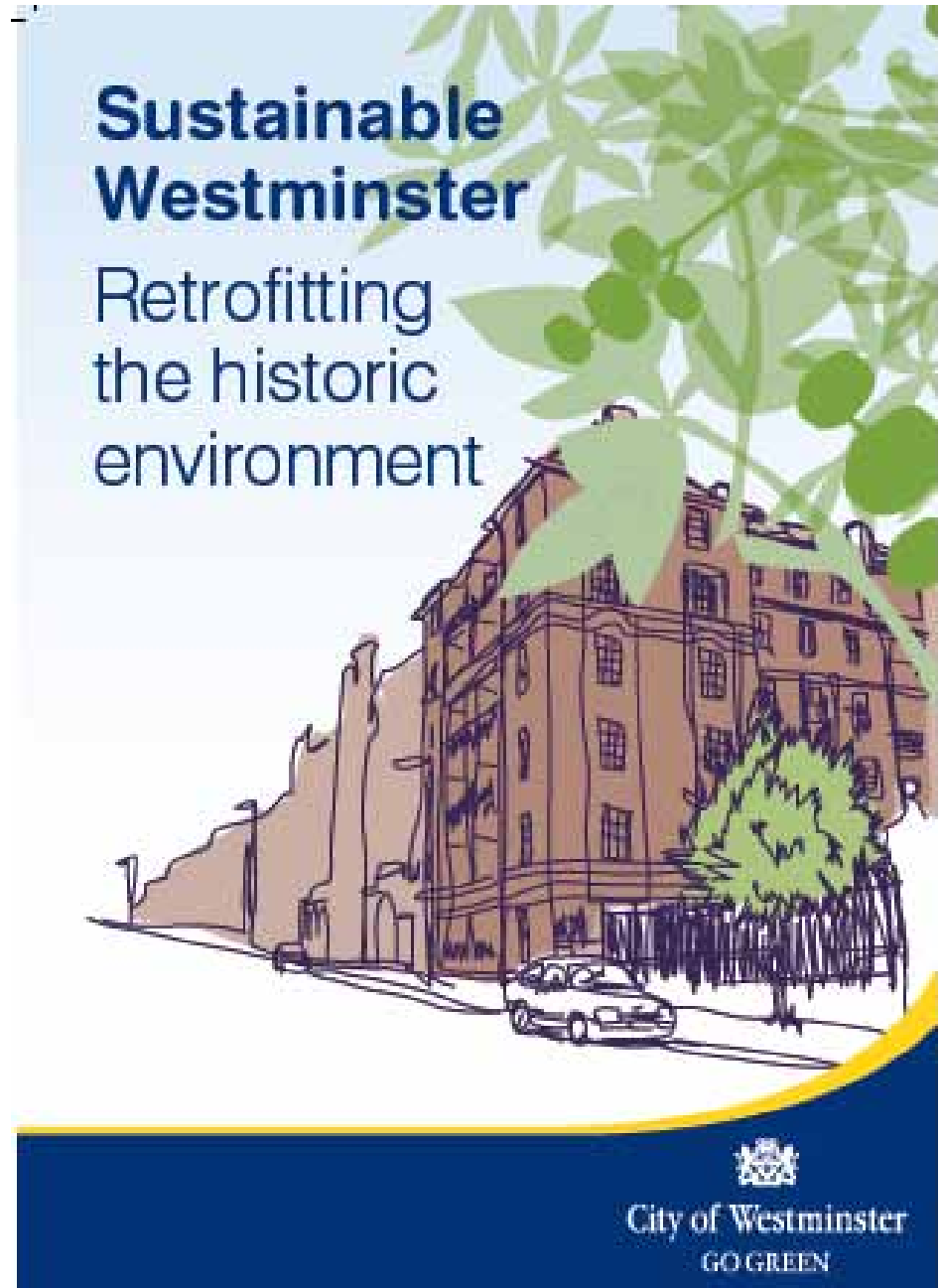
2.7 Leading Spatial Planning Practice

As outlined above Westminster is the busiest planning authority in the UK and also has 75 % coverage by conservation areas and the largest stock of listed buildings and structures of any local authority in the country. Reconciling this continuing and nationally-important legacy with the challenging demands of sustainability (whether it be in terms of waste management, energy conservation or water consumption) will be a huge challenge.

Nationally, there is as yet very little clear policy or guidance on how the potentially conflicting demands of building conservation and sustainability can be reconciled. With the aim of addressing this gap, Planning and City Development held a symposium on **Retrofitting Historic Buildings for Sustainability**. The symposium itself took place on 10 April 2008, but required considerable preparation and development in the preceding months.

The symposium brought together a host of expert speakers - from key organisations such as English Heritage, architecture and conservation practices, as well as policy makers and practitioners - to give an overview of the issues faced and the solutions.

Topics included challenges in Westminster; how to adapt listed and other historic buildings to climate change; and the need to reduce carbon emissions by providing policy and practical examples. In particular, speakers raised issues of carbon reduction targets and the impact of changes on existing old buildings as well as ways in which these buildings can perform better and be more energy efficient.

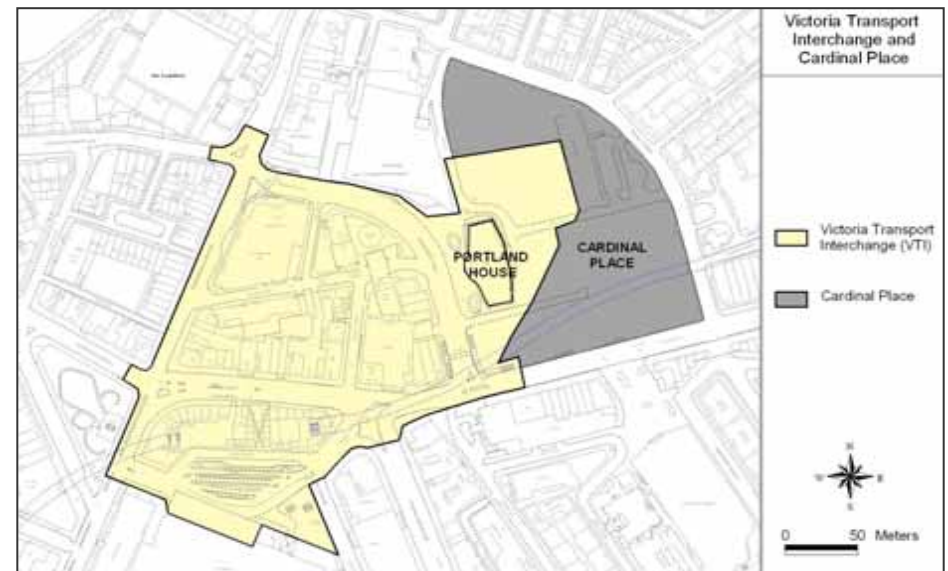


2.8 Victoria Transport Interchange Consultation

In August 2007, Westminster City Council received its largest planning application; this was for the Victoria Transport Interchange. The proposal was for a mixed-use office, retail, leisure and residential scheme included land to the north of Victoria Station. The initial application was superseded by another application and later refused by the council, but the approach to consultation is a good example of the council's commitment to involving local people in planning. Efforts to engage with local stakeholders were extensive and exceeded the provisions for consultation set out in the council's LDF document, the Statement of Community Involvement, 2007.

The council approached the South Westminster Renewal Partnership (LARP), Community Network and Voluntary Action Westminster and asked these organisations to inform their members of the application. The council also organised a Special Victoria Area Forum meeting on Saturday 10 November 2007. This was attended by approximately 120 people. Land Securities (the developer) was also encouraged undertake consult with the local community and held four public exhibitions participated in a number of other meetings.

The council received positive feedback in this programme of consultation events. In total the council received 100 written responses on the initial proposals and an additional 265 proformas designed by the South Westminster renewal partnership. Land Securities received 140 written responses.



Part 3: Planning Policy Assessment





Figure 3.1: Westminster UDP Planning Aims

Westminster UDP Planning Aims

1 Enhancing the attraction of central London

2 Fostering economic vitality and diversity

3 Building sustainable communities

4 Integrating land use and transport policies and reducing the environmental impact of transport.

5 Ensuring a high quality environment

6 Working towards a more sustainable city

3.1 Unitary Development Plan 2007 Monitoring Framework

The current local development plan is the Westminster Unitary Development Plan (UDP), adopted by the council in 2007. It sets out the council's spatial planning aims (illustrated in figure 3.1) and policies. The UDP is used with the London Plan to determine planning applications received by the council.

The requirement to establish a specific monitoring framework to assess policies was not in place when the UDP was being prepared. The requirement relates to the LDF system of plan making introduced in 2004. As a result, the monitoring framework was not pre-defined. However, the council has undertaken the systematic monitoring of development activity since 1990 and has published monitoring reports in advance of any legal requirement to do so.

Originally the surveys covered housing, office and hotel developments, but they were later extended to cover entertainment uses (restaurants, cafés, pubs, bars and night clubs), retail uses, and hostels. Because the surveys involve following the progress of proposals from the application stage, through to permission, construction and completion, the databases are known as 'pipelines'. The pipelines have been extended to cover industrial uses, research and development uses and storage. Since 2007, monitoring of the sustainability aspects of planning permissions has also been undertaken through the 'Sustainability Analysis System' database.

This remainder of this report presents an assessment as to whether the strategic planning aims of the UDP are being achieved, and considers whether the planning policies are effective.

The assessment focuses primarily on the period 1 April 2007 –

31 March 2008. However, data from outside this period is also highlighted where available and appropriate to help explain or provide context for the assessment. The assessment draws on data related to:

- Core Indicators, identified by the government, which the council is required to monitor in its LDF annual monitoring reports.
- Relevant 'National Indicators', a further set of indicators the government requires the council to monitor
- Local indicators the council has decided to collect.

The Core Indicators have been revised since the last AMR⁶. The revisions streamline the total number of indicators but also introduce two new indicators: 'net additional gypsy and travellers pitches' and 'housing quality (design)'. The council is still developing its monitoring approach in respect of the latter indicator and will address this more comprehensively in later AMRs.

An indicator set like this can be useful to monitor whether a policy is generally on track. However, not all policies can be adequately assessed by reference to this type of data. This is because some complex policy approaches are difficult to reduce to one or even a group of indicators. Where appropriate additional research studies and sources are drawn upon in the assessment.

⁶ *The current indicator set are set out in Spatial Strategy and Local Development Framework: Core Output Indicators - Update 2/2008*

The results of the policy assessment are presented in section 3.2 of this AMR. The policy assessment focuses on the *strategic* policies in the UDP and because they set out the ‘big picture’ in planning terms they are also more holistic and have an overtly spatial dimension. These strategic policies have more in common with the more holistic Core Strategy policies which will eventually become a focus of future AMRs.

The assessment is presented as a table which lists the UDP strategic policies and includes a brief commentary on whether the policy is being achieved. To provide an idea at a glance of the general progress in implementing the policy, the commentary is supplemented with a symbol reference (explained in Figure 3.2). Where the assessment draws on data related to Core, Local or National Indicators, this is indicated by a reference, for example LI MIX 1. The data results for each indicator are set out in full in Appendix 1. A more detailed assessment on the council’s policy approach to affordable housing and promoting a mixture of land uses in the Central Activity Zone is also provided.

Attempts have been made in this assessment to assess whether the policy is working but the outcomes are not as intended. Consideration is also given to cases where the policy aim is being achieved, but this is not due to the policy itself.





Symbol	Explanation
	When the policy objectives are generally being achieved or clear progress is being made, this is indicated with an upward arrow.
	When the policy is not being achieved and /or it is leading to significant negative unintended environmental, social or economic effects, this shown with a downward arrow.
	Where there is uncertainty in the assessment, for example, due to there being both gains and losses in relation to the policy approach this indicated by a horizontal arrow.
	Where there is uncertainty as a result of a lack of data, this is indicated by a question mark. In these circumstances specific indicators or measures to improve monitoring capacity are outlined.

Figure 3.2 Policy Assessment Table Key



3.2 Assessment of Implementation of Strategic UDP Planning Policies

Planning Policy Assessment		Indicator
<i>Enhancing the attraction of Central London</i>		
<i>STRA 1 To foster Westminster's key 'world class' city roles as a centre for international organisations, headquarters, business services, housing, retailing, medicine, education and other professions, media, arts, culture, entertainment and tourism, and to allow sustainable developments that promote them.</i>	↑	ALL
<p>As well as being home to a residential population estimated to be 234,100, Westminster is a very important commercial centre. The city contains more commercial floorspace than any other local authority in the UK. Some 550,000 people work in Westminster accounting for 14% of London's total workforce. Westminster's major museums, galleries, theatres and concert halls establishments make it an important 'must see' destination for visitors. Westminster is an international retail centre (see commentary on STRA 11) and has one of the most important clusters of creative industries (see commentary on STRA 9 below). Westminster is also home to Europe's largest night-time economy and a wide range of visitor attractions (see commentary in relation to STRA 12). Section 1.2 of this report contains more information on its key contribution to London's status as a 'world city'.</p>		
<i>STRA 2 To foster Westminster's capital city roles as the seat of Government and national administration and as a centre of national professional and cultural excellence; and to allow sustainable developments that promote them.</i>	↑	
<p>The City of Westminster is home to many functions of monarchy and state, including Buckingham Palace, Houses of Parliament (and a cluster of government departments). Westminster's concentration of political activities and professional, cultural and educational intuitions contribute national significance for professional and cultural excellence (see commentary in relation to STRA 1 above and section 1.2 of this report for more information).</p>		
<i>STRA 3 To protect and enhance the strategic role, historic character, social and cultural importance of the central part of Westminster through the designation of a Central Activities Zone and Central Activities Zone Frontages.</i>	↑	
<p>The UDP identifies a Central Activities Zone and Central Activities Zone Frontages and policies are included in the UDP to protect and enhance the distinctive role of this location.</p>		
<i>STRA 4 (A) To maintain and enhance the mix of uses in central Westminster (B) To require the equivalent provision of housing when increases in commercial floorspace are proposed in the Central Activities Zone (CAZ) and on the CAZ Frontages</i>	↑	LI MIX1 LI MIX 3
<p>See commentary in the spotlight on Mixed Use in the Central Activities Zone on page 61.</p>		



Planning Policy Assessment		Indicator
<i>STRA 4 (C) To promote mixed use development in the Paddington Special Policy Area</i>	↑	LI MIX1 LI MIX 3
<p>The Paddington Special Policy Area is the largest development site in Westminster and a site of strategic importance in London. It is defined in the London Plan as an Opportunity Area. The detail of this special area policy approach is set out in PSPA 2 and PSPA 3 of the UDP and promotes a variety of business floorspace, together with ‘a significant proportion of housing’ and other supporting uses. The emphasis on intensifying development in this location is primarily linked to its role as a transport hub, which will be reinforced when Crossrail (which gained Royal Assent in July 2008) is developed.</p> <p>As the area is predominantly brownfield sites, the completions, under construction and unimplemented schemes can be considered in total to assess the mix as there is considerable likelihood of delivery. Overall, the permissions will deliver 73% of the floorspace as B1, a further 24% will be housing with the remainder other use. It is not possible to determine how much of the business floorspace is light industrial, small businesses or mixed residential / B1 studios as the Use Classes Order does not differentiate between these. However, in overall terms the mixed use policy approach appears to be effective. Key development activity during 2007-08 has included:</p> <ul style="list-style-type: none"> • construction of 24,620 sqm office building at 1 Kingdom Street • construction of a 23,226 sqm office building incorporating an additional 2,323 sqm of B1(c)/B1(b) studio space 2 Kingdom Street. • construction of a 206 bedroom 4* hotel. • grant of planning permission at 55-67 North Wharf Road for 100 residential units, 16 of which will be affordable, as well as 25,000 sq m commercial floorspace • preparation of legal agreements for Merchant Square (3 residential buildings and 3 commercial buildings) around a public square to ensure benefits are secured even if <i>all</i> buildings are not built. 		



Planning Policy Assessment		Indicator
<i>Fostering economic vitality and diversity</i>		
<i>STRA 5 (A) To support and encourage growth in Westminster's economy, particularly where such growth is environmentally sustainable; (B) To increase residents' opportunities and improve access to employment; (C) To encourage the participation of residents, businesses, the voluntary sector and other public bodies in the regeneration process.</i>	↑	
<p>A revised Westminster Economic Development Strategy (EDS) was adopted in March 2008 and central tenet of the approach is to increase resident's opportunities and access to employment. The council's work on increasing access to employment and stimulating local economic development has always been an important, and is of increased importance given the recent economic downturn. See section 2.5 of this report for more information) and also STRA 6-13 below.</p>		
<i>STRA 6: To achieve the aims and objectives of the UDP and implement its policies by forming partnerships, developing joint initiatives such as Business Improvement Districts and lobbying to ensure effective co-ordination with London boroughs and other public, private and voluntary sector agencies.</i>	↑	
<p>The city council has a strong record of effective partnership working. The council is part of a strong local strategic partnership, the Westminster City Partnership, and is jointly implementing both Westminster's Sustainable Community Strategy and its annual programme of delivery projects - One City. The partnership includes a number of thematic networks that work directly in specific areas, such as the Health and Care Network.</p> <p>Westminster has established Local Area Renewal Partnerships, which cover the five most deprived areas within the city. Each LARP has its own specific targets set out in a detailed neighbourhood plan, and developed through consultation with hundreds of residents. They have a neighbourhood board, where elected residents and public sector staff can meet and make decisions. The Audit Commission cited LARPs as a good example of partners working together to meet community needs, noting that they led to "sustainable reductions in poverty and deprivation" in the 2007 Corporate Assessment Report.</p> <p>The council continues to work closely with the three Business Improvement Districts (BIDs) in its area. The BIDs are locally controlled partnerships made up of groups of businesses. Their role is to improve the environment and economic performance of an area including through provision of a limited number of additional or enhanced local services funded by a levy on these businesses. All BID areas have voted to renew their status, demonstrating their effectiveness. The council is also working with businesses in other areas to establish further BIDs, including the Victoria Partnership.</p> <p>The council works closely both formally and informally with other local authorities and similar stakeholders through other established partnerships. Central London Forward (a partnership of 6 central London boroughs) was established in 2006-07 for an initial three year period. Cross River Partnership, involving 4 boroughs, 3 BIDs and 1 potential BID, members of the GLA family and Network</p>		



Planning Policy Assessment		Indicator
<p>Rail. The environmental charity Groundwork has been operating since 1995, and works to deliver transport, regeneration and employment projects. Delivery of Crossrail and the 2012 Olympics are managed through partnerships. Officers also work closely with neighbouring boroughs on joint projects and evidence, for example a joint public realm strategy with the London Borough of Camden for Tottenham Court Road.</p>		
<p><i>STRA 7 To secure planning obligations and the provision of related benefits in all appropriate types of development. These should: (i) have an identifiable connection with the development (ii) be in line with the policies in Part 2 (iii) be appropriate to the location, scale and nature of the development (iv) seek to mitigate the economic, environmental, transportation, social and community consequences of the development.</i></p>	<p>↑ ?</p>	
<p>The council ensures that planning obligations sought meet the relevant tests set out in government guidance as set out in Circular 05/05) and adopted supplementary planning guidance on planning obligations in January 2008 to add further clarity to the process. In the monitoring period 2007-08 the council received £11,650,514 in financial planning obligations and £30,596, 129 in financial planning obligations were signed. A range of non-financial benefits have also been secured during this period. Section 2.3 of this report contains further information.</p> <p>Action: The council is working to improve monitoring systems in respect of non financial benefits to allow a more comprehensive analysis of the effectiveness of this policy.</p>		
<p><i>STRA 8 To grant planning permission for Central London Activities as part of the overall aim of promoting mixed-use development in the Paddington Special Policy Area</i></p>	<p>↑</p>	<p>LI MIX 3</p>
<p>See assessment related to policy STRA4 (C) above.</p>		
<p><i>STRA 9: It is the City Council's aim: i) to maintain and enhance the distinctive character and function of the city by defining special policy areas. ii) to protect and encourage specialist uses, as set out in the relevant chapters in Part 2 of the plan, in specific areas of Westminster.</i></p>	<p>↑</p>	<p>N/A</p>
<p>The UDP identifies special policy areas (SPAs) and defines the planning approach within each of these, including Harley Street SPA, Portland Place SPA, Arts and Culture SPA, East Marylebone SPA, Thames Policy Area SPA, North Westminster Policy Area SPA. These are assessed below.</p>		
<p><i>STRA 9 Creative Industries SPA</i></p>	<p>?</p>	
<p>According to the Creative Industries Report October 2007, "The strengths of Westminster as one of the most successful creative hubs in the world are formidable." Westminster has 64,000 creative industry employees (11% of Westminster's total), a turnover of</p>		

Planning Policy Assessment		Indicator
<p>£14.9 billion, estimated GVA of £6 billion. Westminster is a global centre of excellence for a number of creative industries, including film, post-production, fashion, television, advertising and new-media. Westminster's creative industries are widely spread, with a primary cluster in Soho/Fitzrovia. However, the report also identifies that there is no room for complacency and "the sector experiences significant threats and has not performed as well as in other places". Key matters to be considered are:</p> <ul style="list-style-type: none"> • Increased competition • Decline in growth • Inflated rental and property costs • Need for investment in infrastructure and environment and • Lack of recognition. <p>Action: The findings of the Creative Industries Report will inform policy review and development for the Core Strategy and City Management Plan, as well as other council-led initiatives such as the TheatreLand project (see section 2.6 of this report for more information about the TheatreLand Project). It is noted that changes to the Use Classes Order mean that permission is no longer required to change light industrial premises into offices. This significantly compromises the effectiveness of the policy which seeks to protect light industrial. The Creative Industries report makes a number of suggestions, and these are being considered through the development of the Core Strategy.</p>		
<p><i>STRA9 Harley Street SPA (medical uses)</i></p>		LI SP1
<p>The UDP recognises the special character and role of the Harley Street Area Special Policy Area, it seeks to protect and encourage the provision of private medical facilities and related professional and support services in the area. This amounted to 7670 sqm in the monitoring period 2004-05, 6,828 sqm floorspace in 2005-06, 8367 sqm floorspace 2006-07 and 2,741 sqm floorspace in 2007-08. Overall the policy is being achieved.</p>		
<p><i>STRA9 Portland Place SPA (institutional uses)</i></p>		LI SP2
<p>Survey results for the SPA indicate a continued clustering of diplomatic, foundation and other institutions, although it also shows a significant amount of institutional floorspace just outside the boundary in the western side of Park Crescent.</p> <p>Action: An extension of the SPA boundary to include this floorspace is being considered as part of the development of the Core Strategy to ensure the designation remains relevant and appropriate.</p>		





Planning Policy Assessment		Indicator
<i>STRA9 Arts, Culture and Education SPA</i>	↑	LI SP3
<p>The Arts, Culture and Education Special Policy Area was set up to protect and consolidate those uses around Exhibition Road and Kensington Gore. There has been no reduction in the amount of arts, culture or educational floorspace in the monitoring period indicating the policy to protect these uses is being achieved.</p>		
<i>STRA9 East Marylebone SPA (specialist wholesale showrooms, included in the Creative Industries SPA)</i>	→	
<p>The East Marylebone Wholesale Showroom Study (2007) indicates a relatively fluid market, with both the gain and loss of wholesale showroom premises. The SPA was re-surveyed in August 2008 and identified 96 wholesale showrooms. There had been a loss of 22 wholesale showrooms (a decrease of 19%) since the survey in 2007, the greatest loss (68%) was in wholesale showrooms specialising in clothing. There was a particular loss of wholesale showrooms in Eastcastle Street, which suffered 36% of the total loss of showrooms during 2007-08.</p> <p>Action: The findings will need to inform the policy approach in the Core Strategy and City Management Plan DPD.</p>		
<i>STRA 9 Thames Policy Area</i>	↑ ?	LISP4
<p>The Thames Policy Area was set up to protect and enhance its character and appearance, protecting views and access to the river and promoting activity on and by the water, particularly in the Central Activities Zone. Since 2004, there have not been any applications for water related uses such as piers. Permission has been granted for a mix of uses including housing, offices, cafes and shops. The largest development was at Gatliff Road providing around 300 residential units.</p> <p>The draft Metropolitan views SPD expands upon the importance of many riverside views to the character of the City of Westminster. All of the conservation areas which front the river now have an up to date conservation area audit, which describes and expands upon how the townscape within these areas relates to the riverside setting. In 2007-08 Conservation Areas Audits were prepared for the two remaining areas with river frontage.</p> <p>Action: The Thames Policy Area combines a number of strategic policy objectives. In developing the planning policy approach for this area in the Core Strategy more specific consideration to identifying appropriate indicators to assess the policy.</p>		

Planning Policy Assessment		Indicator
<p><i>STRA9 North West Westminster Special Policy Area (NWWSPA) based on the regeneration area in the north west of the city</i></p>		LI C1
<p>The UDP policy approach in North West Westminster seeks to foster economic growth by encouraging opportunities for new economic development and the regeneration of the area. Previous AMRs reveal that no new office floorspace was developed in the North West Westminster area. However, in the period 2007-08, 915 sqm of office floorspace was included in planning permissions. Action: The recent growth in office floorspace indicates some progress is being made but the last 3 years suggests the policy approach could be more effective. The revised policy approach for North West Westminster in the Core Strategy will need consider this and seek ways of bringing forward more opportunities for economic development. There will also need to be broader consideration of what is needed in this area to tackle deprivation.</p>		
<p><i>STRA 10 To enhance the vitality, viability and diversity of Westminster's shopping centres and maintain and increase the number and range of shops in the city.</i></p>		LI C2
<p>The amount of A1 shop floorspace in Westminster increased, indicating that the aims of the policies are being achieved. During 2007-08, there was almost 18,000 sqm A1 retail floorspace proposed and approved, representing a net increase of almost 4,000 sqm A1 floorspace in Westminster from the previous year. 98% of the proposed increase related to sites within Westminster's designated hierarchy of shopping centres. In the Central Activities Zone (CAZ) there was a proposed net increase of over 5,500 sqm of A1. Growth here indicates that the council's aim of enhancing the retail function and mixed-use character of the CAZ is being achieved. 17% of the proposed A1 floorspace increase within the whole of CAZ was for sites within the Primary Shopping Frontages of the West End and Knightsbridge – including Oxford, Regent and Bond Streets.</p> <p>Outside the CAZ, there are 7 District Shopping Centres, and 39 Local Centres. In 2007-08, there was a net loss of almost 900 sqm of retail floorspace in the District Centres. Although this seems significant, this figure is comprised of a loss of A1 use at basement level as part of a scheme to provide a mixed-use development, with a commercial unit or health centre. The council's UDP places a high priority in protecting retail uses in the District centres – especially at ground floor level to help maintain an active retail frontage – and places a high priority on providing residential accommodation, and community facilities where appropriate. There do not appear to have been any losses of A1 shop units at ground floor level in the District Centres over the monitoring period. This again appears to show that the policy approach for the District Centres is generally appropriate. The 'health' of these centres is monitored every 5 years. The latest 'Health Check Surveys' indicate that there has been little change within the 7 District Centres over the past 5 years (2002-07) in terms of their vitality and viability and general economic health. The council's Civic Streets project will lead to improvements in the shopping environment of each of the District Centres, which could make the centres more attractive for investment. Work on tidying the street environment in Praed Street is scheduled to be completed next year.</p> <p>In the local centres, although 150 sqm of A1 floorspace was lost to A2 use over the past year, there was a gain in 114 sqm A1 retail floorspace in the local centres overall. This represents the first overall growth in retail accommodation in the local centres in the past</p>		

Planning Policy Assessment		Indicator
<p>3 monitoring periods. In previous years, A1 uses were lost to other A-class uses, and to residential uses at upper and lower floors. Outside the designated shopping centres there was an overall loss of 750sqm A1 floorspace, despite proposals for 371sqm new A1 floorspace being permitted. As the council generally does not own the shops in Westminster, it is largely unable to control the range of shops in the city, as changes in shop type can occur without planning permission.</p>		
<p><i>STRA 11 To maintain and enhance the West End and Knightsbridge as shopping centres of international importance, whilst balancing the requirement for shopping with other activities that contribute to the character and function of Central London.</i></p>		LI C2
<p>The West End contains a mix of uses that attract tourists, residents and businesses. The council is working to ensure their continued success. Within the last monitoring period, 17% of the proposed A1 floorspace increase within the whole of CAZ was for sites within the Primary Shopping Frontages of the West End and Knightsbridge – including Oxford, Regent and Bond Streets. This represented a net increase of 930sqm A1 floorspace in these 2 areas. The London Plan identifies demand for up to 285,000 sqm more comparison goods floorspace in London by 2016. The increase contributes to the London Plan projected growth figures of approximately 200,000 sqm of additional retail floorspace in the International shopping centres of Knightsbridge and the West End by 2016. However, it is important to note the London Plan figure is based on a demand assessment, rather than capacity, which could be affected by the recent economic downturn. Considerable work is ongoing as part of the ORB Action plan which focuses on enhancing the Oxford Street, Regent Street and Bond Street areas and maintaining their status as prime international retail locations, see section 2.6 of this AMR for more information.</p>		
<p><i>STRA 12 (A) To maintain and improve the range of tourist facilities, visitor attractions and hotels in Westminster. (B) To seek improvements to hotels throughout Westminster without detriment to residential amenity (C) To restrict further hotels in areas that already have an over-concentration.</i></p>		LI T&E1
<p>Westminster continues to be the location for a high number of visitor attractions (see section 1.2 of this report for more information) and has 40% of London's hotel. The policy approach is to guide new hotels to Central Westminster and the Paddington Special Policy Area, allow small scale additions to existing hotels elsewhere where this does not harm residential amenity, and allow the conversion of hotels to housing outside central Westminster where there is over-concentration of hotels. The pattern of hotel development in Westminster in this year and recent years reflects this approach. In 2007-08 The number of bedrooms outside Central Westminster decreased, largely due to the loss of a hotel in Bayswater– which is an area of over-concentration identified in the UDP. Other proposals outside central Westminster allowed for upgrades and small extensions, while the significant increase in bed rooms occurred in Central Westminster. Since 2004 there has been a net gain of 769 bedrooms in Westminster.</p>		

Planning Policy Assessment		Indicator
<p><i>POLICY STRA 13 (A) To maintain and improve the range of arts, culture and entertainment uses in Westminster.</i></p>		LI T&E3 LI T&E4
<p>During 2007-08 there has been an increase of 728 sqm of museum and gallery floorspace. Over the period from 2004, there has been a gain of 3,179 sqm, most significantly arising from new museum space at Somerset House in 2005-06. This trend is consistent with the UDP policy objectives. There has also been a small increase in theatre space to allow for improved facilities at the Regents Park Open Air Theatre, and two permissions for temporary theatre space during 2008 to allow for specific productions. The Delfont Mackintosh theatres (Prince Edward, Prince of Wales, Queen's, Novello, Noël Coward, Wyndham's and the Gielgud) have benefited from an extensive programme of investment. This included the major refurbishment and restoration of Gielgud Theatre, which was completed in October 2007.</p> <p>Provided there are no adverse effects upon residential amenity, local environmental quality, or character and function of the area, the council will generally permit small restaurants and café entertainment uses within the entertainment 'stress' areas, and within the Central Activities Zone. Within the CAZ, medium sized cafes and restaurants are also generally permissible.</p> <p>Over the period 2007-08, 27 new restaurant and café uses were permitted within Westminster, whilst 12 such uses were permitted for conversion to other uses. Of the 27, most were small in size and concentrated within the Stress Areas, and specifically, the West End Stress Area. However, 8 cafes and restaurants were permitted outside both the Stress Areas and Central Activities Zone. During 2007-08, six new A3 café and restaurant uses were developed, all located within the Central Activities Zone and the West End Stress Area. However, over this period, 5 such uses were converted from café/restaurant use to other 'non-entertainment' uses.</p>		
<p><i>POLICY STRA 13 (B) To restrict further late-night entertainment uses in areas that already have an over-concentration.</i></p>		LI T&E1
<p>Within the designated entertainment 'stress' areas the council controls the location, size and activity of entertainment uses, and takes a stricter approach with larger entertainment uses (i.e. those over 500sqm of gross floorspace), and more intensive uses (such as bars, or takeaways). During the monitoring period 2007-08 there were no permissions for new A4 uses (pubs, bars) or new A5 uses (takeaways) anywhere within Westminster, although 4 extensions to existing A4/A5 uses were permitted, split evenly in location between the West End Stress Area, and the Central Activities Zone. During 2004-08 just one new A4 use was developed inside the Central Activities Zone, but outside the West End Stress Area.</p>		





Planning Policy Assessment		Indicator
<i>Building sustainable communities</i>		
<i>STRA 14 (A) To prevent the loss of housing to other uses</i>	↑	LI H1
<p>There has been a minimal loss of housing units over the monitoring period, with just nine units lost over the period 2004-08, a further 17 through schemes that are under construction, and six as part of unimplemented schemes.</p> <p>Three of the units lost were part of land use swaps, and therefore have been re-provided elsewhere. It is noted that all of these land swaps relate to expanding medical premises within the Harley Street Special Policy Area, and therefore contribute to other policy objectives. 15 of the 17 under construction are also land use swaps, and the remaining two are for the conversion of flats for people staying at a private members' club, to allow extension of the club itself. The club lies within the proposed St James's Special Policy Area as proposed for the Core Strategy Preferred Options, 2008 which is recognised for the importance of private members clubs. All of six unimplemented net losses are likewise land swaps and therefore will be re-provided.</p> <p>Of the remaining six net losses recorded, three were lost to short-term lets through application for a Certificate of Lawfulness and therefore could not be refused permission. The other three were all lost to community uses: a medical use, a nursery, and premises for the job brokerage scheme for Paddington First (part of the interventions for the North West Westminster Special Policy Area).</p> <p>The policy approach is clearly effective, with minimal losses of housing units without re-provision elsewhere. Where there are losses, these are inevitably to meet other existing or emerging policy objectives.</p>		
<i>STRA 14 (B) To seek the maximum amount of housing by securing a minimum net addition of 19,480 new homes between 1997 and 2016. Note the new target established in the London Plan is to secure a net addition of 6,800 new homes between 2006-07 and 2015-16.</i>	↑	CI H2
<p>Westminster's housing target was reduced by the publication of the Mayor of London's Early Alterations to the London Plan in December 2006. This reduced the average annual target from 974 to 680, and applies for the 10 years 2006-07 to 2015-16. This reflects the lack of large brownfield sites available compared to other parts of London. The first two years of the new monitoring period are broadly on target, and historic completions data prior to this suggests that the target is achievable.</p> <p>Projected completions are based on developments currently under construction (spread over 3 years) and the 5 year rolling land supply (spread over 5 years), see Appendix 3. It is acknowledged that not all of the housing in the identified housing land supply will be realised, but likewise, no account has been taken of windfalls. The two final years of the trajectory period are simply the remaining housing needed divided equally between the two years. However the resulting figure of 597 units is consistent with the completions and estimates for previous years. This indicates that Westminster's policy approach is likely to deliver sufficient housing to meet the London Plan target. However, there will be a continued reliance on windfall sites as indicated by the relationship</p>		

Planning Policy Assessment		Indicator
<p>between units under construction (2,002 units), the 5 year rolling housing land supply (about 2,500 units), and the 6-10 year supply (about 1,000 units). It is also noted that the current economic conditions are also likely to impact on housing delivery across the country, and Westminster is unlikely to be an exception to this despite the uniqueness of circumstances (especially the relationship between housing and office floorspace including the mixed use policy and relative land values). There are sufficient units currently under construction to meet the housing target up to 2010/11, but beyond that, there may be a dip in completions. Again, however, the impact of the Olympics on the local housing market may help to smooth this.</p> <p>In summary, the assumptions in the housing trajectory indicate that Westminster will meet its housing target providing a continued supply from windfalls, and continuing the current policy approach to maximise housing delivery. There is certainly no room for complacency. More detail in relation to the impact of the mixed use policy in the Central Activities Zone can be found on page 61.</p>		
<p><i>STRA14 (C) Taking into account the strategic London-wide target, to seek that 50% of new housing provision shall be affordable</i></p>		CIH5
<p>See commentary in spotlight on STRA 14(c) and (e) on page 56.</p>		
<p><i>STA14 (D) To encourage the re-use of empty property, particularly for housing.</i></p>		LI H5
<p>The re-use of empty properties continues to make a significant contribution to meeting the housing target – contributing 250 units in the most recent monitoring period. The council’s empty homes programme is effective in maximising the availability of housing and making efficient use of land and property.</p>		
<p><i>STRA 14 (E) To review the operation of the affordable housing policies in the Plan, including site specific requirements, in the context of overall housing delivery, including affordable housing, in the city.</i></p>		CI H2 CI H5 LI MU1
<p>See commentary on spotlight on STRA 14(c) and (e) on page 56.</p>		
<p><i>STRA 15 To require a variety of housing types to meet current and future demand for housing. This will include a variety of sizes and tenures.</i></p>		LI H4
<p>A good mix of housing is coming forward in the private and social rented tenures. However, there is a lack of intermediate housing overall, and no larger intermediate units have been delivered. Because of the economics of intermediate housing provision, there are difficulties bringing this type of housing forward.</p> <p>Action: This will be reviewed as part of the development of the City Management Plan, and is also being looked at by housing officers and partner organisations to see how more intermediate housing can be delivered in Westminster.</p>		

Planning Policy Assessment		Indicator
<p><i>STRA 16 To protect and improve the residential environment and residents' amenities and make the best use of the city's housing stock.</i></p>	→	LI EN7 LI EN6
<p>In 2007-08 there were 134 negotiated or conditioned matters for planning permissions relating to protection of residential amenity including: odour (15); noise (83); daylight/sunlight/privacy/enclosure (34); and light pollution (2). It is noted that one planning application may have more than one such condition and that the data is not specific to residential (either applications or affected neighbours). However, in such a dense and mixed built environment such as Westminster, this is a good indication that policies are working to protect residential amenity where development is proposed. In terms of perception of environmental problems by residents there has been some improvement relating to noise, however, complaints to the council remain high (see STRA 17 below). Perception of other problems such as air quality remains unchanged.</p> <p>Action: Protection of residential amenity is a key provision of the emerging policy and more detailed policies, to try and improve the effectiveness of this policy approach will be developed City Management Plan.</p>		
<p><i>STRA 17 To reduce noise levels in Westminster below maximum noise levels set out in the World Health Organisation 'Guidelines for Community Noise'.</i></p>	↓	LI En2
<p>Westminster has average daytime noise levels (07.00-19.00 hrs) were 62.0dB (A) and average night time noise levels were 55.7dB (A) from 23.00-07.00 (Westminster Noise Measurement Survey, 2008). These noise levels exceed World Health Organisation guidelines for outdoor living areas sets guideline levels of 55 dB L_{Aeq} in the day and 45dB L_{Aeq} at night and 60dB L_{Amax} at night. Complaints to the council about noise remain high with 18,159 complaints about noise made to the council's 24 hour Noise Team.</p> <p>Action: While the World Health Organisation are not being achieved this is not unusual for an urban area and further does not mean the planning standards for noise are being implemented. More detailed assessment is needed in relation to individual planning applications, but it is important to consider wider sources. Road traffic is the most significant noise source and current levels inhibit the achievement of this policy aim. The council is developing a noise strategy to reduce and improve the sound environment in Westminster. This emerging approach will be integrated with the emerging Core Strategy.</p>		
<p><i>STRA 18: To reduce the fear of crime, actual crime and nuisance for residents, businesses and visitors.</i></p>	↑ ?	
<p>This approach in the UDP seeks to create well designed places which reduce the opportunity for crime and fear of crime. Metropolitan Police Crime statistics for Westminster in 12 months to September 2007 show 66,425 crimes where committed and in the period up to September 2008 this figure had reduced to 62,379. The March 2008 City Survey reveals 15% of local people placing policing, security, safety as their number one service improvement in their area. Positively, 90% feel generally safe in their local area.</p>		


Planning Policy Assessment		Indicator
<p><i>STRA 19: To protect and encourage an appropriate and accessible range of community facilities and shops which will meet the needs of residents, workers and visitors.</i></p>	→	LI SOC1
<p>As highlighted in relation to STRA10, period 2007-08 has shown growth in A1 retail space (the first since 2005) but the council generally does not have control over the type of shop. During the same period there has been a loss of community floorspace (including sports and leisure use) with proposals showing net loss of floorspace of -50064. However, this loss arises primarily from redevelopment of the Middlesex Hospital site (accounting for -60238) and these facilities have been transferred to a new hospital building on Euston Road - outside the City of Westminster's boundaries – but still accessible to residents in Westminster.</p> <p>In 2007-08 permission was granted for a wider range of community uses (accounting for 10,174sqm). This included:</p> <ul style="list-style-type: none"> • 4 permissions for new dentists • 2 new physiotherapy practices • 1 new drug rehabilitation centre on Harrow Road • an extension to St Mary's hospital • an extension to Centre for reproductive medicine (150 sq m) • 2 new places of worship and 3 extensions to churches • a tourist information centre • temporary police station expansion at Piccadilly Circus and • extensions at St Marylebone School and Millbank Primary School • a fencing centre, 6 private gyms and new council run facility under the Westway <p>Permission for redevelopment of Pimlico school to provide modern facilities was also granted in the monitoring period. The Westminster Academy moved into the new (award winning) purpose built building in Westbourne Green in September 2007. The Westminster Academy building won the 'inspiring design – secondary school award' at British Council for School Environments (BCSE) in February 2008.</p> <p>Action: The policy approach is being reviewed as part of work on the Core Strategy. The assessment above does not fully consider quality improvements to social and community facilities or the potential benefits of co-location of social and community. Monitoring approaches in will need to be considered developed further to consider how the policy addressing existing need and project demand for facilities in light of Joint Strategic Needs Assessments and the infrastructure study current being undertaken to inform the Core Strategy.</p>		

Planning Policy Assessment		Indicator
<i>Integrating land use and transport policies and reducing the environmental impact of transport</i>		
<i>POLICY STRA 20 To reduce the need to travel, whilst improving access to facilities and services, by integrating land use and transport policies in co-operation with other bodies across London.</i>	↑	
See commentary in relation to STRA4 and STRA 32		
<i>POLICY STRA 21 (A) To improve environmental quality, safety and directness of routes for pedestrians and cyclists (B) To improve the quality, reliability, efficiency, safety and accessibility of public transport by promoting and supporting proposals that integrate, improve and extend bus, Underground and rail networks and services and river services.</i>	→	
<p>In 2007-08 9 cycle schemes were implemented and also several “walking” schemes including a new zebra crossing in Carlton Vale. An additional 226 cycle stands were placed on the public highway. The additional of cycle stands provide appropriate places for cyclists to secure their bicycles, leading to an improved public realm and reduction in obstructions (for example, fly parking) for pedestrians. A large, but unspecified, number of off-street cycle parking places are approved. This policy also supports major transport infrastructure improvement programmes including Crossrail and the Victoria Station Upgrade. In addition, Westminster implemented 21 schemes to improve bus passenger journeys (improvements to bus stops and stands, as well as intersections with turning movements schemes in 2007-08. These are designed to improve the reliability of bus journeys or improve the interface between the bus and the footway (for example, kerb raising to accommodate wheel chair access), resulting in an improved experience for bus passengers.</p>		
<i>POLICY STRA 22 To protect and improve environmental quality, by reducing the use of all motorised vehicles and encouraging modes of transport and types of engine and/or fuel which cause less pollution and congestion.</i>	? →	
<p>Through the introduction of electric car charging points (2 in 2007-08) Westminster continues to strive to encourage modes of transport which cause less pollution. Parking standards are in line with Government and Mayoral guidance and over the years have led to a reduction in the number of private non-residential parking spaces provided. Non-development related parking policies also discourage car use through the charges applied and the fact that the whole city is covered by controlled parking zones. The effect of these policies in 2007-08 alone is, however, impossible to quantify and as indicated above problems of air pollution and noise motorised vehicles remain significant.</p>		



Planning Policy Assessment		Indicator
<p><i>POLICY STRA 23(A) To reduce traffic levels through comprehensive traffic and environmental management schemes (B) To improve road safety by implementing accident remedial measures incorporating, where appropriate, facilities to help pedestrians, cyclists, motorcyclists, buses and commuter coach services.</i></p>		
<p>The council continues to implement a variety of schemes of hard and soft measures, as detailed in the councils Local Implementation Plan (TfL Congestion Charge – Impacts Monitoring – Sixth Annual Report: July 2008). In 2007-08 5 Local Safety Schemes were implemented. These were designed to improve safety and reduce road traffic casualties in line with the Mayor of London’s and Central Government casualty reduction targets, while improving the overall environmental for all road users. However, there was no significant change in traffic levels in 2007-08.</p> <p>Action: The limited progress in relation to the policy does not mean the policy approach itself is incorrect or not bring implemented through planning permission. Issues of delivery and wider implementation are relevant too and will be considered where appropriate in the Core Strategy.</p>		
<p><i>POLICY STRA 24 To reduce the numbers and environmental impact of servicing, delivery and collection vehicles, whilst providing for the essential needs of Central London Activities.</i></p>		
<p>This is achieved via planning control, which seeks that servicing is accommodated off-street to minimise its impacts. However, it is not monitored. See also STRA 22 above for commentary</p> <p>Action: The monitoring data available is limited and will need to be developed to analyse the policy approach.</p>		
<p><i>POLICY STRA 25 To control on and off street parking within the requirements of the traffic reduction policy. Preference will be given to the special requirements of residents, people with disabilities and those essential Central London Activities for which the use of private vehicles is necessary.</i></p>		
<p>The council continues to operate an on-street regulated parking system across the whole borough. This is reviewed at a local level to accommodate demand shift. See also comments under STRA 22, above.</p> <p>Action: The monitoring data available is limited and will need to be developed to analyse the policy approach.</p>		
<p>Ensuring a high quality environment</p>		
<p><i>POLICY STRA 26 To ensure that all users and visitors have access to individual buildings and developments. Particular regard will be paid to the needs of people with disabilities.</i></p>		
<p>100% of applications are now submitted with a Design and Access Statement encouraging a more careful assessment of access considerations.</p>		

Planning Policy Assessment		Indicator
<p>Action: The monitoring data available is limited and need to be developed to analyse whether schemes go beyond minimum standards or if applications meet the needs of people with a range of disabilities.</p>		
<p><i>POLICY STRA 27 To promote the highest standards of sustainable urban design and architecture in all development and to encourage inventive architecture in the context of Westminster's unique local distinctiveness.</i></p>	<p>↑ ?</p>	
<p>100% of applications are now submitted with a Design and Access Statement encouraging a more consistent approach to assessment of design, although the overall quality of design is hard to monitor quantitatively. Quality of new design in Westminster is reflected in the numbers of national design awards achieved by schemes in the area. In the Civic Trust Awards 2007 one scheme in Westminster received a commendation and another special mention. In 2008, schemes within Westminster won a housing design award, two RIBA awards and a high commendation in the British Construction Awards 2008. This is, however, down on the number of awards received in previous years.</p> <p>Action: 2008-09 will be the Year of Design, during which the council is seeking to raise design standards through a series of events to highlight examples of good design in Westminster. The council will begin work on updating its 'Design Matters' Supplementary Planning Guidance and turning this into a new Supplementary Planning Document on Design. These events will include consultation which will monitor people's response to design, which is a way of assessing the success of the policy.</p>		
<p><i>POLICY STRA 28 To preserve or enhance the built and landscaped environment of Westminster; paying particular regard to its historic character, appearance and cultural importance and ecological value</i></p>	<p>↑</p>	
<p>Through 2007-08 the council has continued to work on a programme to review and appraise each of its 55 conservation areas, assessing boundaries and if additional areas should be protected as well as producing studies outlining a framework for protection of each area. As a result of this, in 2007-08, a new conservation area was designated and a number of extensions designated to four other conservation areas. There are now 43 conservation areas out of 55 which have published conservation area audits. In 2007-08, 10 conservation area audits were prepared and taken through consultation and new web pages were also created for all 55 conservation areas to publicise the policies to protect conservation areas.</p>		
<p><i>POLICY STRA 29(A) To preserve or enhance listed buildings and their settings, historic parks and gardens and their surroundings and other features of special or local architectural, historic or ecological interest (B) To investigate, record and protect Westminster's archaeological heritage.</i></p>	<p>↑</p>	
<p>Westminster has over 11,000 listed buildings and dealt with 1,769 listed building consent applications in 2007-08, 5.2% of listed building consent applications for England. In 2007-08 there were only 32 buildings on the Listed Buildings at Risk Register, 5 were removed from the previous year and 3 added. The priority category of a number of buildings has been changed, meaning a larger proportion of buildings are now low priority as work is underway to secure their future. Awards for high quality work to listed buildings</p>		

Planning Policy Assessment		Indicator
<p>included the Georgian Group Award 2007 for work to St Martin in the Fields Church and a commendation for Benjamin Franklin House on Craven Street as well as a housing design award for work involving the conversion of a listed terrace. In addition, the council has continued to work to ensure its archaeological heritage is investigated, recorded and protected, primarily through the use of archaeological conditions. There has been a steady upward trend in the numbers of approvals of details for applications with archaeological conditions, with 21 applications for Approval of Details approved in 2007 (as compared to 17 in 2006 and 13 in 2005). Archaeological significance of areas is also recognised in conservation area audits where appropriate and the 10 audits prepared in 2007-08 include an assessment of each area's archaeological potential.</p>		
<p><i>POLICY STRA 30 To protect or enhance important and acknowledged views across or within Westminster and to resist inappropriately designed or intrusively located high buildings and other structures.</i></p>	<p>↑ ?</p>	
<p>In 2007-08 Westminster responded to 17 consultations on proposals for tall buildings outside the borough which would have an impact on views across the city; 4 of these were objections. A number of high buildings were, however, approved during this period and the impacts of these are uncertain. Westminster also participated actively in the consultation on the Greater London Authority's London View Management Framework to ensure this document reflects the importance of views across and within Westminster and regularly attended the World Heritage Site Coordinators meeting and lobbied on the importance of protecting views of the World Heritage site through creation of a buffer zone. The conservation area audits identify important local views and the 10 conservation area audits produced in 2007-08 all pinpointed important local views.</p> <p>Action: The planning department will work to adopt its Supplementary Planning Document on Metropolitan views to assist in the more effective implementation of policy and provide a basis for assessing applications for high buildings.</p>		
<p><i>POLICY STRA 31(A) To protect and enhance the character, appearance, biodiversity and environmental quality of the River Thames and its setting. (B) To encourage greater public access to, and activity along the River Thames and, in particular, the completion of the Thames Path National Trail, (C) To encourage greater public access to the Regent's and Grand Union Canals and, in particular, the completion of the Grand Union Canal Trail.</i></p>	<p>↑</p>	
<p>See STRA 9 Thames Policy Area.</p>		
<p><i>Working towards a more sustainable city</i></p>		
<p><i>POLICY STRA 32: To seek to achieve sustainable development and to meet the economic, social and environmental needs of the city in an integrated and balanced way.</i></p>	<p>↑ ?</p>	<p>ALL</p>
<p>The council is keen to promote sustainable patterns of development in line with economic, social and environmental objectives. This means not only encouraging mixed use development, including residential uses in central, more commercial areas, but also through</p>		

Planning Policy Assessment		Indicator
<p>providing additional social facilities and open spaces, all undertaken in an integrated way which reduces the need to travel, reduces energy use and emissions of pollutants, and increases recycling and reuse of materials.</p> <p>Development within the monitoring period 2007-08 indicates that there has been an increase in floorspace of housing, hotel, and retail uses within the Central Activities Zone. This trend becomes more apparent when viewed over a greater time period. Between 2004 and 2008 there has been an increase of over 1,500 residential units, nearly 800 new hotel rooms, and 23,500sqm of retail within the Central Activities Zone, where there is currently nearly 70,000sqm of office floorspace under construction.</p> <p>At the same time, there has been a growing number of planning permissions with a renewable energy feature (31 across Westminster in 2007-08), an increase in household recycling, and a reduction in the amount of municipal waste sent to landfill (see STRA 35 below). In addition, the council has required developers to illustrate how their development will impact upon the environment and sustainability aims. During 2007-08 13 environmental performance statements were submitted, alongside 12 Eco/homes/BREEAM standards, and 2 site waste management plans. However, Westminster is still failing to meet national objectives in respect of two pollutants, particulates (PM10) and nitrogen dioxide (NO2) largely due to high vehicular levels and noise pollution remains a significant issue.</p>		
<p><i>POLICY STRA 33: To promote the efficient use of materials and reduce energy and water consumption by: (A) promoting the construction and management of environmentally efficient buildings and the use of energy efficient heating, lighting, cooling, ventilation and other powered systems; (B) reducing the need to travel and encouraging the use of energy-efficient transport; (C) promoting water conservation measures.</i></p>		LI En5
<p>During 2007-08 there were 31 planning permissions which had a renewable energy feature as a planning condition. Of these, 10 planning permissions had a condition for solar power, whilst there were six permissions with a condition for boreholes for ground sourced heating and cooling, and a further six for solar heating. The council permitted five planning applications with combined heat and power as a planning condition. There are now a total of 48 electric vehicle charging points in 13 of the council's car parks, and a further 12 on-street charging points within Westminster. In addition, the council permitted two planning permissions with water recycling and water saving measures during 2007-08.</p> <p>Action: While the implementation of the policy has been successful in so far as promoting sustainability measures, more could be done to improve the sustainability performance of new development (see section 2.7 of this AMR). Ways of strengthening this policy approach are being pursued through the development of the Core Strategy.</p>		

Planning Policy Assessment		Indicator
<i>POLICY STRA 34 (A) To improve air quality through Westminster's Air Quality Management Plan and other measures</i>	↓	LI En1
<p>Westminster has declared an Air Quality Management Area in respect of two pollutants, particulates (PM10) and nitrogen dioxide (NO2) which are failing to meet national objectives. The council's first Air Quality Action Plan was produced in 2001. Despite good progress in implementing actions in the plan, there are continued widespread exceedances particularly along busy roads, and modelling work predicts that this is set to continue. Westminster's Annual Air Quality Progress Report (2008) summarises trends from recent monitoring. For NO₂ there are widespread exceedances both as an annual average and over the short term hourly objective, at roadside and kerbside sites. The annual mean concentration of PM₁₀ at the Marylebone Road (kerbside) site consistently exceeds the standard of 40-µg m⁻³ for this pollutant. In addition, in each of the past six years, the twenty four hour mean objective has been exceeded on substantially more than the permitted 35 occasions. Recent monitoring has shown encouraging trends where the number of occasions when daily means recorded at Horseferry Road (urban background) site for both NO_x and PM₁₀ in 2007 were both below national objectives.</p> <p>Action: The council is currently rewriting its Air Quality Strategy and Action Plan, and is updating air quality policies as part of the development of the LDF.</p>		
<i>POLICY STRA 34 (B) To support measures to improve surface and ground water quality</i>	→	LI En5
<p>There were no permitted planning applications including provisions for sustainable urban drainage systems during 2007-08. See comments in relation to STRA33</p>		
<i>POLICY STRA 34 (C) To prevent the contamination of land and take the necessary steps to ensure that contaminated land is cleaned up.</i>	↑	LI En5
<p>During 2007-08, the council permitted two planning applications which involved measures to ensure the 'clean up' of contaminated land. The council works closely with the Environment Agency on this issue.</p>		
<i>POLICY STRA 35 (A) To promote the reduction of waste, the reuse and recycling of materials, the recovery of energy and materials from waste, and its eventual treatment and disposal by the best practicable environmental means (B) To minimise the amount of time that waste is left on the street by requiring adequate storage for waste in all developments.</i>	↑	W2 NI 191 NI 192 NI 193 W1
<p>The total amount of municipal waste arising in Westminster in 2007-08 was 193,523 tonnes. Of this total, just 82,862 (43%) was household waste, reflecting Westminster's role as a central London Unitary authority.</p>		

Planning Policy Assessment		Indicator
<p>In terms of what happened to the waste, the household re-use and recycling rate (including composting) increased from 20.5% in 2006/07 to 22.7% in 2007-08. At the same time, the residual household waste was 264 kilogrammes per household, the second lowest amount of any Unitary Authority or Waste Authority within London. This figure relates to the amount of household waste <i>after</i> re-use, recycling or composting per household. As well as an increase in household recycling, the proportion of overall municipal solid waste sent to landfill fell from 14.3% in 2006/07 to 14.2% in 2007-08.</p> <p>No new waste management facilities were permitted within Westminster during the monitoring period 2007-08. However, the council has permitted 92 planning applications which have included waste storage facilities/recycling facilities as a planning condition, and has negotiated these facilities on a further 6 planning permissions.</p>		
<p><i>POLICY STRA 36(A): To protect and encourage the enhancement of, public access to, and enjoyment of Metropolitan Open Land (B) To protect and enhance the existing provision of open space and to promote its additional provision.</i></p>		LI En3
<p>There has been no loss of open space in the monitoring period. During 2007-08 there was one permitted planning application for a <i>temporary</i> theatre in Hyde Park covering 0.57 hectare. Appendix 2 of this AMR presents an update on the council's progress in implementing the Open Space Strategy Supplementary Planning Document, 2007 and reveals significant progress in project to enhance the city's open space network.</p>		
<p><i>POLICY STRA 37 (A) To protect wildlife habitats and species within the city (B) To protect those sites designated as being of nature conservation importance (C) To encourage the creation of new wildlife habitats in open space and on and around buildings, where appropriate</i></p>		CI E2
<p>There has been no loss in the number or category of Sites of Nature Conservation Importance (notwithstanding one temporary permission on Hyde Park)</p> <p>There has been no reduction in Areas of Deficiency (AOD) in access to nature. However, implementation of the Biodiversity Action Plan is contributing to encouraging the creation of new wildlife habitats. The Biodiversity Action Plan (BAP) was approved in December 2007 with the aim of co-ordinating action for wildlife within the city through partnership working with organisations and individuals. It aims to improve conditions for 7 priority habitats and 5 priority species by setting out actions to prevent decline, improve conditions and create habitats for wildlife within the city.</p>		

Planning Policy Assessment		Indicator
<i>Resources, monitoring and reviewing the plan and taking enforcement action</i>		
<i>POLICY STRA 38: (A) To monitor change as it affects Westminster and the policies of the plan. The progress made towards meeting the housing target will be monitored annually (B) To review the need to modify the plan in the light of such changes at least every five years.</i>	↑	CI H2
The Local Development Scheme and programmed development of the Core Strategy and City Management Plan provides for the review of the effectiveness and implementation of the UDP policies. This policy is also provided for through the Annual Monitoring Report itself, including the housing trajectory.		
<i>POLICY STRA 39 (A): To pursue enforcement vigorously where it appears appropriate to do so. In doing so, regard will be had to the UDP, other corporate initiatives and policies, and to any other material considerations.</i>	↑	LI T&E2
During the period 2007-08, the council successfully investigated and resolved 2540 reported breaches of planning control of which 1095 breaches were resolved as a result of direct action. The council also successfully gained authority to issue just over 150 enforcement notices and 175 planning contravention notices and successfully prosecuted persons responsible for committing offences under the provisions of the Town and Country Planning Act 1990 and Planning (Listed Buildings and Conservations Areas) Act 1990 at 4 separate properties. The Short-Term Let Team successfully closed 557 cases following investigations of properties investigated for use for purposes of temporary sleeping accommodation.		



Policy STRA 14 (C) Taking into account the strategic London-wide target, to seek that 50% of new housing provision shall be affordable

Despite consistently exceeding the overall housing target for Westminster (currently 680 units per annum); the numbers and proportions of new affordable homes produced in the city continue to fall short of the 50% strategic London Plan target and our own set out in UDP policy STRA 14.

Table 3.1: affordable housing completions 1997-2008 (Local Indicator H2) shows that Westminster has achieved about 20% affordable provision in this period. Despite increasing the affordable housing requirement from individual market schemes in planning policy during this period, the figures indicate that overall the proportion of affordable units completed has actually fallen. There are a number of reasons for this.

- (1) This is data for *completions* and there is therefore a 2-5 year time lag between policy change and implementation.
- (2) In the earlier years Registered Social Landlords were still able to bid for land in Westminster so there were a not insignificant amount of 100% affordable schemes. In recent years these have become rare, accounting for one or two per year.
- (3) The number of large sites in Westminster has diminished over time. Smaller sites deliver less or no affordable housing if they do not meet the threshold.

The current UDP affordable housing policies were adopted in 2007 but used for development control purposes since January 2006. An earlier version of the policy was subject to a Direction

from the Secretary of State, and the current policy was agreed as acceptable by Government Office for London and the Mayor of London, providing that the operation of the policies was monitored and reviewed as necessary. Hence, part (E) of strategic policy STRA 14 states:

It is the Council's aim to review the operation of the affordable housing policies in the Plan, including site specific requirements, in the context of overall housing delivery, including affordable housing, in the city.

In order to assess the effectiveness of the new affordable housing policy, it is necessary to examine data (from WCC Respipe) on planning permissions for market –led schemes given since January 2006, when the current affordable housing policy was first used for development control purposes.

Table 3.1: showing affordable housing completions 1997-2008 (Local Indicator H2)

	A	B	C	D	E		
Year	All Housing Total	Housing units-schemes below AHT <i>(% of (A) total housing)</i>	Housing units - schemes above AHT <i>(% of (A) total housing)</i>	All Affordable housing units <i>(% of (A) total housing)</i>	Affordable housing units <i>(% of (C) housing in schemes above AHT)</i>	Required Percentage of Affordable Housing	Actual Percentage of Affordable Housing
1997	1075	519 (48.3)	556 (51.7)	181 (16.8)	32.3	25%	24.5%
1998	1145	543 (47.4)	602 (52.6)	247 (21.6)	41.0		
1999	1539	581 (37.8)	958 (62.2)	198 (12.9)	21.0		
2000	1156	467 (40.4)	689 (59.6)	385 (33.3)	55.9		
2001	912	92 (10.1)	820 (89.9)	301 (33.0)	36.7	30%	36.6.6%
2002	537	28 (5.3)	509 (94.7)	347 (64.6)	68.1		
2003	1286	232 (18.0)	1054 (82.0)	154 (12.0)	14.6		
2004	539	256 (47.5)	283 (53.0)	153 (28.4)	54.0		
2005/06	1513	274 (18.1)	1239 (81.8)	298 (19.7)	24.1	50% > 30%	15.55
2006-07	657	199 (30.3)	458 (69.7)	29 (4.4)	6.3		
2007-08	683	191 (28.0)	492 (72.0)	74 (10.8)	15.0		

NOTE: AHT stands for Affordable Housing Threshold, and refers to the number of units above which affordable housing will be required

Planning Permissions

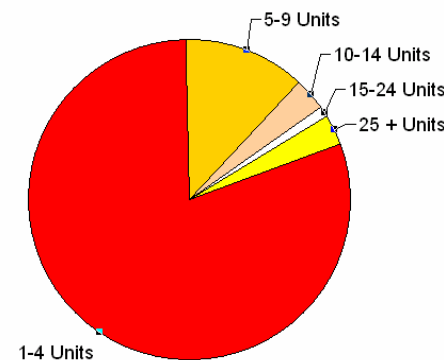
Table 3.2 below examines planning permissions for residential (and mixed use) schemes (excluding superseded schemes). It shows that planning permissions granted since 2001 show a similar picture to the completions data, with 21.5% of new units agreed during the period being affordable units. However, rather than a declining proportion attributed to completions, if one discounts 2003, when 225 of the 469 affordable homes agreed arose from a CityWest Homes development project, it would appear that the UDP policy is having a positive impact on increasing the proportion of affordable homes agreed, which should translate into completion figures in the coming years.

Table 3.2 Planning Permissions for residential and Mixed Use Scheme

Year	Total number of dwellings given planning permission	Total number of affordable units given planning permission	% affordable housing
2001	953	99	10.4%
2002	572	101	17.7%
2003	878	469	53.4%
2004	1526	148	9.7%
2005-06	1043	237	22.7%
2006-07	645	118	18.3%
2007-08	1873	457	24.9%
Totals	7490	1629	21.5%

Between January 2006 and September 2008, 442 private led schemes were given permission for 1 or more additional residential unit. Of these only 31 schemes (7%) were of 10 or more additional units, i.e. **93% of schemes were below the 10**

unit threshold. Therefore, although individual private-led schemes are producing the number of units required to meet (and exceed) the overall housing target, Westminster is falling well below its 50% affordable housing target, at less than 20% of new units (and only 11% in 2006-07).



Total number of schemes = 442

Figure 3.2: Residential schemes by size category (Jan 2006- Sept 2008)

The reason why so many schemes involve less than 10 new residential units is mainly due to the highly built up nature of the city, which means most sites are small or involve extensions to, or conversions of existing properties. The situation is exacerbated by the fact that in Westminster market units tend to have a significantly greater floorspace than affordable units, almost double the floorspace. The average size of a market unit given planning permission since January 2006 was over 150 sq m. The average affordable unit is about 70 sq m. This has implications for both the threshold at which affordable housing is

sought and the amount of affordable housing secured from private-led schemes.

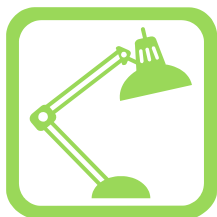
Table 3.3 compares the proportion of affordable units given planning permission with the proportion of affordable residential floorspace given planning permission. It is clear that there is an issue in Westminster with large residential units as whilst 19% of additional units given planning permission were affordable; this only amounted to 9% of floorspace.

Given the notable difference in size of market and affordable units in Westminster, there is a case to be made for using a floorspace threshold in addition to a unit threshold to ensure that those schemes with fewer than 10 units, but which consist of very large units, do make a contribution to affordable housing. There is also an argument to be made that floorspace should be used to calculate the proportion of affordable housing required. These measures would also and to ensure that the affordable housing policy itself is not encouraging these very large units. Both these options are being pursued through the LDF process,

The council is pursuing, with partners, other ways of increasing the numbers of new affordable homes, for example by its Community Build scheme whereby the council plans to build up to 600 new homes on existing housing estate land.

TABLE 3.3: Market residential schemes given planning permission Jan 06-Sept 08 comparing units with floorspace

Size of Scheme (nos. of additional units)	No. of additional residential units	Amount of additional residential floorspace (sq m gross)	No. of afford able units	Amount of affordable floorspace (based on 75 sq m per unit)	Proportion of affordable units	Proportion of affordable floorspace
1 – 4	589	105,418	0	0	0%	0%
5 - 9	380	67,765	0	0	0%	0%
10 - 14	183	24,644	2	150	1.1%	0.6%
15 - 24	79	19,169	22	1,650	27.8%	8.6%
25+	1558	237, 897	479	35,925	30.7%	15.1%
All market led schemes	2789	454,893	503	37,725	18%	8.2%
RSL/CityWest schemes	34	4,689	34	4,689	100%	100%
All schemes	2823	459,582	537	42,414	19%	9.2%



Policy STRA4 (A) To maintain and enhance the mix of uses in Central Westminster; (B) To require the equivalent provision of housing when increases in commercial floorspace are proposed in the Central Activities Zone (CAZ) and on the CAZ Frontages

The policy framework seeks to promote mixed use within central Westminster, which, for the purposes of the UDP, is the Central Activities Zone (CAZ). This approach seeks to “*increase the amount of residential accommodation including, where appropriate, affordable housing in the centre of the city and ensure there continues to be a distinctive mix of uses*” in the CAZ/ CAZ Frontages (paragraph 44, UDP) as well as maintain its world city functions. It is also noted that the “*City Council affords the highest priority to building sustainable residential communities throughout Westminster*” (paragraph 1.57, UDP).

The policy framework also promotes housing as a priority through Policy H3 by seeking to maximise the amount of land or buildings in housing use outside the CAZ and, where appropriate, within the CAZ. Within CAZ, Central London Activities are protected and these include retail and some office-based activities such as headquarters connected to financial institutions, trade or professional bodies.

Alterations to the London Plan in 2008 expanded the area of Westminster designated as Central Activities Zone. Therefore, for the purposes of this spotlight, the CAZ applicable to the UDP policies will be referred to as ‘Core CAZ’. The CAZ area as included in the new, wider definition in the London Plan will be referred to as the ‘wider CAZ’. It is helpful to look at both areas to assess the effectiveness of the policy framework as it applies to the Core CAZ, and to inform the policy review required in bringing the wider CAZ boundary into the emerging Local Development Framework – especially the Core Strategy.

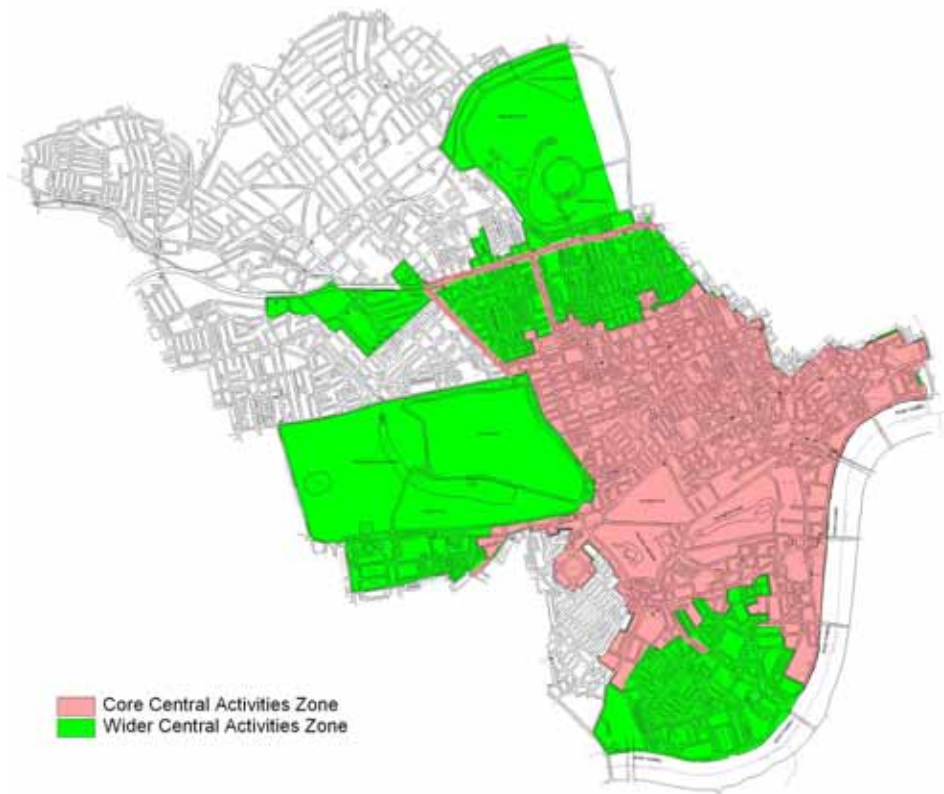


Figure 3.3 Map showing Core and Wider CAZ

Land use within Core CAZ (April 2008) is dominated by offices, accounting for almost half of the floorspace. However, this is balanced by the range of other uses in the area, reflecting its diversity and mix.

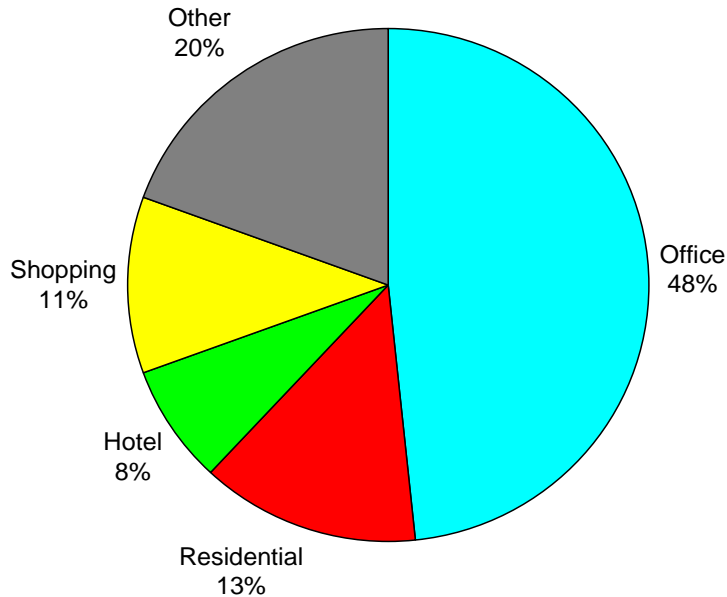


Figure 3.3 Core CAZ Land Uses

This differs substantially from those parts of Westminster outside the Core CAZ, but within the new, wider CAZ boundary. In these areas, residential is the dominant land use, with offices more predominant in the northern area, and education / cultural uses (shown as other) more predominant in Knightsbridge.

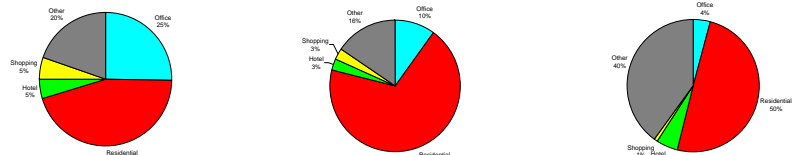


Figure 3.4 Wider CAZ Land Uses

STRA4 seeks to “maintain and enhance the mix of uses within central Westminster”. This includes increasing the amount of residential accommodation. LI MIX 2 shows a net increase in residential floorspace of 230,795sqm, within the Core CAZ, delivering 1,541 new units for the period 2004-2007/08. There are a further 1,020 under construction and 888 in the pipeline. This represents a significant source of housing, delivering 45% of the housing, and meeting 47% of the target over this period. Of these new units, 92 are affordable, and a further 171 affordable homes under construction and 49 in the pipeline.

There have also been gains in hotel and retail floorspace. Of the gains in floorspace, residential use comprises 77%; hotels 15%; and retail 8%. However, there have been significant losses in office floorspace throughout the monitoring period 2004-2007/8 (-61,050sqm), although this will be replaced by floorspace under construction (68,258sqm).

This trend is mirrored in the Drivers Jonas report “The Importance of the Office Market in Westminster” (December 2007) which analysed approvals of planning permission for the period 2000-2007 for the wider CAZ area. This report found that permissions were granted with a total net loss of 125,827sqm if all of the permissions are implemented. Total floorspace figures indicate there is about 9 million sqm of office floorspace in the wider CAZ and therefore this loss if fully realised it would represent about 1.35% of the office stock.

Because we are looking at the effectiveness of the policy approach within Core CAZ, it is helpful to look more closely at the figures in the Drivers Jonas report, which breaks the permissions down by sub-area. These sub-areas do not exactly correspond with the Core CAZ / wider CAZ boundaries; however, they can give a rough approximation. It has not been

possible to look separately at south Wider CAZ as Victoria is most appropriately included in Core CAZ.

Table 3.4 Comparison of office floorspace losses by sub-area

Location ⁷	Total Floorspace (sqm) ⁸	Net loss of office floorspace (sqm) ⁹	% of total office floorspace lost (if all permissions are implemented)
Core CAZ + south			
Soho, Noho, Mayfair/St.James, Covent Garden, Victoria	8,088,658	199,743	2.47%
Wider CAZ			
Marylebone	832,781	65,614	7.88%
Knightsbridge	133,167	92,333	69.34%
<i>Paddington</i>		<i>gain 235,078</i>	<i>N/A</i>
Total	9,054,606	122,612¹⁰	1.35%

⁷ The bold heading refers to the current UDP boundary 'Core CAZ' and the London Plan/emerging Core Strategy boundary 'Wider CAZ'. The non-bold text refers to those sub-areas within the Drivers Jonas report that have been attributed to these areas. As noted in the main text, there is not a direct correlation. Noho has been included within Core CAZ, and Marylebone outside it to 'even out' the areas – particularly as a larger proportion of Noho lies in Core CAZ than for Marylebone. Victoria has been included in Core CAZ as the majority of the office floorspace is likely to be within the Core CAZ area.

⁸ From the current UDP boundary 'Core CAZ' and the London Plan/emerging Core Strategy boundary 'Wider CAZ' plus the recorded losses in the Drivers Jonas Report as these pre-date the land use information.

⁹ From the sub-areas set out in the Drivers Jonas report.

¹⁰ Includes Paddington, gains on brownfield land, which lies within CAZ

Core CAZ

Losses of office floorspace in the UDP's CAZ area (including CAZ Frontages) for the period 2004 - 2007/8 accounts for 0.8% of the entire office floorspace (see Appendix 1, LI MIX2). If the longer period and wider area of the Drivers Jonas report is used (Jan 00 - May 07), 2.47% of the total office stock would be lost if all permissions were realised as shown in Table 3.4 above.

Using the sub-areas set out in the Drivers Jonas report, the reasons for these losses can be considered in more detail. The greatest losses are in Covent Garden (-88,964sqm) and Victoria (-78,895sqm). Losses in Covent Garden are mainly attributable to hotel, residential and D1 uses (education and museum/gallery space). Almost half of the losses can be accounted for by two schemes – one of which was the replacement of an office block with a mixed use scheme accommodating a hotel, restaurant and residential; the second of which was part of a 'swap' to replace the loss of a hotel on Regent Street. These losses are entirely appropriate within the sub-area and consistent with UDP policy. Hotels are a specified Central London Activity, and a change from a single use to a mixed use development including residential accords with STRA4.

Within the Victoria sub-area, there have been many permissions for smaller schemes which cumulatively result in a relatively large loss of office floorspace. However, the redevelopment of the former Department of Education offices into mixed use accounts for about 33% of the loss. Given the different character within Victoria that has resulted from the dominance of large-floorplate office blocks, including those associated with government, the Lyons review and Victoria Opportunity Area provide the opportunity to improve the mix of uses in this area and therefore the permissions are consistent with this objective.

Soho, Noho and Mayfair & St James's show small net losses (31,884sqm in total): about half for residential, quarter for hotels and the rest for retail and educational use. The largest of these losses was within Noho, although it is noted that within this sub-area the two largest losses, which account for 60% of the total loss, were on sites that actually fall outside the Core CAZ. Therefore, within the 'churn' of this area, the losses are negligible at about -0.3% of the total Core CAZ office floorspace.

Wider CAZ

Outside the area covered by STRA4, consideration needs to be given to the emerging policy approach, in light of the wider CAZ boundary in the London Plan. Notably, the biggest losses of any of the sub-areas was in Knightsbridge (-92,333sqm), almost entirely to residential use. Over 90% of these losses result from just 3 schemes, all of which were direct changes of use from office to residential. This represents a loss of almost 70% of the total office stock in the area. Consideration will need to be given in the development of the Local Development Framework as to the appropriate policy approach once this area lies within the Central Activities Zone. However, it is evident that it has a very different character to the West End and is largely dominated by housing, the international shopping centre, and theatre, museum and gallery spaces (shared with the Royal Borough of Kensington & Chelsea).

Marylebone has by far the most schemes out of any of the sub-areas, and much of this loss is through 'churn' related to relatively small changes (of less than 10,000sqm, or the capacity of about 10 flats). Only one scheme exceeds this threshold, which is a redevelopment that greatly reduces that

amount of office floorspace, to provide residential (132 flats including affordable housing). Other larger schemes will provide residential, retail, medical and educational uses. One of the medical uses lies within the Harley Street SPA, while the other is in the near vicinity. Again, consideration will need to be given to the role of office floorspace within the overall mix of uses as part of the development of the new policy framework.

In contrast, Paddington showed a substantial net gain of 235,078 sqm according to the Drivers Jonas report. There is therefore a redistribution of office floorspace from areas such as Victoria, Marylebone, Knightsbridge and Covent Garden to Paddington, which also accords with the regeneration objectives for the Paddington Special Policy Area.

Westminster's Office Market

Although outside the AMR monitoring period of this report (which is up to 31 March 2008), recent economic conditions can add further depth to analysis of the effect of the UDP policy approach on Westminster's office market.

The latest CB Richard Ellis Market View report for Central London Offices (Q3 2008) shows that the availability of office floorspace in the West End peaked in 2003, and then dropped to its lowest point in late 2007. It has risen again since then and in the latest quarter, Westminster's availability of office floorspace is at the highest since 2005. The report notes that this is, in part, due to more space under construction coming available.

The latest Drivers Jonas London Crane Survey (Q3 2008) notes that the West End office market is often described as "Diverse", "Global" and "Resilient". Within this quarter, there is an increase

in construction activity despite the economic conditions, and in contrast to other London office markets. It notes that despite the low level of supply, weak demand will cause rents to fall, particularly in Mayfair & St James's where the take-up of space by the finance sector in recent years has caused rents to increase to the highest in the world. However, the conclusions reached are that compared to other parts of London, the West End looks better placed to weather the economic downturn.

In relation to the overall mix of uses in central Westminster, it appears that the policy is working in the way intended. Whilst office floorspace is generally desirable within Core CAZ the small overall losses recorded are justified as they have enabled the increase in residential and other uses appropriate to the area. Notably, office floorspace continues to dominate land use in this area and the small losses do not greatly impact the overall mix. Importantly, the biggest loss of office floorspace has been from outside Core CAZ, indicating an appropriate policy balance.

Securing housing from commercial development

Turning to the policy approach of securing residential floorspace against commercial development (as detailed in Appendix 1, LI MIX), in the period 2004-2007/08, a total of 123 residential units have been delivered through the mixed use policy in the Core CAZ. This has been delivered from 11 mixed use schemes, *two* of which were in mixed use schemes in monitoring period 2007 - 08. In 2007-08, seven of these units were affordable housing, all of which were provided from a single scheme.

There are a further 18 such schemes under construction which will deliver a further 281 residential units, of which 36 are affordable (from 2 schemes). There are also 6 mixed use

schemes currently unimplemented which would contribute a further 83 units (2 affordable) if they are delivered.

The numbers of residential units make a significant contribution towards Westminster's housing target, although it is noted that this is by no means the most significant source of housing in CAZ, and accounts for about 8% of the new housing delivered over the 2004-2007/8 period. However, the policy approach is supported as a reduction of these units from the housing trajectory would make it more difficult to achieve the council's housing target. Importantly, the policy approach does not appear to be acting as a constraint on this type of development; almost a third of the units under construction in Core CAZ have come from such schemes. In contrast, only about 10% of the units from unimplemented schemes are from these mixed use developments. If the application of this policy approach was constraining development, or otherwise undeliverable in practice, the opposite trend would be expected, with more of the units being unimplemented rather than under construction.

These mixed use schemes have also delivered floorspace gains in A2, A3, B1, C1 and C3, representing increases in financial/professional services, restaurants/cafes, offices, hotels and residential. Of these, the largest gain has been in offices (almost 20,000 sqm) and residential (16,000 sqm).

Losses have been made in A1 Retail, D2 Assembly and Leisure and *sui generis*. There have been consistent losses of *sui generis* floorspace over the monitoring period, and there are also significant losses in the pipeline. These relate to a car park, private members club, short term lets use and a showroom. The net losses in retail of just over 6,000 sqm arises from three schemes in 2006-07, with a reduction in the retail floorspace in favour of offices and residential. However, the losses are exceeded by net retail floorspace under construction.

Overall this indicates that the policy framework is operating as anticipated. Commercial development continues to come forward, but where it does, it is coupled with net increases in residential. Given that the office floorspace exceeds the residential floorspace by a small margin, it is considered that seeking residential when new office floorspace is proposed is ensuring that an appropriate balance of uses is delivered across CAZ. It is also notable in this respect that the loss of retail was in favour of office and residential. Therefore, if the policy was not in place it is likely that only offices would have been delivered against the loss in retail.

Part 4: Conclusions and Next Steps



4.1 Conclusions

The City of Westminster is the heart of London figuratively and literally. Westminster is a commercial and cultural centre of international importance and is distinguished by the presence of government functions. The city is also home to a significant and growing residential population. The unique characteristics of Westminster gives rise to significant and complex planning and city management challenges. Through work on the Core Strategy and other LDF documents the council is developing a spatial vision that reflects this complexity and sets out a sustainable approach to the development of the city. The LDF is progressing well with all documents conforming to the timetable established in the Westminster Local Development Scheme 2008.

The council is continuing to work to implement and deliver spatial planning policy aims. Development planning activities are clearly critical to this but work on implementing the Economic Development Strategy 2008 -2011, the Go Green Programme and West End Action Plans are also essential. At the heart of these programmes is a focus on partnership working.

The assessment of UDP strategic policies shows the overall picture is positive in terms of the effective implementation of policies and contribution to the sustainable development of the city. The council will continue to consider ways to improve the effectiveness of all policies through its Core Strategy and City Management Plan Documents in contributing to sustainable development and responding to the challenge of climate

change. In light of the policy assessment in section 3.2 above, particular consideration will also be given to:

- improving the effectiveness of policies in supporting delivery of affordable housing
- ensuring the policy approaches to Creative Industries and Marylebone Special Policy Area continue to be effective.
- supporting local economic development objectives in North West Westminster
- ensuring the noise and air quality policies contribute to reducing these pollutants and their adverse impacts in line with the emerging Noise Strategy and Air Quality Strategy and Action Plan.

The council will also continue to develop the monitoring framework, particularly in relation to social and community facilities, design quality and transport.

The AMR is not a policy making document but the assessments contained within it will inform the development of policies for the Core Strategy and City Management Plan. The council is developing these LDF documents in consultation with statutory and local consultees as well as considering other relevant evidence.

4.2 Future Westminster LDF Annual Monitoring Reports

There is likely to be one more AMR focussed on the UDP, then pending its adoption, from 2010 monitoring will shift to the Core Strategy. Definition of the monitoring framework - that is the identification of indicators - to assess policies will be a more integral part of the development of the Core Strategy itself than was the case with the UDP.

While indicators may change and evolve as new better information becomes available, where possible, the indicators and any targets that will be used to monitor LDF documents will be predefined. Infrastructure delivery will be a component of this wider monitoring framework. The council is currently leading on a sub-regional infrastructure study with Central London Forward boroughs (City of London, Camden, Kensington and Chelsea, Islington and Southwark). As part of this study work is underway to develop a more detailed strategic infrastructure plan for the next 15 years, to correspond with the period of the Core Strategy. This will consider transport, utilities and other social infrastructure such as health and education facilities.

As well as more explicit emphasis on monitoring infrastructure there will be a more systematic approach to considering sustainability impacts of policies. The latter will centre on the key sustainability objectives that have emerged through the sustainability appraisal of the Core Strategy, which are:

- to create cohesive, inclusive and safe communities with appropriate levels of social and community facilities
- to reduce the fear of crime and actual crime
- to ensure the provision of appropriate housing types to reduce homelessness; reduce overcrowded households and

meet the demand for affordable housing and family-sized units

- to promote and improve health and well-being
- to reduce greenhouse gas emissions and support climate change adaptation
- to require the application of sustainable design and construction in all new developments and refurbishment of existing buildings.
- to a) minimise flood risk and promote sustainable urban drainage and b) protect surface and ground water quality
- to protect, enhance and create environments that encourage and support biodiversity
- to improve air quality
- to reduce noise and the impact of noise
- to reduce the need to travel; the use of private motorised vehicular transport, as well as encourage walking, cycling and the use of public transport
- to reduce waste production and increase recycling, recovery and re-use of all waste
- to protect and enhance the historic environment and architectural, archaeological and cultural heritage
- to enhance the public realm and street environment
- to protect, enhance, and seek opportunities to increase, open space throughout the City
- to ensure equality of opportunity and improve opportunities for education, training and employment

- to maintain economic diversity, increase local opportunity and support sustainable economic growth

The council is committed to developing more sophisticated monitoring approaches and improving the quality of its spatial planning data. The policy assessment set out in this AMR draws on a mix of indicator types and considers the processes involved in delivering a policy, the outputs (planning permissions) and outcomes. The council is considering how it will use these different indicator types in future AMR (some initial thoughts are set out in figure 4.1). It is also considering how to link with wider council monitoring process, for example, in relation to Comprehensive Area Agreements.

The council also want to ensure that this information is presented in a way that is engaging and accessible to non-technical readers and therefore welcomes feedback on and suggestions from Government Office for London, Greater London Authority, other statutory consultees and local stakeholders.

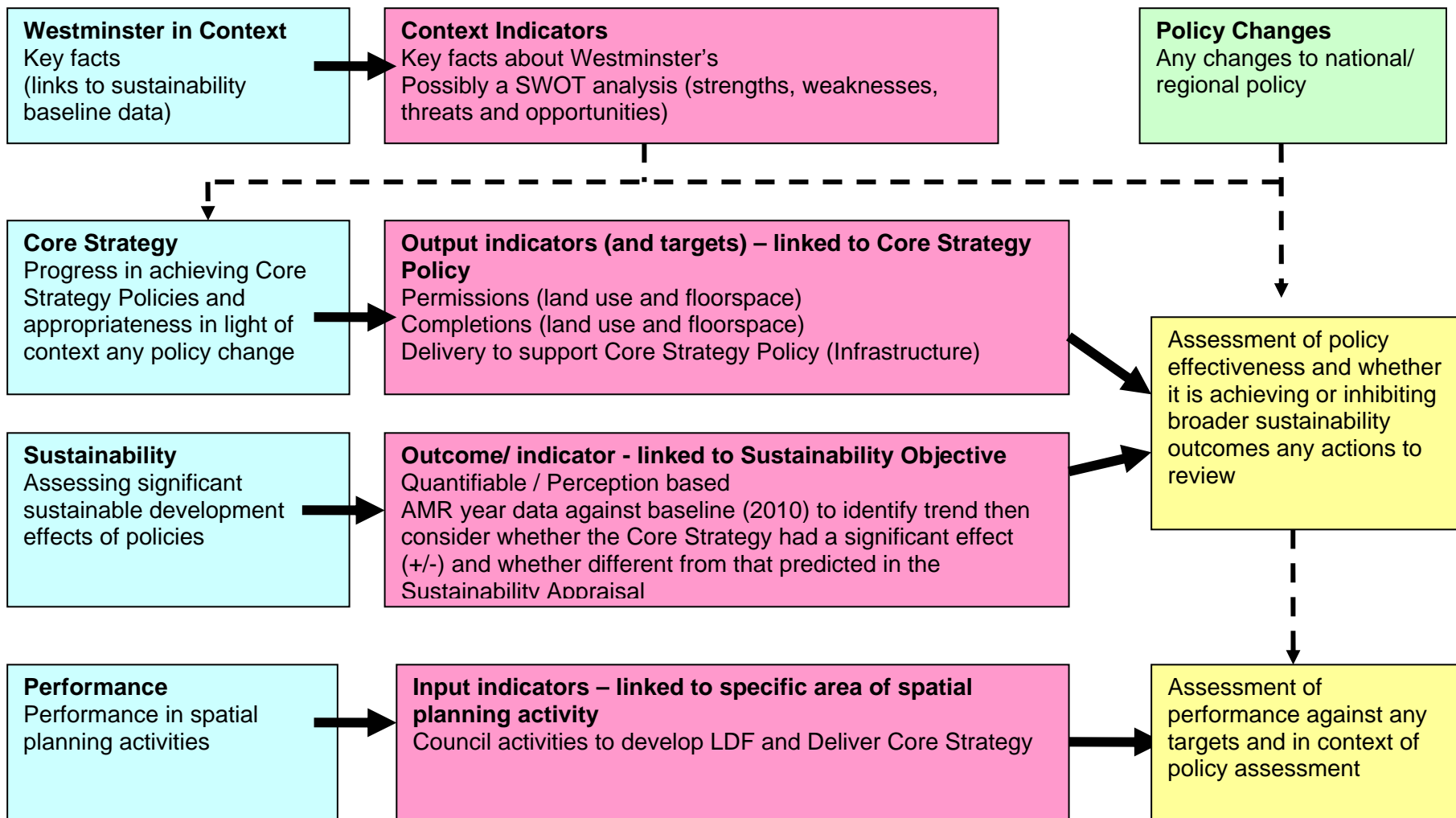


Figure 4.1 Ideas for Monitoring Approach in Future AMRs

Appendices

Appendix 1: Spatial Planning Indicator Set and Results (including Core Output Indicators)

Appendix 2: Westminster Open Space Strategy, 2007 – Action Plan Update

Appendix 3: 5-15 Year Rolling Housing Land Supply

Appendix 1 Spatial Planning Indicator Set and Results (including Results for Core Output Indicators)



List of Indicators

	Core Indicator - CI Local Indicator - LI National indicator - NI
1.	CIBD1 Total amount of additional floorspace – by type
2.	CIBD2 Total amount of employment floorspace on previously developed land
3.	CIBD3 Employment land available by type
4.	CIBD4 Total amount of floorspace for town centre use (Includes CAZ/CAZF, PSPA, district and local shopping centres)
5.	LI C1 Office floorspace completed by area (CAZ, Paddington SPA, Creative Industries SPA, North West Westminster)
6.	LI C2 Local Indicator Shopping Floorspace by Area
7.	LIMIX1 Gains from floorspace from mixed use development with a net increase of over 200
8.	LI MIX2 All net floorspace change in CAZ/ CAZF (A1 includes Primary frontage)
9.	LIMIX 3 Total net completions by use class in Paddington SPA
10	LI T&E1 Hotels and Hotel Bed spaces by Area
11	LIT&E2 Temporary Sleeping Accommodation
12	LIT&E3 Entertainment Uses by Use Class and Area (Stress Area, CAZ, Westminster)
13	LI T&E4 Number of Theatres and Expansion of Theatre Floorspace
14	LI SOC 1 Proposed Social and Community floorspace
15	LISP1 Permissions and Completions in Loss of Medical Uses in Harley Street Special Policy Area
16	LISP2 Permission and Completions in Portland Place Special Policy Area
17	LISP3 Permission and Completions in Arts, Culture and Education Special Policy Area
18	LI SP4 Development in the Thames Special Policy Area

	Core Indicator - CI Local Indicator - LI National indicator - NI
19	CIH1 Plan Period and Housing Targets
20	CIH2(a) Net additional dwellings in previous years
21	CIH2(b) Net additional dwellings in reporting year and National indicator: NI154 Net Additional Homes Provided
22	CIH2(c) Net additional dwellings in future years and National indicator: NI159 Supply of Ready to Develop Housing Sites
23	CIH2(d) Managed delivery target
24	CIH3 New and converted dwellings on previously developed land
25	CIH4 Net additional pitches (gypsy and traveller)
26	CIH5 Gross Affordable Housing Completions (same as National Indicator 155)
27	CIH6 Housing Quality – Building for Life Assessments
28	LI H1 Loss of Housing
29	LI H2 Affordable Housing as a Percentage of all Housing Completions
30	LI H3 Affordable Housing on site/ off site/ payments to the Affordable Housing Fund
31	LI H4 Housing by Tenure and Room Size
32	LI H5 Empty properties brought into use for housing
33	NI 193 Municipal waste landfilled (2007-8)
34	NI 192 household waste recycled (2007-8)
35	Core Indicator E1 Number of planning permissions granted contrary to environment agency advice on flooding and water quality grounds
36	Core Indicator W1 Capacity of new waste management facilities by waste planning authority
37	Core Indicator W2 Amount of municipal waste arising, and managed by management type by waste planning authority

	<p>Core Indicator - CI</p> <p>Local Indicator - LI</p> <p>National indicator - NI</p>
38	CIM1 Production of primary land won aggregates by mineral planning authority & Core Indicator M2 Production of secondary and recycled aggregates by mineral planning authority.
39	CI E2 Change in areas of biodiversity importance
40	CI E3 Renewable energy generation
41	LI En1 Air Quality
42	LI En2 Noise Complaints (2007-8)
43	LI En3 Loss of Designated Open Space
44	LI En4 Satisfaction with Open Spaces
45	LI En5 Sustainable Analysis of Planning Applications 2006-7
46	LI En6 Perception: Perception of Environmental Problems (2007-8)

Commercial (Office, retail, hotels, and entertainment uses) and CAZ

CI BD1 Total amount of additional floorspace – by type

CI BD2 Total amount of employment floorspace on previously developed land

CI BD3 Employment land available by type

CI BD4 Total amount of floorspace for town centre use (Includes caz/cazf, pspa, district and local shopping centres)

		B1a	B1b	B1c	B2	B8	Total
BD1	Gross	73288	0	-432	0	-1650	71206
BD1	Net	855	0	-432	0	-1650	-1227
BD2	Gross	73288	0	-432	0	-1650	71206
BD2	% Previously developed land	100	0	100	0	100	100
BD3	Hectares	7.3	0	-0.04	0	-0.165	7.1

		A1	A2 Town Centre	D2 Town Centre	B1	Total
BD4	Gross (in town centres)	17561	726	0	65116	83403
BD4	Net (in town centres)	4728	-652	0	-920	3156
BD4	Westminster Gross	17932	1033	0	73288	92253
BD4	Westminster Net	3978	-345	0	855	4488

LI C1 Office floorspace completed by area (CAZ, Paddington SPA, Creative Industries SPA, North West Westminster)

Year	Areas	Existing Floor space (Sqm)	Proposed Floor Space (sqm)	Net Change (Sqm)
2007-08	Central Activities Zone	53443	51949	-1494
2007-08	Paddington SPA	12593	13167	574
2007-08	North-West Westminster SPA	0	915	915
2007-08	Rest of Westminster	6397	7257	860
2007-08	All of Westminster	72433	73288	855

Year	Areas	Existing Floor space	Proposed Floor Space	Net Change (Sqm)
2004 – 2007-08	Central Activities Zone	455417	394367	-61050
2004 – 2007-08	Paddington SPA	41654	356478	314824
2004 – 2007-08	North-West Westminster SPA	0	915	915
2004 – 2007-08	Rest of Westminster	24018	33674	9656
2004 – 2007-08	All of Westminster	521089	785434	264345

LI C2: Local Indicator Shopping Floorspace by Area

A1 Floorspace	CAZ		Primary Frontages		District Centres		Local Centres		Rest of Westminster		Total	
	Proposed	Net Change	Proposed	Net Change	Proposed	Net Change	Proposed	Net Change	Proposed	Net Change	Proposed	Net Change
2007-08	14275	4582	2825	930	63	-898	398	114	371	-750	17932	3978

Year	CAZ Proposed	CAZ Net Change	Primary Frontage Proposed	Primary Frontage Net Change	District Centre Proposed	District Centre Net Change	Local Centre Proposed	Local Centre Net Change	Rest Of Westminster Proposed	Rest Of Westminster Net Change	Total Proposed	Total Net Change
2004	7512	5560	5030	4690	1282	-438	65	-26	273	-142	14162	9644
2005-06	3369	994	7790	5642	2181	-904	80	-284	378	-323	13798	5125
2006-07	18272	2329	11585	-1193	209	-479	502	-430	5022	2455	35590	2682
2007-08	14275	4582	2825	930	63	-898	398	114	371	-750	17932	3978
TOTALS	43428	13465	27230	10069	3735	-2719	1045	-626	6044	1240	81482	21429

LI MIX1: Gains from floorspace from mixed use development with a net increase of over 200sqm in CAZ

Year	Mixed Use Schemes	A1 SQM	A2 SQM	A3 SQM	A4 SQM	B1 SQM	B8 SQM	C1 SQM	C3 SQM	D1 SQM	D2 SQM	SG SQM	Residential Units	Hotel Rooms	Non Mixed Use Schemes	Contribution to Affordable Housing Scheme	Contribution to Environmental Improvements	Land Use Swaps
2004	3	674	0	607	0	5378	0	0	4755	0	0	-7485	37	0	0	0	0	0
2005-06	1	0	0	0	0	665	0	0	650	0	0	-1315	6	0	4	£1542000	0	1
2006-07	5	-7453	421	0	0	7365	0	0	5746	0	-1045	0	37	0	2	£988223	£50000	1
2007-08	2	540	0	-363	0	6357	0	225	4928	0	0	-1505	43	2	2	£513444	0	0
Total	11	-6239	421	244	0	19765	0	225	16079	0	-1045	-10305	123	2	8	£3043667	£50000	2
Under Construction	18	7255		530	666	29945	0	14701	44944	0	0	-21231	281	166	17	£17492578	£1835101	3
Un-implemented	6	430		-652	0	5834	0	12602	9402	0	0	-3561	83	155	6	4980525	313000	2

LI T&E1 Hotels and Hotel Bed rooms by Area

	CAZ		Paddington SPA		Rest of Westminster		Total	
	Proposed	Net Change	Proposed	Net Change	Proposed	Net Change	Proposed	Net Change
2007-08	2	2	0	0	41	-58	43	-56

Year	CAZ Proposed Rooms	CAZ Net Change	Paddington SPA Proposed Rooms	Paddington SPA Net Change	Rest of Westminster Proposed	Rest of Westminster Net Change	Total Proposed Rooms	Total Net Change
2004	578	120	0	0	41	4	619	124
2005-06	225	225	0	0	523	32	748	257
2006-07	468	439	363	8	36	-3	867	444
2007-08	2	2	0	0	41	-58	43	-56
Total	1273	786	363	8	641	-25	2277	769

Local Indicator T&E2 Temporary Sleeping Accommodation

Short term letting [STL] is defined as temporary sleeping accommodation occupied by the same person for less than 90 consecutive nights. It is concentrated in central areas that are in close proximity to services, tourist attractions and commercial centres. This practice causes several problems for Westminster. It reduces the availability of permanent housing and long lease housing forcing up rental values and it can affect the amenity of residents who share a block where short-term letting is prevalent. The GLC [General Powers] Acts 1973 and 1983 allows the council to take enforcement action against short term letting. UDP policies H1 [preventing the loss of housing] and H2 [preventing the use of housing by non-permanent residents] provide the local policy justification.

In the year 2007/2008 250 short term lets investigations opened and 23 Enforcement Notices were issued. Due to the time lag which occurs in the enforcement process, STL investigations opened in 2007/2008 are unlikely to be turned into Enforcement Notices in the same period. The figures represent a halving of the number of short term lets investigations compared to the 2006/2007 period, and an increase on the number of enforcement notices issues. This could illustrate the effectiveness of the policy over the last few years, as short term letting has been rigorously pursued due to its detrimental effects, meaning that it is now occurring on a less frequent basis.

Local Indicator T&E3: Entertainment Uses by Use Class and Area (Stress Area, CAZ, Westminster)

Year	A3 Permissions			A3 Completions			A4 Permissions			A4 Completions		
	New	Loss	Extensions	New	Loss	Extensions	New	Loss	Extensions	New	Loss	Extensions
2007-08												
Uses with less than 150 sqm of gross entertainment use												
Outside CAZ	4	1	2	0	1	1	0	0	0	0	0	0
Inside CAZ	1	3	1	0	1	0	0	0	1	0	0	0
Stress Areas	9	0	0	1	0	0	0	0	2	0	0	0
Uses with between 150 and 500 sqm of gross entertainment use												
Outside CAZ	4	0	0	0	0	0	0	1	0	0	0	0
Inside CAZ	4	1	1	2	2	1	0	4	1	0	0	0
Stress Areas	2	2	0	1	0	0	0	2	0	0	0	0
Uses with more than 500 sqm of gross entertainment use												
Outside CAZ	0	1	0	0	0	0	0	1	0	0	0	0
Inside CAZ	1	3	0	1	0	0	0	0	0	1	0	0
Stress Areas	2	1	0	1	1	0	0	1	0	0	0	0

Year	A5 Permissions			A5 Completions			Other Entertainment Permissions			Other Entertainment Completions		
	New	Loss	Extensions	New	Loss	Extensions	New	Loss	Extensions	New	Loss	Extensions
2007-08												
Uses with less than 150 sqm of gross entertainment use												
Outside CAZ	0	0	0	0	0	0	0	0	0	0	0	0
Inside CAZ	0	0	0	0	0	0	0	0	0	0	0	0
Stress Areas	0	0	0	0	0	0	0	1	0	0	0	0
Uses with between 150 and 500 sqm of gross entertainment use												
Outside CAZ	0	0	0	0	0	0	0	0	0	0	0	0
Inside CAZ	0	0	0	0	0	0	2	2	0	0	1	1
Stress Areas	0	0	0	0	0	0	0	0	1	0	0	0
Uses with more than 500 sqm of gross entertainment use												
Outside CAZ	0	0	0	0	0	0	1	0	0	0	1	0
Inside CAZ	0	0	0	0	0	0	1	2	0	0	0	0
Stress Areas	0	0	0	0	0	0	2	0	0	1	1	0

Year	A3 Permissions			A3 Completions			A4 Permissions			A4 Completions		
	New	Loss	Extensions	New	Loss	Extensions	New	Loss	Extensions	New	Loss	Extensions
2004- 2007-08												
Uses with less than 150 sqm of gross entertainment use												
Outside CAZ	15	4	14	10	2	6	0	1	1	0	1	1
Inside CAZ	8	6	3	9	4	4	1	0	1	1	0	0
Stress Areas	27	1	9	14	0	5	0	1	2	0	1	0
Uses with between 150 and 500 sqm of gross entertainment use												
Outside CAZ	14	1	0	4	2	0	0	3	0	2	0	0
Inside CAZ	14	2	1	9	3	3	1	9	1	0	4	0
Stress Areas	10	2	1	4	2	2	0	3	0	0	0	0
Uses with more than 500 sqm of gross entertainment use												
Outside CAZ	2	1	0	0	0	0	0	2	0	0	0	0
Inside CAZ	5	4	0	5	2	0	0	0	0	1	0	0
Stress Areas	6	2	0	3	1	0	0	1	0	1	0	0

Year	A5 Permissions			A5 Completions			Other Entertainment Permissions			Other Entertainment Completions		
	New	Loss	Extensions	New	Loss	Extensions	New	Loss	Extensions	New	Loss	Extensions
2004- 2007-08												
Uses with less than 150 sqm of gross entertainment use												
Outside CAZ	1	0	0	1	0	0	0	1	0	0	0	0
Inside CAZ	0	0	0	1	0	0	0	0	1	0	0	0
Stress Areas	0	0	0	0	0	0	0	2	0	0	0	0
Uses with between 150 and 500 sqm of gross entertainment use												
Outside CAZ	0	0	0	0	0	0	0	2	0	2	2	0
Inside CAZ	0	0	0	0	0	0	3	6	0	2	2	1
Stress Areas	0	0	0	0	0	0	0	3	1	0	4	0
Uses with more than 500 sqm of gross entertainment use												
Outside CAZ	0	0	0	0	0	0	3	2	0	1	1	0
Inside CAZ	0	0	0	0	0	0	5	4	0	1	1	1
Stress Areas	0	0	0	0	0	0	6	5	0	1	2	0

LI T&E4: Number of Theatres and Expansion of Theatre Floorspace

In 2007-08 there was:

- 31 SQM extension in Regents Park outdoor theatre to improve toilets
- Temp theatre over 5000 sqm erected in Kensington Gardens for “Peter Pan in Kensington Gardens” for four month period in summer08
- Temp use of part of Haymarket cinema (400sqm) for theatre to be part of interactive cinema/theatre production from Jan 08 to June 08

LI SOC 1 Proposed Social and Community floorspace

Year	Type of Community Use	Net Sqm
2007-08	Sports & Leisure	4671
2007-08	Medical Uses (excludes Harley Street analysis)	-59627
2007-08	Places of Worship	-1074
2007-08	Schools	5177
2007-08	Nursery	1141
2007-08	Community Use	1409
2007-08	Other Community use (SG)	-1761

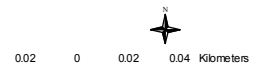
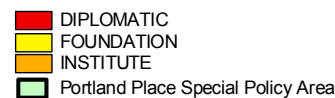
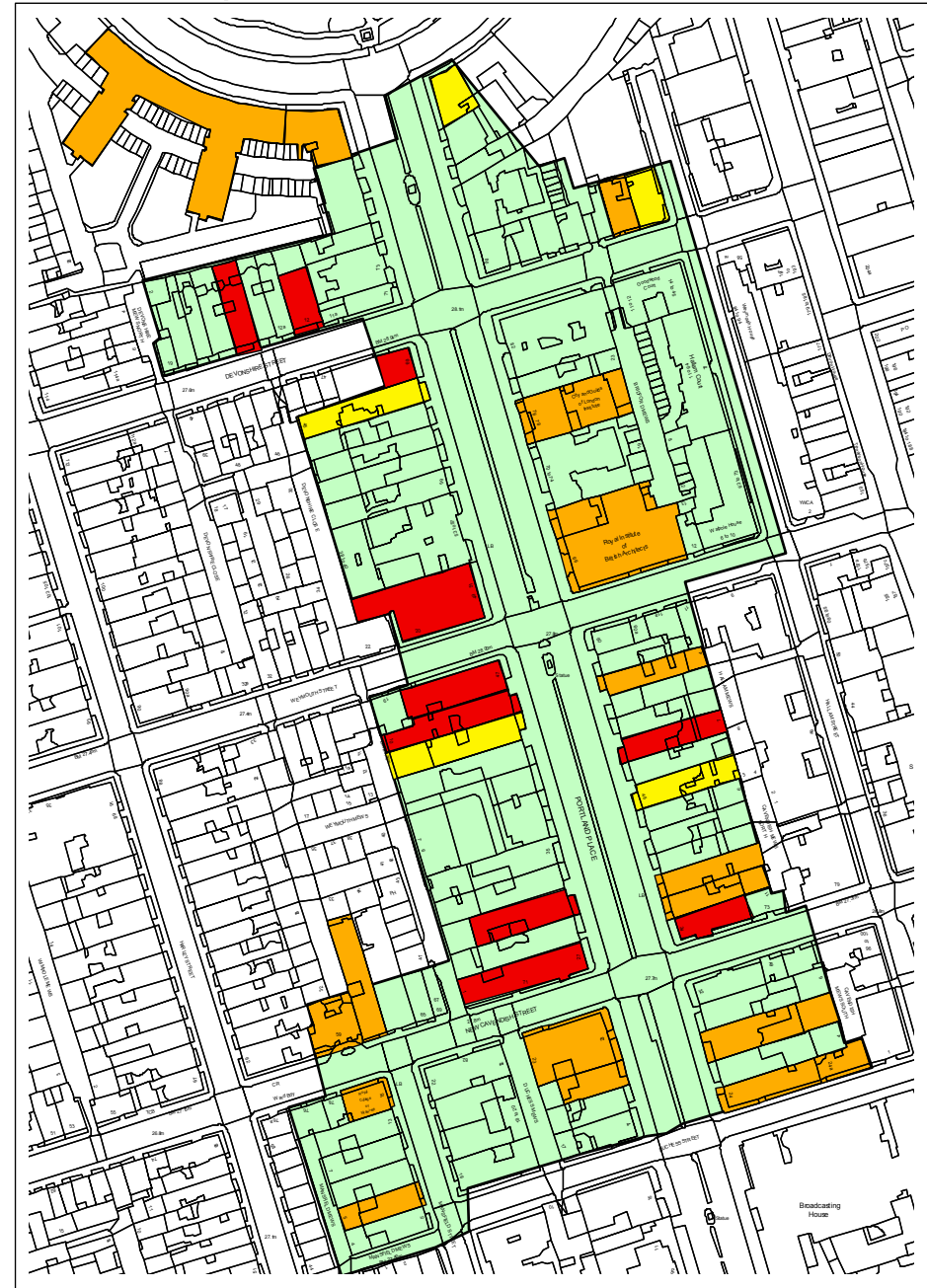
LI SP1 Permissions for Medical Uses in Harley Street Special Policy Area

Year	Net Medical sqm
2004-05	7670
2005-06	6828
2006-07	8367
2007-08	2741

**Local Indicator SP2: Portland Place Special Policy Area
Survey results March 2008**

The Royal Institute of Public Health and Hygiene	28 Portland Place	INSTITUTE
The UK Central Council for Nursing Midwifery and Health Visiting	23 Portland Place	INSTITUTE
Association of Anaesthetists of Great Britain & Ireland	21 Portland Place	INSTITUTE
Royal College of Midwives	15 Mansfield Street	INSTITUTE
British Veterinary Association	7 Mansfield Street	INSTITUTE
Polish Embassy Cultural Institute	34 Portland Place	DIPLOMATIC
Red Mansion Foundation	46 Portland Place	FOUNDATION
Chinese Embassy	50 Portland Place	DIPLOMATIC
Australian Broadcasting Corporation	56 Portland Place	INSTITUTE
Open Learning Foundation	3 Devonshire Street	FOUNDATION
Institute of Contemporary History and Leo Baeck Institute and Weiner Library	4 Devonshire Street	INSTITUTE
Calouste Gulbenkein Foundation	98 Portland Place	FOUNDATION
Institute of Chartered Secretaries and Administrators	16 Park Crescent	INSTITUTE
Medical Research Council	20 Park Crescent	INSTITUTE
Embassy of Chile	12 Devonshire Street	DIPLOMATIC
Polish Embassy	15 Devonshire Street	DIPLOMATIC
Turkish Embassy	69 Portland Place	DIPLOMATIC
RAF Benevolent Fund	67 Portland Place	FOUNDATION
Chinese Embassy	49 Portland Place	DIPLOMATIC
Polish Embassy	47 Portland Place	DIPLOMATIC
The Kenya High Commission	45 Portland Place	DIPLOMATIC
Architects Benevolent Society	43 Portland Place	FOUNDATION
Chinese Embassy	31 Portland Place	DIPLOMATIC
Swedish Embassy	27 Portland Place	DIPLOMATIC

**Portland Place Special Policy Area
Institutional, Diplomatic & Foundation Uses March 08**



LI SP3 Permission and Completions in Arts, Culture and Education Special Policy Area (museum and gallery floorspace)

Year	Outside SPA	Arts Culture & Education SPA
2004-05	161	0
2005-06	1325	0
2006-07	965	0
2007-08	728	0
Total	3179	0

LI SP4 Development in the Thames Special Policy Area

SQM Year	A1 Retail SQM	A3 Café Restaurants sqm	A4 Pubs, & bars sqm	B1 Office SQM	C1 Hotel SQM	Hotel Rooms	C3 Residential SQM	Residential Units	Affordable Units
2004	81	0	0	0	0	0	1304	16	0
2005-06	25	0	68	950	0	0	25078	291	0
2006-07	121	192	0	-38	0	0	2061	24	0
2007-08	0	0	0	314	0	0	479	5	0
Total	227	192	68	1226	0	0	28922	336	0
Under Construction	0	495	0	0	25	1	46132	634	196
Unimplemented	-163	0	65	1608	0	0	4909	53	0

Note: No applications for new or extended piers on the Thames in the last 4 years

Housing

CI H1 Plan Period and Housing Targets

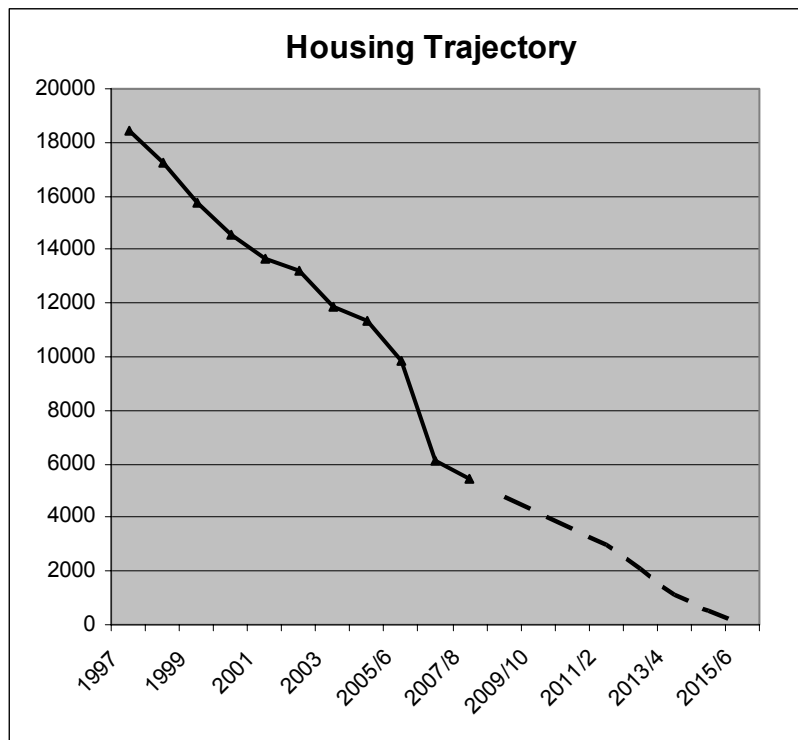
	Start of Plan Period	End of Plan Period	Total Housing Required	Source of Plan Target
H1 Adopted Local Plan (UDP, 2007)	1/1/1997	31/12/2016	19480	Unitary Development Plan, 20007
H1b RSS (London Plan)	1/4/2007	31/3/2017	6800	Greater London Authority London Plan (London Housing Capacity Study 2004)

CI H2(a) Net additional dwellings in previous years, CI H2(b) Net additional dwellings in reporting year and NI154 Net Additional Homes Provided, CI H2(c) Net additional dwellings in future years and NI159 Supply of Ready to Develop Housing Sites, CI H2(d) Managed delivery target

	1997	1998	1999	2000	2001	2002	2003	2004	2005-06	2006-07	2007-08
H2a	1075	1145	1539	1156	912	537	1286	539	1513	657	
H2b											683
H2c (a) net additions											
H2c (b) hectares											
H2c (c) Target	974	974	974	974	974	974	974	974	974	680	680
H2d	18405	17260	15721	14565	13653	13116	11830	11291	9778	6143	5460

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
H2c (a) net additions	941	564	651	549	960	960	547	547	
H2c (b) hectares	3.44	1.59	3.05	2.49	8.08	7.16	3.52	2.93	
H2c (c) Target	680	680	680	680	680	680	680	680	
H2d	4777	4213	3562	3014	2054	1094	547	0	

Projected net units and hectareage are partly aspirational coming from planning brief sites. Most residential units come from small windfall sites in Westminster.



CIH3 New and converted dwellings on previously developed land

New and converted dwellings on previously developed land 2007-08		Total
Gross		1066
% Previously developed land		100

CI H4 Net additional pitches (gypsy and traveller)

Net additional pitches (gypsy and traveller) 2007-08	Permanent	Transit	Total
	0	0	0

CI H5 Gross Affordable Housing Completions (same as National Indicator 155)

Gross Affordable Housing Completions 2007-08		
Social rent homes provided	Intermediate homes provided	Affordable homes total
61	13	74

CI H6 Housing Quality – Building for Life Assessments

Monitoring approach to be determined

LI H1 Loss of Housing

Year	Net Loss of Units (Schemes with complete loss of res units)
2004	5
2005-06	3
2006-07	0
2007-08	1
Under construction	17
Unimplemented	6

LI H2 Affordable Housing as a Percentage of all Housing Completions

Year	A All Housing Total	B Housing units- schemes below AHT (% of (A) total housing)	C Housing units - schemes above AHT (% of (A) total housing)	D All Affordable housing units (% of (A) total housing)	E Affordable housing units (% of (C) all units in schemes above AHT)	Required Percentage of Affordable Housing	Actual Percentage of Affordable Housing
1997	1075	519 (48.3)	556 (51.7)	181 (16.8)	32.5	25%	24.5%
1998	1145	543 (47.4)	602 (52.6)	247 (21.6)	41.0		
1999	1539	581 (37.8)	958 (62.2)	198 (12.9)	21.0		
2000	1156	467 (40.4)	689 (59.6)	385 (33.3)	55.9		
2001	912	92 (10.1)	820 (89.9)	301 (33.0)	36.7	30%	36.6.6%
2002	537	28 (5.3)	509 (94.7)	347 (64.6)	68.1		
2003	1286	232 (18.0)	1054 (82.0)	154 (12.0)	14.6		
2004	539	256 (47.5)	283 (53.0)	153 (28.4)	54.0		
2005-06	1513	274 (18.1)	1239 (81.8)	298 (19.7)	24.1	50% > 30%	15.55
2006-07	657	199 (30.3)	458 (69.7)	29 (4.4)	6.3		
2007-08	683	191 (28.0)	492 (72.0)	74 (10.8)	15.0		

NOTE: AHT stands for Affordable Housing Threshold, and refers to the number of units above which

Figures have changed since first reported due to more accurate completion data coming direct from RSL 's and the Housing Corporation via the LDD and this allows for more cross checking.

LI H3 Affordable Housing on site/ off site/ payments to the Affordable Housing Fund

Year	Affordable Housing units on site	Affordable Housing units off site	Payments to the Affordable Housing Fund
2005-06	298	n/a	£9,137,365
2006-07	29	n/a	£24,444,995
2007-08	74	n/a	£17,415,064

Note: Off site affordable not monitored. 'Payments to the Affordable Housing Fund' includes both payments in lieu of affordable housing and payments required by the mixed use policy.

LI Housing by Tenure and Room Size

Year	Size	Private	Intermediate	Social Rented	Total
2007-08	Studio	n/a	n/a	n/a	n/a
2007-08	1 bedroom	263	10	14	287
2007-08	2 bedroom	266	3	24	293
2007-08	3 bedroom	185	0	23	208
2007-08	4 bedroom	46	0	0	46
2007-08	5+ bedrooms	5	0	0	5

These are partial figures as not all residential schemes monitored have a residential mix recorded against them.

LI H5 Empty properties brought into use for housing

The council's Empty Homes officers brought 250 empty properties back in to use for housing on 2007/8 up on the 2006/7 total of 240.

Environment

NI 193: Municipal waste landfilled (2007-08)

The proportion of household waste sent to landfill fell from 18.3% in 06/07 to 17.7% in 2007-08.

NI 192: household waste recycled (2007-08)

The household recycling rate (including composting) increased from 20.5% in 06/07 to 22.7% in 2007-08. The City Council successfully reached its target of 22%.

CIE1 Number of planning permissions granted contrary to environment agency advice on flooding and water quality grounds

Flooding	Water Quality	Total
0 out of 13 referrals to EA	0	0

CIW1 Capacity of new waste management facilities by waste planning authority

No new waste management facilities permitted in monitoring period

CIW2 Amount of municipal waste arising, and managed by management type by waste planning authority

	Landfill	Incineration with EfW	Incineration without EfW	Recycled/ composting	Other	Total waste arising
Amount of Waste Arising (Tonnes)	27414	144638	0	21472	0	193524

CI M1 Production of primary land won aggregates by mineral planning authority & Core Indicator M2 Production of secondary and recycled aggregates by mineral planning authority.

Not applicable to City of Westminster

CI E2: Change in areas of biodiversity importance

Loss	Addition	Total
.57 ha in Hyde Park for temporary theatre to Aug 08	0	.57 ha

CI E3 Renewable energy generation

2 schemes completed for solar photovoltaic on housing (generating approx 3.5kw) and one office scheme with bore hole technology

LI En1 Air Quality (Nitrogen Dioxide and PM₁₀)

Results from fine particulate (PM ₁₀) monitoring sites in Westminster				
Year	Data Capture %	Annual Mean $\mu\text{g m}^{-3}$	Max Daily Mean $\mu\text{g m}^{-3}$	No. of Daily means > 50 $\mu\text{g m}^{-3}$
London Marylebone Road AURN				
2002	98	45	99	106
2003	99	48	100	161
2004	98	43	96	97
2005	96	43	111	118
2006	97	47	97	149
2007	95	45	134	119
London Westminster AURN (Horseferry Road)				
2002	-	-	-	-
2003	64	35	134	35
2004	94	27	88	18
2005	95	30	101	32
2006	72	32	78	34
2007	57	34	127	26
Hyde Park				
2002	38	23	105	7 (90 th %ile = 38)
2003	58	26	119	24
2004	82	20	55	6
2005	53	15	65	2
2006	-	-	-	-
2007	-	-	-	-
Oxford Street				
2002	96	42	107	75
2003	59	43	127	53
2004	80	36	151	44
2005	-	-	-	-
2006	51	29	75	4
2007	-	-	-	-

Nitrogen Dioxide results from Automatic Monitoring Sites 2002-2007

Year	Data Capture %	Max Hourly Mean $\mu\text{g m}^{-3}$	Annual Mean $\mu\text{g m}^{-3}$	No. of hourly means > $200 \mu\text{g m}^{-3}$	Is Annual Mean > $40 \mu\text{g m}^{-3}$
<u>Marylebone Road</u>					
2002	99	237	80	2	Yes
2003	94	393	107	471	Yes
2004	98	361	110	542	Yes
2005	98	363	112	853	Yes
2006	97	403	111	670	Yes
2007	96	329	102	458	Yes
<u>Horseferry Road</u>					
2002	97	134	43	0	Yes
2003	69	153	50	0	Yes
2004	79	330	46	3	Yes
2005	83	183	48	0	Yes
2006	97	329	47	5	Yes
2007	75	134	37	0	No
<u>Covent Garden</u>					
2002	100	90	52	0	Yes
2003	97	126	57	0	Yes
2004	88	146	53	0	Yes
2005	67	198	50	0	Yes
2006	43	113	49	1	Yes
2007 -	-	-	-	-	-
<u>Charing Cross</u>					
2002	-	-	-	-	-
2003	73	265	76	22	Yes
2004	100	273	73	10	Yes
2005	87	229	72	22	Yes
2006	99	182	83	118	Yes
2007	90	267	75	11	Yes
<u>Council House (closed November 2006)</u>					
2002	-	-	-	-	-
2003	100	123	62	0	Yes
2004	100	163	53	0	Yes
2005	57	125	45	0	Yes
2006	61	79	44	0	Yes
<u>St Mary's Paddington (closed November 2006)</u>					
2002	97	117	53	0	Yes
2003	98	163	70	0	Yes
2004	100	285	86	40	Yes
2005	94	275	80	24	Yes
2006	84	119	76	9	Yes

Local Indicator En2: Noise Complaints (2007-08)

In 2007-08 there were 18,159 total noise complaints (16,231 separate jobs).

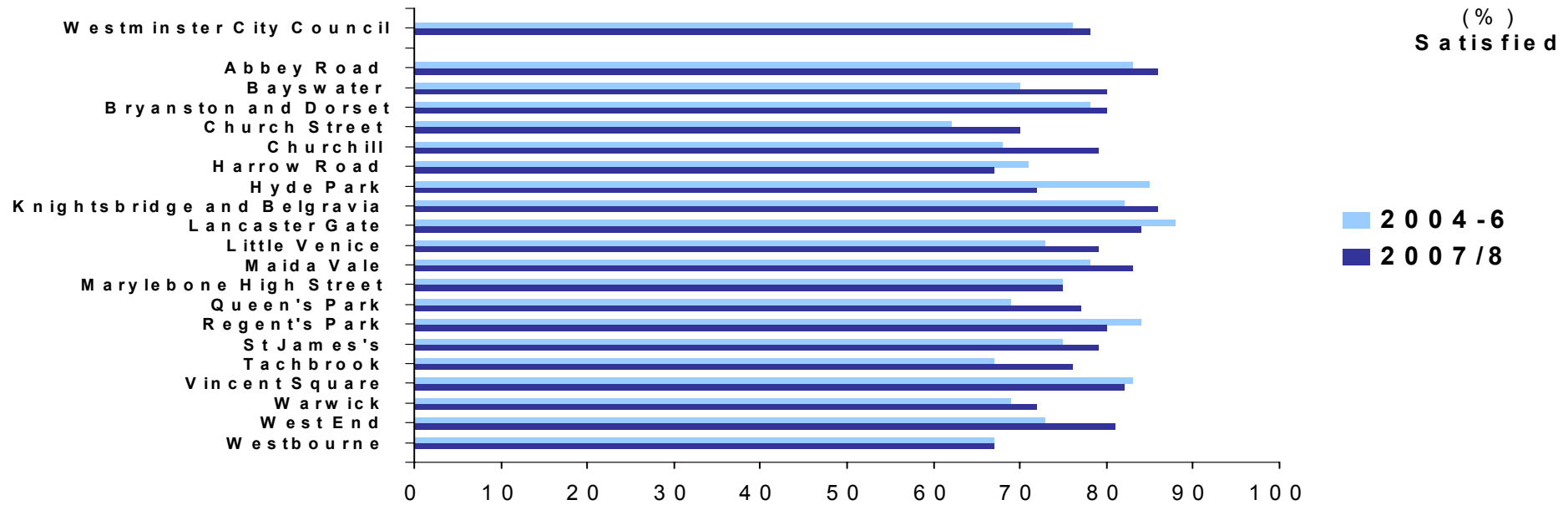
The noise team responded to the complainant within 45 minutes in 98.5% of cases.

Local Indicator En3: Loss of Designated Open Space

No loss except 0.57 ha in Hyde Park for temporary theatre to August 08

Local Indicator En4: Satisfaction with Open Spaces

Satisfied with ... Parks & open spaces



Question: Q 10: Satisfied with ... Parks & open spaces

Source: 3044 Westminster residents, c.150 per ward, aged 16+, October 2007 – January 2008 (Ipsos MORI)

Source: Westminster City Survey, 2008

Local Indicator En5: Sustainable Analysis of Planning Applications

Table 1: Summary of numbers of permitted planning applications by sustainability analysis category 2007-08

Sustainability Analysis System Category	Number of Applications			Total Applications for Sustainability Criteria
	Yes	Negotiated	Condition	
Environmental Performance Statement Submitted	13			13
EcoHomes/BREEAM standard	12			12

Appendix 2 Westminster Open Space Strategy, 2007 – Action Plan Update



ID:	Priority Number (1-7)	Action:	Timescale:	Section Responsible for Delivery:	Funding Secured:	Performance Indicators:	2007-08 Review
1	2, 3, 4, 7	Enhance and improve facilities in existing open spaces, and improve access to them (incl. using S106 contributions, and implementing DDA works where necessary)	Ongoing	P&L*, CWH, P&CD*		No. of improvement projects	
1a	7	Refurbish playground at Paddington Street Gardens	June 2007	P&L	Y S106	Completion June 2007	Achieved
1b	2, 7	Ensure developers of Westbourne Academy fulfil their obligations to create high quality public open space, relocate and refurbish playground	Sept 2007	P&L	Y within existing staff resource	Completion Sept 2007	Achieved
1c	3	Increase accessibility to Marble Arch following infilling of TfL subways and introduction of overground crossings and implement an interim landscape scheme to accommodate change in pedestrian flows and upgrade infrastructure	March 2008	P&L	N (external funding being sought with partners)	Completion November 2008	Completed
1d	7	Refurbish St Stephen's Gardens playground	March 2007	P&L	Y capital programme	Completion March 2007	Achieved
1e	3	Secure funding and carry out works identified and agreed on open spaces as necessary as part of the preparation for the 2012 Olympics	2012	All	N	Completion 2012	On-going
1f	2, 5, 7	Develop open spaces masterplan for Westbourne Green	Jan 2007	P&L	Y within existing staff resource	Completion December 2006	Achieved
1g	4	Restoration of footpaths at St. Georges Square	March 2008	P&L	Y capital programme	Completion March 2009	On site and ongoing

ID:	Priority Number (1-7)	Action:	Timescale:	Section Responsible for Delivery:	Funding Secured:	Performance Indicators:	2007-08 Review
1h	4	Landscape improvements at St Mary's Church Grounds, taking account of boundary treatment with new Crompton Street Children's Centre	March 2008	P&L	Y capital programme & external	Completion March 2008	On site and on-going
1i	4	<ul style="list-style-type: none"> ▪ Stone Wharf landscape improvements 	March 2008	P&L	Y capital programme & external	Completion March 2009	On-going
1j	4	<ul style="list-style-type: none"> ▪ Talbot Square railing replacement and landscape improvements 	March 2008	P&L	Y capital programme & external	Completion October 2008	Completed
1k	7	<ul style="list-style-type: none"> ▪ Toilet refurbishment at Violet Hill Gardens 	March 2008	P&L	Y capital programme & external	Completion August 2008	Completed
1l	7	<ul style="list-style-type: none"> ▪ Refurbish skatepark at Westbourne Green 	December 2007	P&L	Y external	Completion June 2008	Completed
1m	2, 7	<ul style="list-style-type: none"> ▪ Install new free-use ballcourt at Westbourne Green under the Westway 	December 2007	P&L	Y external	Completion December 2008	Near completion (5/12/08)
1n	3, 4	<ul style="list-style-type: none"> ▪ Landscape improvements along canalside open space at Westbourne Green and improvements to tow path 	March 2008	P&L	Y capital programme & external	Completion March 2008	Near completion (5/12/08)
2	5, 7	Enhancements to open space on housing land	Ongoing	CWH*		No. of enhanced housing spaces at end of March 2008	72
ID:	Priority Number (1-7)	Action:	Timescale:	Section Responsible for Delivery:	Funding Secured:	Performance Indicators:	Review at March 2008
3	3, 7	Improve access to and experience of the Canal and River Thames	M/L	EP, P&CD, P&L	N	No. of improvement projects	On-going

ID:	Priority Number (1-7)	Action:	Timescale:	Section Responsible for Delivery:	Funding Secured:	Performance Indicators:	2007-08 Review
4	4, 5, 7	Engage in funding partnerships to enable improvement work wherever possible, including applications for grant, working with Groundwork Trust, private owners, or developers.	Ongoing	HD*, P&L	Y within existing staff resource	No. of partnership funded projects	On-going
5	4	Actively pursue partnerships with forums and other bodies with an emphasis on open space, including its management and use	Ongoing	All		No. of partnerships established	On-going
5a	4	<ul style="list-style-type: none"> ▪ Participate in the London Parks and Green Spaces Forum steering group, and other sub-groups as appropriate 	Ongoing	P&L	Y within existing staff resource	No. of partnerships established	On-going
5b	4	Liase with CABE Space and support initiatives where appropriate	Ongoing	P&L, EP	Y within existing staff resource	No. of new initiatives	On-going
6	2, 3	Increase the quality and biodiversity of existing 'green corridors' and work with the Westminster Biodiversity Partnership to enhance Sites of Importance for Nature Conservation and improve access	Ongoing	EP	Y within existing staff resource	Increase in Habitat Survey between 1995 and 2009 and Green Space Information for Greater London Implementation of Westminster BAP	On-going
6b	2, 3, 5	<ul style="list-style-type: none"> ▪ Promote widely the action taken for wildlife in Westminster through partnership working. 	July 2007	EP	Y within existing staff resource	Review of Westminster BAP completed, the action achieved collated and promoted widely.	Ongoing
6c	2	<ul style="list-style-type: none"> ▪ Co-ordinate the update of the 2000 Westminster Biodiversity Action Plan (BAP) by establishing and facilitating working groups for individual Habitat and Species Action Plans. Identify action 	July 2007	EP	N	Draft Westminster BAP available for consultation	Achieved

ID:	Priority Number (1-7)	Action:	Timescale:	Section Responsible for Delivery:	Funding Secured:	Performance Indicators:	2007-08 Review
		required in partnership to enhance the nature conservation value of existing sites/green corridors.					
7	5	Develop a partnership to take the 'Walking for Health' project forward	M	WSU*	Y external funding	Partnership formed and working effectively	Completed
8	4, 5, 7	Encourage partnership working with local communities and community groups on improvement to open spaces	Ongoing	CWH, P&L		No. of projects delivered through local community Partnership Working	Ongoing
8a	5, 7	<ul style="list-style-type: none"> ▪ Manage and monitor the partnership arrangement with Groundwork Trust to assist in project delivery and bring in additional funding 	On going	P&L	Y within existing staff resource	No of projects completed and amount of additional funding brought in	Ongoing
8b	5, 7	<ul style="list-style-type: none"> ▪ Work with Soho Green on development, creation and installation of 'toilet pod/artshed' at St Anne's Gardens 	March2007	P&L	Y external funding	Completion March 2007	Achieved
8c	5, 6, 7	<ul style="list-style-type: none"> ▪ Work with Friends of Queen's Park Gardens to establish their constitution and help to facilitate events and improvements at the park 	Ongoing	P&L	Y within existing staff resource	Constitution established and partnership working established	Achieved
8d	5, 7	<ul style="list-style-type: none"> ▪ Consult residents and youth club on improvement of the sports pitch at Lillington Gardens Estate 	Ongoing	CWH	Y external grant	Completion of scheme	Update to follow
8e	3, 5, 7	<ul style="list-style-type: none"> ▪ Work with residents to identify improvements that could be made to Lisson Street Community Garden, including poor access and lack of youth facilities 	March 2008	HD	Y external funding	Completion of scheme	Achieved

ID:	Priority Number (1-7)	Action:	Timescale:	Section Responsible for Delivery:	Funding Secured:	Performance Indicators:	2007-08 Review
8f	5, 7	<ul style="list-style-type: none"> Create a children's play area and community garden in Mozart Estate 	2008	CWH	Y	Completion of scheme	Update to follow
8g	5	<ul style="list-style-type: none"> Programme to support local groups wanting to create and maintain new or existing community gardens 	March 2007	HD	Y	Completion of scheme	Update to follow
9	5, 6, 7	Encourage sport and leisure use of open spaces and other suitable facilities or areas for all age groups	M	P&L, WSU		No. of initiatives and projects undertaken to encourage sport and leisure use of open spaces	
9a	7	<ul style="list-style-type: none"> Refurbish outdoor sport facilities at Paddington Recreation Ground to include and enlarge and improve changing facilities 	April 2008	P&L, WSU	Y external grant & capital programme	Completion March 2009	Delayed but currently on site
9b	7	<ul style="list-style-type: none"> Refurbish outdoor sports facilities at Westbourne Green as part of the Westbourne Academy development, incorporating 'shared use' scheme 	Sept 2007	P&L, WSU	Y external grant & capital programme	Completion Sept 2007	Achieved
10	4	Ensure the highest possible standards of maintenance and cleanliness in all parks, gardens, and other open spaces, appropriate to use and function, especially where there is evidence that this is needed	Ongoing	P&L, HD		Improved BVPI	
10a	4	<ul style="list-style-type: none"> Re-let the new Grounds Maintenance term contract 	April 2007	P&L	Y within existing staff resource	Completion April 2007	Achieved
11	4, 5, 6, 7	Review management resources (both E&L and Housing) to deliver and develop initiatives and themes raised in the Study	S	City Council		Review completed	
12	4, 7	Increase the diversity and structure of planting of flowering plants, shrubs and	Ongoing	P&L, CWH		No. of projects to increase planting	

ID:	Priority Number (1-7)	Action:	Timescale:	Section Responsible for Delivery:	Funding Secured:	Performance Indicators:	2007-08 Review
		trees in open spaces				diversity	
12a	4, 7	<ul style="list-style-type: none"> Deliver the Tree Planting Programme to increase the diversity of trees across the City 	Ongoing	P&L	Y revenue, external & capital programme	This year's programme completed March 2007	Achieved
12b	2, 4, 7	<ul style="list-style-type: none"> Review planting across parks and open spaces, taking account of sustainability and increased diversity and structure 	ongoing	P&L	Y revenue	No of open spaces replanted	Ongoing
13	4, 7	Review dog access in those spaces where users cited it as a problem	S/M	P&L, CWH		Review completed	Completed
14	1, 2, 7	Ensure that the management and development of open spaces takes account of Westminster and London Biodiversity Action Plan, including protecting and enhancing the extent and quality of Sites of Importance for Nature Conservation, and introduce new sites into existing parks and spaces, particularly in areas of deficiency	S	P&L, EP		No. of sites where wildlife friendly management is being practised	
14a	2	<ul style="list-style-type: none"> Focusing on Areas of Wildlife Deficiency, identify opportunities to enhance wildlife within Westminster City Council's parks, squares and open spaces with a view to introducing new management regimes to the park's management contract specification 	March 2007	P&L, EP	Y revenue, external & capital programme	Parks contract specification encompassing site-management for wildlife	Achieved and ongoing
14b	2	<ul style="list-style-type: none"> Focusing on Areas of Wildlife Deficiency, identify resources and initiatives to green the predominantly built environment, increasing opportunities for wildlife 	March 2007	EP, P&CD	Y within existing staff resource	Proposals to green Westminster developed and potential funding	Ongoing

ID:	Priority Number (1-7)	Action:	Timescale:	Section Responsible for Delivery:	Funding Secured:	Performance Indicators:	2007-08 Review
						identified	
14c	2, 5, 6	<ul style="list-style-type: none"> ▪ Create an Environmental Area at Paddington Recreation Ground, including an educational demonstration area 	Dec2007	P&L	Y (add. external funding sought)	Completion April 2007	Delayed but on site now for phase 1 completion May 08
14d	2, 5, 7	Create a wildlife area at Queen's Park Gardens	March 2008	P&L, ESPD	Y (add external funding sought)	Completion March 2008	Achieved
15	1	Prepare guidelines to govern the use of historic parks and gardens and London Squares for events	S	P&CD, P&L	Y within existing staff resource	Guidance prepared	Delayed but being drafted
16	4	Achieve more sustainable park management, taking into account climate changes	Ongoing	P&L		No. of new sustainable management practices introduced	Update to follow
16a	4	Introduce recycling for co-mingled waste	Dec 2007	P&L	N (considered as part of Grounds Maintenance contract re-let)	Recycling introduced by December 2007	Update to follow
17	4, 5, 7	Enable additional Green Flag Award Submissions for key open spaces	Ongoing	P&L		No. of new Green Flag submissions	4 new Green Flag submissions made and all 4 Awards

ID:	Priority Number (1-7)	Action:	Timescale:	Section Responsible for Delivery:	Funding Secured:	Performance Indicators:	2007-08 Review
							won
17a		<ul style="list-style-type: none"> ▪ Submit 4 further Green Flag applications for 2007 Awards (to make a total of 8) 	April 2007	P&L	Y within existing staff resource	Completion April 2007	Achieved
18	4, 5, 7	Review training requirements of grounds maintenance staff and widen if necessary	S/M	P&L		Review completed	Update to follow

Appendix 3: 5-15 Year Rolling Housing Land Supply



Timescale (years)	Area Team	Source	Reference Number	Address	Proposed/Estimated Units	Net Units	Affordable units	Site Area (ha)	Date Permitted	Details			
										Description of Scheme	Planning status	Discussions with developers	Uncertainties as to delivery
5	South	Planning application	06/07097/FULL	Grosvenor Waterside Development. Depot, Gatliff Road, London SW1W 8QN (Blocks A & B)	323	323	267	0.92	23/07/2007	Erection of two buildings: Building A - part five/part six/part seven/part ten storeys for use as 164 residential units, two retail/restaurant (Class A1/A3) units and a street sweepers depot; Building B - rising in stages from six storeys to fourteen storeys with tower feature for use as a 159 residential units (including 71 affordable units) and a retail/restaurant (Class A1/A3) unit.	Under construction		
5	North	Planning application	03/03463/FULL	Development Site At 285 - 329 Edgware Road, London, W2 1DH	307	307	107	0.83	10/10/2005	Redevelopment to provide buildings of between five and seven and 22 storeys including a retail supermarket, two retail shops, 307 residential units of which 107 are affordable, 156 holiday let units and associated car parking and landscaping. (Option A).	Unimplemented. Planning permission granted on appeal dated Oct 2005. Was the subject of legal challenge and Inspector's decision to grant permission and Conservation area consent upheld by Court of Appeal in 2007	Applicant has begun to submit applications to discharge and alter a number of the planning conditions	
5	South	Planning application	06/07098/FULL	Grosvenor Waterside development. Western Pumping Station (Block C), 124 Grosvenor Road, London, SW1V 4BE	299	299	196	0.72	23/07/2007	Erection of part ten/part twelve storey building comprising 299 residential units including 196 affordable units, restaurant, health and fitness centre and basement car parking (Building C, part of Grosvenor Waterside Development).	Under construction - likely to be finished in the next 6 months		
5	Central	Planning application	07/01120/FULL	Middlesex Hospital Mortimer Street, London, W1W 7EY	261	261	79	1.28	19/10/2007	Partial demolition and redevelopment for ten storey buildings for mixed use purposes comprising 261 residential units (Class C3), office (Class B1), retail (Class A1), financial and professional services (Class A2), restaurant (Class A3) and community/health uses; creation of new public open space; new vehicular and pedestrian accesses; works to the public highway; basement car and cycle parking; associated works including landscaping, servicing areas and plant; retention and repair of existing chapel, No.10 Mortimer Street and Nassau Street facades.	Under construction		
5	North	Planning application	03/00780/RE SMAT	23-31 North Wharf Road, London, W2 1LA	213	213	31	0.53	04/08/2004	Submission of reserved matters pursuant to outline permission dated 23 April 2001 (RN 97/0A591); namely, the erection of residential buildings comprising 213 units with ground floor Class A1 (retail) and A3 (food and drink) units and a health club in the basement.	Under construction		
5	North	Planning application	06/00944/FULL	Land At Harbet Road, London, W2 1JU	196	196	44	0.33	18/03/2008	Redevelopment by the erection of a 16-storey residential building, comprising 196 residential units, with ground floor Class A1/A2/A3/A4/A5 units, ancillary basement parking, ground floor Class B1 small office suites, estate management office, Business Opportunities Centre highways works, new vehicular and pedestrian accesses, new bridge and associated works to Paddington Basin and associated hard and soft landscaping (Building D).	Under construction		
5	South	Planning application	08/08518/FULL	Arundel Great Court	151	151	0 (provided earlier with credits at Wilton Plaza)	1.2	-	Demolition of all existing buildings (fronting Strand, Arundel Street, Temple Place and Surrey Street) and redevelopment to provide new buildings of two basements, lower ground, ground and 9 upper floors to northern part of site (fronting Strand), and two basements, ground and part 10/part 14/part 12 upper floors to southern part of site (fronting Temple Place) to provide offices (Class B1). 151 residential dwellings (Class C3); 98-bed hotel and 18 serviced suites (Class C1); and/or retail, financial and professional services, restaurant, café, bar, and hot food takeaway uses (Class A1/A2/A3/A4/A5) at ground floor level; car parking for 108 cars; servicing area; and new access, public courtyard, landscaping, engineering and other associated works.	Application submitted. To committee Feb/March '09. Deliverable in 5 years in theory		
5	South	Planning application	07/01574/FULL	Magistrates Court, 70 Horseferry Road	144	144	Off site at Seymour Place- see 07/01571/FULL	0.27	-	Demolition of the Magistrates Court and redevelopment to provide a building of two basements, ground and part eight/part nine upper floors to Horseferry Road frontage and stepping down to part five/part seven upper floors to Romney Street frontage, with central courtyard, balconies and terraces, to provide 144 residential units (7 studios, 33 x 1-bed, 55 x 2-bed and 49 x 3-bed); 146 car parking spaces at basement level in automated car park accessed from Romney Street and 190 cycle spaces.	Application submitted. Application due to go to committee in Jan '09 for possible refusal		
5	North	Planning application	04/01556/FULL	Abbey House, 215 - 229 Baker Street, London, NW1 6XL	132	132	36	0.22	13/01/2005	Partial redevelopment to include retention of clock tower and provide a new building of two basements, ground and nine upper floors for use as 132 residential flats and basement parking, including the provision of affordable housing in a new five storey building on the site of the Abbey annex in Siddons Lane.	Under construction		

5	South	Planning application	04/07943/FULL	9 Howick Place, London, SW1P 1AA	122	122	37	0.37	17/08/2005	Redevelopment behind retained (part) façade to provide main building comprising basement, ground and six upper floors and corner building of basement, ground and four upper floors with pedestrianised street between main and corner building. Buildings to provide five retail units (Class A1/A3) and community safety office at ground and mezzanine floor, 122 residential units including 37 affordable units on upper floors and 125 car parking spaces, bike park and refuse storage at basement level.	Under construction		
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Timescale (years)	Area Team	Source	Reference Number	Address	Proposed/Estimated Units	Net Units	Affordable units	Site Area (ha)	Date Permitted	Details			
										Description of Scheme	Planning status	Discussions with developers	Uncertainties as to delivery
5	South	Planning application	05/06537/FULL	Site At 18-36 Gillingham Street, 1-6 Gillingham Mews And 119-128 Wilton Road London SW1V 1LL	111	111	15 key worker, 59 social rented	0.35	15/03/2006	Redevelopment involving demolition of existing buildings and erection of new buildings comprising ground and 10 upper floors fronting Wilton Road and ground and eight upper floors fronting Gillingham Street and projecting rearward into site, for use as retail (Class A1) and/or restaurant/cafe (Class A3) at ground floor level, 74 affordable residential units (25 x 1-bed, 21 x 2-bed, 21 x 3-bed and 7 x 4-bed) and 37 market residential units (8 x 1-bed, 20 x 2-bed, 9 x 3-bed) at first to tenth floor level, student accommodation comprising 157 student bed spaces and facilities at first to eighth floor level, 61 car parking spaces, cycle parking and servicing area at ground floor level, plant at roof level including solar thermal panels, public art, soft and hard landscaping including a children's play area and creation of new vehicular access from Gillingham Street.	Under construction		
5	Central	Planning Brief	-	Trenchard House (Berwick Street Planning Brief), W1F 0DF	103	103	77 key worker and 6-7 off site	1.06	1/03/2007	Owned by English Partnerships, pre-application discussions with First Base.	Pre-application discussions		
5	South	Planning application	04/06798/FULL	Citibank House 336-337 Strand, London, WC2R 1HB	92	92	0 (financial contribution)	0.32	15/04/2005	Demolition and redevelopment of existing office buildings, behind retained façades to former Marconi House to provide a building of basement (three levels) plus ten storeys; for use as hotel, restaurant (Class A3) and 92 self contained flats (on upper floors of Marconi House).	Under construction		
5	South	Planning application	05/07487/FULL	Bowater House, 68 Knightsbridge, London, SW1X 7LT	86	86	0 (off site)	1.28	09/06/2006	Demolition of existing buildings and redevelopment to provide a building comprising four interlinked blocks above a double height 'podium' rising from ground plus eight storeys to ground plus 12 storeys to include 86 residential units and three retail units (within either Class A1 or A2). Three basement levels comprising residential leisure facilities, storage, servicing, parking and cycle bay provision, together with parking, leisure and servicing facilities for adjacent hotel. Relocation of Edinburgh Gate and realignment of Knightsbridge; associated highways works and the stopping up of existing public highways. Reorientation of the Knightsbridge underground staircase/entrance (north side) and all necessary enabling works.	Under construction		
5	North	Planning application	08/02348/FULL	75 - 89 Lancaster Gate, London, W2 3NN	85	85	11	0.61	18/06/2008	Alterations during the course of construction to scheme granted planning permission (RN: 07/01336), namely reduction of the number of flats in Nos. 80-83 Lancaster Gate by five units and external work to Bayswater Road and Lancaster Gate elevations of buildings between 80-89 Lancaster Gate including alterations to fenestration, installation of glazed roof to lightwell, amendments to external staircases in lightwells and replacement of chimney stacks and parapets at main roof level. All previous planning obligations and parking secured on earlier permission to remain the same.	Under construction		
5	South	Planning application	06/02730/FULL	Peel House 105 Regency Street London SW1P 4AN	70	70	70	0.19		Redevelopment by means of demolition of buildings to rear of site; retention and refurbishment of the buildings fronting Regency Street and Causton Street; extension to rear of retained buildings comprising basement, ground and four upper floors. Erection of four single family dwellings comprising ground, first and second floors to rear of site; all in association with the provision of 70 affordable residential dwellings with ancillary storage and 33 basement level car parking spaces.	Under construction		
5	North	Planning application	02/06302/FULL	Development Site At 1 Queens Grove And 12-22 Finchley Road, London, NW8 6EB	66	57	17	0.27	02/11/2003	Demolition of existing buildings and erection of residential building of 6-8 storeys comprising 66 apartments including 17 affordable units and provision of 64 parking spaces in two basements.	Unimplemented. Planning permission granted 2nd Nov 2003 (with a legal agreement)	Applicant is seeking confirmation from the City Council that works have commenced before the expiry of the 5 year time limit	
5	North	Planning application	07/01571/FULL	171 Seymour Place London W1H 4PN	64	64	64	0.19	-	Demolition of buildings at 171 and 175 Seymour Place and redevelopment involving the erection of a part 5, part 6 storey building to accommodate 64 residential flats (comprising 23 x 1bedroom, 26 x 2 bedroom and 15 x 3 bedroom units), excavation of basement car park with car lift access from Shillibeer Place to provide 36 car parking spaces and 64 cycle spaces and creation rear landscaped communal residents garden and play space.	Application submitted. Still under determination, likely to be presented to committee early Jan '09 (likely to be refused and appeal) All affordable units		
5	South	Planning application	08/09077/FULL	Wellington House, 67-73 Buckingham Gate	59	59	0 (financial contribution)	0.14	-	Demolition of existing building and construction of a new building over basement, ground and 9 upper floors comprising car parking, cycle spaces and plant at basement level, retail (Class A1) and residential entrance at ground floor level and 59 residential units at all upper floors and a terrace at roof level.	Application submitted. Application due to be considered Feb/March '09		

Timescale (years)	Area Team	Source	Reference Number	Address	Proposed/Estimated Units	Net Units	Affordable units	Site Area (ha)	Date Permitted	Details			
										Description of Scheme	Planning status	Discussions with developers	Uncertainties as to delivery
5	South	Planning application	05/00566/COFUL	Emanuel House And Car Park 8-36 Rochester Row London SW1P 1JU	56	56	17	0.08		Redevelopment of office block, multi-storey car park and petrol filling station to provide a nine storey building plus basement comprising retail and office uses (Class A1, A2 and B1) at ground floor level with 56 residential units on the upper floors and 40 car parking spaces at basement level. (Council's Own Development).	Under construction		
5	South	Planning application	08/00199/FULL	X Block, Peabody Avenue	55	23	55	1.6	10/04/2008	Demolition of Blocks X, Z, existing garages, pram sheds to the south section of the site and boiler house. Erection of new building comprising ground and five upper floors for use as 55 residential units (19x1 bedroom, 19x2 bedroom, 17x3 bedroom) incorporating a new community centre and City Guardian's office; new landscaping and children's play facilities and use of the existing City Guardian's office as a 1x3 bedroom single family dwelling. Installation of new steps between Lupus Street and Turpentine Lane. Removal of seven trees to enable construction of new building; all necessary enabling works.	Unimplemented but definitely deliverable in next 5 years		
5	Central	Planning application	08/03018/FULL	Site Bounded By 5-10 Denman Street, 35-36 Great Windmill Street, 14-18 Ham Yard And 1-7 Smith's Court, London, W1D 7DW	53	53	21	0.32	-	Redevelopment to provide four new buildings for use as offices (Class B1), 53 residential units including affordable housing, retail (Class A1), restaurant/ancillary bar (Class A3) and underground parking for residential and commercial uses, modifications to Ham Yard, creation of amenity space and landscaping and new pedestrian route from Denman Street to Great Windmill Street - variation of scheme approved 22 December 2003 (RN: 01/07266); namely, omission of underground public car park (but retained parking for proposed uses) with consequential alterations to the servicing and residential parking areas.	Application submitted. Approved but still subject to completion on S106. Resolution to grant - subject to a legal agreement- not signed yet		
5	Central	Planning application	07/03088/FULL	Marshall Street Leisure Centre, Dufours Place Cleansing Depot, Poland and Broadwick Street Car Parks, Fouberts Place, W1F 7EW	52	52	15	0.19	12/07/2007	Internal and external alterations to the Marshall Street Leisure Centre (including demolition of smaller pool and depot building with upper floors at rear) and extensions to provide: enhanced leisure centre facilities (Class D2), with enclosed plant area on pool roof; a new replacement Council street cleansing depot; use of part of the Soho public car park (retaining 222 spaces) as commercial offices (Class B1) and residential with extensions to provide 52 new residential units. Temporary permission for use of Broadwick Street Car Park as the Council street cleansing depot during construction.	Under construction		
5	North	Planning application	04/10210/FULL	427-429 Harrow Road London W10 4RE	47	47	11	0.13		Demolition of existing building and redevelopment to provide an eight storey building (including basement) comprising 35 residential units and 12 live/work units with terraces and balconies; retail, restaurant and office uses (Class A1, A2, A3 and B1) at ground and first floor level and underground car parking for 40 cars.	Under construction		
5	South	Planning application	05/03228/FULL	Site At Arundel Street And Milford Lane And Maltravers Street And Strand London WC2R 1DX	44	44	17	0.65	16/05/2007	Redevelopment of land and buildings to provide a part 8/part 9 storey commercial building with 2 basements for uses within Class B1 and Class A1 with ancillary plant, servicing and basement parking, 2 residential buildings of 6 and 8 storeys with self-contained parking, works of hard and soft landscaping, alterations to existing vehicular and pedestrian access and highways layout together with other associated enabling works.	Unimplemented		
5	South	Planning application	07/06154/FULL	Murray House, 3 - 5 Vandon Street, London, SW1H 0AL	41	41	17	0.1	04/10/2007	Redevelopment of Murray House to provide a building comprising basement, ground and six upper storeys for use as business/gymnasium (Class B1/D2) at basement and ground floor level (in part) with 41 residential (Class C3) units above.	Under construction		
5	South	Planning application	05/01933/COFUL	Brabazon House, 5 Moreton Street, London, SW1V 2PW	40	40	13	0.12	19/12/2005	Demolition of existing former hostel building and redevelopment together with adjoining open tennis court site to provide a new building of lower basement, basement ground and five upper floors to provide 40 residential flats (including 13 affordable units) and 40 car parking spaces in at basement and lower basement levels.	Under construction		
5	North	Planning application	04/02732/FULL	Development Site At Cornwall Mansions, Allsop Place, London, NW1 5LH	36	9	0	0.05	01/07/2004	Demolition of existing building and construction of seven storey residential block consisting of 36 flats and 12 car parking spaces.	Under construction		
5	South	Planning application	08/03016/FULL	Development Site At Land Bounded By Leicester Square, Panton Street, Whitcomb Street, Orange Street And St. Martin's Street	33	28	0	0.19	31/10/2008	Demolition of existing buildings and redevelopment of the site to provide a two screen cinema (Class D2), a 245 bedroom hotel (Class C1), 33 residential units (Class C3), four restaurants at ground floor and one at ninth floor level (Class A3), with associated access and servicing and hard/soft landscaping. Application includes an Environmental Impact Assessment.	Unimplemented but likely to take place in the next 5 years		

5	South	Planning application	08/05789/FULL	1-7 Howick Place	33	33	10	3341?	-	Demolition of the existing buildings on the site bounded by Howick Place and Francis Street, followed by redevelopment to provide a new building comprising basement, ground and eight upper floors comprising dual/alternative retail (Class A1) or office (Class B1) use at part ground floor level, retail (Class A1) on part ground floor office (Class B1) use at part basement to part sixth floor level (inclusive), residential (Class C3) use at part basement to part sixth floor level and seventh and eighth floor level (inclusive) consisting of 23 private units (7 x 1 bed, 8 x 2 bed and 8 x 3 bed) and 10 affordable units (3 x 1 bed, 4 x 2 bed and 3 x 3 bed). Seven car parking spaces at basement level and refuse storage areas. Service Yard at rear on Spencer Place.	Application submitted. Going to committee in Dec '08 for likely approval		
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Timescale (years)	Area Team	Source	Reference Number	Address	Proposed/Estimated Units	Net Units	Affordable units	Site Area (ha)	Date Permitted	Details			
										Description of Scheme	Planning status	Discussions with developers	Uncertainties as to delivery
5	South	Planning application	02/04963/CO OUT	Council Cleansing Depot 50 Page Street London SW1P 4DE	32	32	10	0.17	03/10/2002	Outline application (siting & access) for redevelopment including 11-15 Regency Street to provide 32 flats, 30 basement car spaces, an A2/A1 retail unit, new Cleansing Depot; extension of existing flats at 1st and 2nd floors, 17-19 Regency Street.	Unimplemented	Developers are currently in discussions with one of our RSL partners on agreeing terms with respect to the 10 /11 affordable units proposed here	The site is identified under Policy ENV 11: Waste Management, which states that loss of street cleansing depots will be resisted or their replacement will be required on development. This therefore does not necessarily mean the sites can't be developed. It depends on the market and the ability of developers to get funding. Money was paid down but the deal fell through due to the adverse market. It is hoped that the market will change within the next eighteen to twenty four months, if it does then hopefully it will deliver the residential within the next 5 years.
5	South	Planning application	05/08771/FULL	1 Vincent Square London SW1P 2PN	27	27	8	0.06		Demolition of existing office building and redevelopment to provide a building comprising two basements, ground and six upper floors to provide 27 residential units (7 x 1 bed, 10 x 2 bed and 10 x 3 bed) including eight affordable units; 26 off street car parking spaces and 27 cycle spaces within new basement car park accessed from Rutherford Street.	Under construction		
5	North	Planning application	05/09315/FULL	Embassy Court Wellington Road London NW8 9SX	25	0	0 (financial contribution)	0.22		Demolition of existing building (25 flats and caretakers flat) and single storey garages at the rear and redevelopment of the site to provide a new residential building of 25 units and ancillary car parking and storage in a new eight and part nine storey building with raised ground floor landscaped area at rear.	Under construction		
5	Central	Planning application	08/07120/FULL	Masterpark car park, South Audley Street, W1K 1DS	24	24	0 (financial contribution)	0.14	-	Demolition of existing buildings and erection of new building of eight storeys (plus five sub basements) to provide 24 residential units, car parking in the basement and City Council street cleaning depot, access from Waverton Street, creation of roof terraces, green roof, solar collectors and landscaping on Audley Square to provide public space. (Site includes 49 Hill Street and 5-7 Waverton Street).	Application submitted - pending decision		
5	South	Planning application	07/00315/FULL	14 Eccleston Place London SW1W 9NE	23	7	0	0.03	23/03/2007	Internal reconfiguration of existing building to create 23 self-contained residential flats.	Unimplemented but likely to take place in the next 5 years		
5	South	Planning application	06/10149/FULL	Charlwood House, Vauxhall Bridge Road, London, SW1V 2SY	22	22	22	0.23	21/03/2007	Conversion of existing residential care home to provide 22 affordable housing units (2 x 1-bed, 10 x 2-bed, 6 x 3-bed, 3 x 4-bed and 1 x 5-bed) and external alterations to fenestration and entrance doors.	Development started, due for completion Jan 2010		
5	Central	Planning application	06/06330/FULL	5 - 17 Baker Street And 51 - 65 George Street And 26 - 31, Portman Close, London, W1U 8LT	22	6	0 (financial contribution)	0.25	13/11/2007	Redevelopment of the site to provide a mixed use development comprising offices (Class B1); 22 residential units (Class C3); either retail, professional service, restaurant or extra office space (Class A1, A2, A3 or B1); 18 car parking spaces and other associated works.	Under construction		
5	Central	Planning application	07/05508/FULL	21 - 23 Villiers Street	20	20	6	0.06	28/08/2008	Use of 13-25 Villiers Street, 31 John Adam Street and 9 Buckingham Street as residential accommodation (Class C3), and ground floor units on Villiers Street and John Adam Street frontages for retail and restaurant uses (Class A1 and A3). Installation of new shopfronts.	Unimplemented		
5	South	Opportunity Area	OP20	University College of the Arts, Central St Martins 107-109 Charing Cross Road, WC2H 0DU	19	-	-	0.15	-	Site now sold, assuming a successful sale, a new development should come forward in next five years (19 units possible). There is potential for a residential development on this site, but to date there haven't been any concrete proposals .	Application expected soon		No pre-application discussions as yet
5	South	Planning application	99/03337/FULL	Davis House 129 Wilton Road London SW1V 1LD	17	17	0 (financial contribution)		16/02/2001	Demolition and redevelopment to provide a nine storey building with basement comprising Class B1 offices, Class A1 retail, 17 flats and basement parking.	Under construction		
5	South	Planning application	05/09741/FULL	3-10 Grosvenor Crescent, London, SW1X 7EE	17	17	0 (financial contribution)	0.18	28/06/2006	Refurbishment, alteration, part demolition and extension at 3-10 Grosvenor Crescent including erection of dormers to rear mansard roof slopes and rebuilding of rear mews facades, in connection with use as 17 residential flats (1 x studio, 2 x 1-bed, 5 x 2-bed, 5 x 3-bed and 4 x 4-bed) including one residential unit fronting Wilton Row, and basement car park for 22 cars accessed from Wilton Row.	Under construction		
5	North	Planning application	06/07221/FULL	61 - 62 Lancaster Gate London W2 3NA	16	11	0 (financial contribution)	0.04		Reconfiguration and conversion of existing self-contained flats, studios and bedsits (House in Multiple Occupation) to 16 self-contained flats and rear extensions at third and fourth floor together with other external and internal alterations.	Under construction		

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5	Central	Planning application	07/02955/FULL	204A Great Portland Street London W1W 5NP	15	9	0	0.05	-	Alterations including the creation of terraces within lightwell at first floor level and dual use of the first and part second floor either as showrooms, stockrooms and workrooms with ancillary offices (suitable for use as offices) or as four self-contained flats (2 x 2 bed and 2 x 3 bed).	Resolution to grant - subject to a legal agreement- not signed yet		
5	Central	Planning application	07/06245/FULL	79 To 95 Wigmore Street 21 To 23 And 25 Duke Street 3 To 4 Picton Place 37 James Street Marylebone	15	15	2	0.25	14/02/2008	Demolition of Nos. 79-93 and 95-97 Wigmore Street and 23 Duke Street (Waldegrave Hall) and erection of a new building of basement, ground and seven upper floors with roof top plant for use as retail (Class A1) and office (Class B1) purposes. Use of basement and ground floors of 21 Duke Street as a retail unit (Class A1). Use of first to third floors of Nos. 21 and 25 Duke Street as four residential flats. Roof top alterations to 3-4 Picton Place in connection with use as 11 residential flats. Alterations to escape staircase to 37 James Street, plus alterations to access and car parking layout at Gray's Yard.	Unimplemented		
5	North	Planning application	08/06072/FULL	10-11 Salem Road, W2 4DL	15	15	0	0.13	-	Demolition of rear vacant warehouse in connection with the redevelopment to create a four storey building with part basement underground car parking to create 15 residential units with 13 car parking spaces underground and two surface spaces. Conversion of the front part of the former auctioneers to Class B1 office use.	Application submitted and awaiting revisions - offering financial contribution in lieu of 2 affordable units. Sub committee in Jan/Feb '09		
5	South	Planning application	07/04116/FULL	46 Princes Gardens, London, SW7 2PE	15	8	0	0.08	18/10/2007	Alterations and extensions, including replacement windows, timber garage doors to the ground floor mews frontage, rear extensions and terraces at first and second floor levels of 46-48 Princes Gardens; use of buildings as 15 self-contained residential units with parking for eight cars in the mews buildings; introduction of plant area at roof level.	Under construction		
5	North	Planning application	06/07007/FULL	38 Elgin Avenue, London, W9 3QT	15	15	15	0.03	08/02/2007	Demolition of existing surgery and construction of new five storey building with medical surgery premises at ground floor level and 15 flats above.	Under construction		
5	Central	Planning application	05/09766/FULL	Development Site At 4 To 5 Peter Street And Blore Court And 1 - 5 Berwick Street London W1F 0AD	15	1	0	0.05		Demolition of existing buildings and erection of a new building comprising retail (Class A1) at ground and basement floors and fifteen residential units (Class C3) at first, second, third and fourth floors.	Under construction		
5	Central	Planning application	02/02199/COFUL	21-23 Farm Street, London, W1J 5RG	14	10	0	0.05	12/05/2004	Demolition of Council street cleaning depot and construction of 8 x 2 (bed) flats and 6 x 3 (bed) flats with roof terrace and basement parking.	Unimplemented		
5	Central	Planning application	04/08971/FULL	40 - 44 Newman Street, London, W1T 1QD	14	14	0	0.05	02/08/2005	Use of first, second, third, fourth and fifth floors as 14 residential units (Class C3) consisting of 7x1 bed flats, 4x2 bed flats and 3x3 bed flats.	Unimplemented		
5	South	Planning application	04/00665/FULL	Development Site At 13 Bull Inn Court And 12 Maiden Lane, London, WC2E 7NA	14	14	0	0.05	14/09/2004	Partial demolition behind retained facade of disused electricity generating hall and erection of building comprising basement, lower ground, ground and five upper storeys to form a creative/light industrial unit at basement and lower ground floors, retention of Class A3 use at ground floor and creation of 14 residential apartments on upper floors.	Unimplemented		Planning permission expected in 2009
5	South	Planning application	07/01534/FULL	Development site at 5-6 St James's Square and 10-11 Babmaes Street, London, SW1Y 4LD	14	14	0 (financial contribution)	0.35	14/12/2007	Demolition and redevelopment of the site of 6 St James's Square (including 10 and 11 Babmaes Street) and annexe of 5 St James's Square to provide building comprising sub-basement, lower ground, ground and six upper floors for use as offices (Class B1), with art gallery and 14 residential flats (Class C3) over ground and seven upper floors. Continued use of 5 St James's Square as offices (Class B1).	Unimplemented, work on site expected 2009		
	South	Planning application	07/05190/FULL	75 Page Street, London, SW1P 4LT	14	14	0 (financial contribution)	0.03	16-Apr-08	Demolition of existing public house and redevelopment to provide a building of basement, ground and eight upper floors to Marsham Street and part six/part eight upper floors to Page Street comprising restaurant (Class A3) at basement and ground floor level and 14 residential units (3 x 1-bed, 7x 2-bed and 4 x 3-bed) on the upper floors.	No works on site yet but potentially deliverable in the next 5 years		
5	North	Planning application	06/10129/FULL	151 Park Road London NW8 7JB	14	14	0 (financial contribution)	0.05	04/05/2007	Redevelopment to provide a new building of ground and six upper floors, comprising ground floor showroom and 14 residential flats.	Under construction - existing buildings demolished.		
5	North	Planning application	08/08862/FULL	8-16 Princes Square, W2	14	14	0 (no mention of AH in planning documents)	0.10	-	Use as seven dwelling houses (Nos 8, 9, 10, 11, 14, 15 and 16) and seven self contained flats (2x1 bed, 3x2 bed and 2x3 bed) in Nos 12 and 13, with associated external and internal alterations including first floor rear extensions to Nos 8-14, creation of second floor rear roof terraces and creation of flat roofs and access hatches at roof level.	New application for conversion of hotel into 7 houses and 7 flats. No affordable units being offered- financial contribution instead. No sub committee date yet as invalid application		

Timescale (years)	Area Team	Source	Reference Number	Address	Proposed/Estimated Units	Net Units	Affordable units	Site Area (ha)	Date Permitted	Details			
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5	South	Planning application	07/04543/FULL	7 - 13 Mercer Street, London, WC2H 9QJ	14		0	0.11	16/08/2007	Alterations and extensions to the buildings and use of basement and ground floor for (Class A1) retail purposes, dual/alternative use of first floor as either (Class A1) retail or (Class B1) office and 14 residential units at second, third and fourth floors (Class C3). Dual/alternative use (Class B1 or C3) at first, second and third floors at 8 Shelton Street. Ancillary plant, service and parking facilities at ground floor level 8 Shelton Street. New pedestrian route from rear to Mercer Street.	Under construction		
5	Central	Planning application	05/01088/FULL	Development Site 23 24 25 To 26 And 27 To 30 Dering Street And 315 - 319 Oxford Street, London, W1C 2HS	14	8	0	0.13	27/10/2005	Demolition behind the retained facades of 315-319 Oxford Street, part demolition of 24 Dering Street, demolition of rear extension of 25-26 Dering Street and demolition of 27-30 Dering Street; and redevelopment to provide a 5-storey building plus basements, comprising retail (Class A1) at basement-1st floors and part 2nd-4th floors, and 14 residential units at part 2nd-4th floors.	Under construction		
5	South	Planning application	02/05045/FULL	Site At 1-9a And 17 Kinnerton Street London SW1X 8EA	14	9	0	0.06		Demolition of buildings and erection of three-storey terrace to provide four retail units (Class A1), a Class A3 unit and 14 residential units (Class C3); closure of entrance to Halkin Arcade, Kinnerton Street and creation of new entrance into the Class A3 unit at 1 Kinnerton Street adjoining the listed properties at 11 Motcomb Street.	Under construction		
5	North	Planning application	01/00961/FULL	Development At 112-130 Edgware Road, 136-138 George Street And 24 Nutford Place, London, W1H 5YQ	14	14	0	0.12	10/07/2003	Demolition of 136-138 George Street, erection of extensions to all frontages to create eight storey building providing 14 additional residential units and office accommodation, external alterations including recladding and provision of plant.	Unimplemented. Permission granted subject to legal agreement. No affordable housing as permitted under the old 15 unit threshold	No recent contact with the developers	
5	South	Planning application	06/03628/FULL	1 - 3 And 17 Grosvenor Gardens Mews North Belgrave Yard And 1 - 8 Lygon Place, London	13	7	0	0.35	14/12/2006	Demolition and rebuilding of rear section of 1 Lygon Place comprising basement to third floor level in connection with use as two dwelling houses; erection of extensions within rear lightwells at ground to second floor level and mansard roof extensions to rear of 2-7 Lygon Place in connection with use as six dwelling houses; demolition and rebuilding of rear section of 8 Lygon Place comprising basement, ground and part two/part four upper floors in connection with use as two dwelling houses; and excavation to rear of 1-7 Lygon Place to form basement car park for 15 cars. Redevelopment behind retained facades of 1 and 17 Grosvenor Gardens Mews North to provide two dwelling houses comprising ground, first and second (mansard) floor; and demolition and reconstruction of 3 Grosvenor Gardens Mews North to provide one dwelling house comprising ground, first and second (mansard) floor with frontage also to Belgrave Yard.	Under construction		
5	North	Planning application	05/03755/FULL	Baptist Church And School, 16A Abbey Road, London, NW8 9BD	13	13	0	0.17	22/08/2005	Alterations to the permission dated 13 January 2004 (02/07668) for the complete demolition of side villas to the existing church and their rebuilding, refurbishment of existing church and hostel and the provision of 13 flats with 10 car parking spaces, reinstatement of bell towers; namely reducing height of approved side extension to church from 2 storeys to 1storey and associated alterations.	Under construction		
5	Central	Planning application	04/10036/FULL	Site At 43-55 Mortimer Street, 55-58 Wells Street 20-34 Great Titchfield Street London W1W 6SL	13	13	7	0.30		Amendments to the legal agreement relating to the planning permission for the demolition of the existing building at Nos. 43-49 Mortimer Street and Nos. 55-58 Wells Street and partial demolition of Nos. 20-34 Great Titchfield Street and Nos. 51-55 Mortimer Street. Redevelopment to provide a mix of uses comprising offices, residential (13 flats), retail and showrooms (sui generis); areas for servicing and ancillary parking; works of landscaping.	Under construction		
5	South	Planning application	08/06832/FULL	Metropole Buildings, Northumberland Avenue	13	13	0 (financial contribution)	0.5	31/10/2008	Use of the Metropole Buildings as 297 bed hotel with restaurant and ancillary facilities and one independent restaurant (Class A3). Use of No. 10 Whitehall Place as 13 residential units (Class C3) and health spa (Class D2). Associated external alterations, car parking at basement level (accessed from Great Scotland Yard); hard landscaping and installation of mechanical plant.	On site preparatory works now commenced		
5	North	Planning application	05/08673/FULL	117-118 Bayswater Road, London, W2 3JH	13	13	0	0.03	26/10/2006	Erection of new building comprising a retail (Class A1) unit at ground floor level, 13 residential units (3x1 bed, 6x2 bed and 4x3 bed) at first to fifth floor and 13 parking spaces for the residential units at basement level together with the build out of the pavement on the junction of Bayswater Road and the west side of Inverness Terrace.	Unimplemented. Permission granted	This site has been the subject of an application for a much larger site that includes the buildings up to 122 (08/04631/FULL, 08/4632/CAC mix of hotel, retail and 9 residential units). This scheme was considered by sub committee on 6/11/08 and resolved to grant planning permission and conservation area consent with S106 benefits if the applicant agrees to increase public art to £60,000. No affordable housing.	

Timescale (years)	Area Team	Source	Reference Number	Address	Proposed/Estimated Units	Net Units	Affordable units	Site Area (ha)	Date Permitted	Details			
										Description of Scheme	Planning status	Discussions with developers	Uncertainties as to delivery
5	South	Planning application	05/10430/FULL	Development Site At 60 - 62 St Martin's Lane And 23 - 26 New Row, London, WC2N 4LN	12	6	0	0.1	01/05/2007	Demolition of former electricity sub-station and demolition and redevelopment behind retained facade of 60-61 St Martin's Lane to provide a building comprising two basement levels, ground and five upper floors for mixed office (Class B1), retail (Class A1) and residential use (2 x 1 bed and 2 x 3 bed flats), installation of plant at fifth floor level and photovoltaic cells and solar hot water collectors at roof level. Alterations to facade of 62 St Martin's Lane and use for residential purposes (1 x studio and 1 x 3 bed); internal and external alterations to 23-26 New Row and use for retail purposes at basement and ground floors with six residential flats (3 x 1 bed and 3 x 2 bed) at upper levels.	Under construction		
5	Central	Planning application	05/04298/FULL	Development Site At 43 - 48 Dover Street, London, W1S 4NX	12	2	0	0.08	08/09/2006	Redevelopment of Nos. 44-48 for office, retail and residential purposes (2 flats) together with alterations to the building at No. 43 and use of the upper floors to residential (10 flats).	Under construction		
5	Central	Planning application	07/10842/FULL	10 Weymouth Street And 8 Bridford Mews And 10 - 12 Bridford Mews, London, W1W 5BU	12	2	0	0.11	28/02/2008	Replacement of roof extension with double height roof extension, erection of rear extensions at ground to (new) sixth floor level to provide 12 new residential units and ground floor office extension. Demolition of Nos. 10-12 Bridford Mews and erection of single storey building, external alterations to No. 8 Bridford Mews, alterations to ramp of service yard at rear of No. 10 Weymouth Street and new entrance door to No. 10 Weymouth Street. (Amendment to permission granted 1 May 2007 (RN: 06/08910), namely, alterations to terraces and layout at fifth and sixth floors, alterations to design of Nos. 10-12 Bridford Mews, lift access to No. 10 Weymouth Street, cladding, office amenity space and alterations to parking layout).	Under construction		
5	Central	Planning application	04/00937/FULL	Site At 2 - 8 Trebeck Street, 2 - 5 Hertford Street, 35 Shepherd Market And 20 Shepherd Street, London, W1J 7JQ	12	7	0	0.05	13/12/2007	Formation of new first floor courtyard in central lightwell to first floor level, shopfront alterations and other alterations to form 12 self-contained dwellings (five existing, seven proposed); use of the basement as a private members club and ground floor as a restaurant and bar; retail unit on ground floor of No. 8 Trebeck Street, plus roof plant within an enclosure. (Site known as 'Tiddy Dols').	Under construction		
5	South	Planning application	03/05154/FULL	11-15 Arlington Street London SW1A 1RD	12	12	0	0.03		Redevelopment of site around the escape shaft from Green Park Underground Station to provide building comprising basement, ground and six upper floors for use as 12 self-contained flats with office space at basement level.	Under construction		
5	South	Planning application	04/09533/FULL	112 Regency Street London SW1P 4AX	12	12	0	0.03		Erection of mansard roof extension over Regency Street frontage, installation of dormer windows on rear elevation of Douglas Street frontage, fronting Anchor Court, installation of two new windows at second floor level on flank elevation, in connection with conversion of existing office building to create 12 self-contained residential flats (2 x studio units, 4 x 1-bed, 5 x 2-bed and 1 x 3-bed).	Under construction		
5	South	Planning application	04/07050/FULL	135 Grosvenor Road, London, SW1V 3JY	12	12	0	0.05	30/08/2005	Demolition of existing single storey restaurant and erection of a residential building comprising basement, lower ground, upper ground and four upper floors to provide 12 self-contained flats, including basement car parking for 12 vehicles. Installation of 12 air conditioning units at roof level.	Unimplemented. Ongoing discussions. Some conditions discharged		
5	North	Planning application	05/09830/FULL	Westbourne House, 14-16 Westbourne Grove, London, W2 5RH	12	12	0	0.16	02/03/2006	Conversion of fourth, fifth and sixth floors to form 12 residential units, including alterations to fenestration, the erection of extensions at sixth floor level and installation of glazed screens to fifth and sixth floors.	Unimplemented		
5	North	Planning application	07/01175/FULL	Development Site At 2 - 12 Cornwall Terrace, London, NW1 4QP	11	11	0 (financial contribution)	0.21	26/04/2007	Conversion of existing offices into 11 residential dwellings, alterations to create seven garages and balconettes on rear elevation, roof terraces and conservatories at roof level, installation of plant and associated alterations.	Under construction		
5	Central	Planning application	04/00554/FULL	Development Site At 7 To 9 Rathbone Place And 16 - 19 Gresse Street, London, W1T 1QL	11	11	0 (financial contribution)	0.2	30/08/2007	Alterations, including demolition of 16-19 Gresse Street and redevelopment to create building of basement, ground and six upper storeys for office (Class B1) use. Refurbishment of 7-8 Rathbone Place in connection with use of basement and upper floors for residential (Class C3) purposes (6 x 1 bed flats, 2 x 2 bed flats, 3 x 3 bed flats), provision of associated plant, and refurbishment of Evelyn Yard, including removal of tree.	Under construction		
5	South	Planning application	07/03223/FULL	4 - 5 Arlington Street London SW1A 1RA	11	11	0 (financial contribution)	0.04	13/07/2007	Use of building as 11 self-contained residential flats. Associated internal and external alterations including erection of extensions at roof level to create a sixth floor with roof terrace and plant room at fifth floor.	Unimplemented		Scheme unlikely to be implemented in its current form due to legal issues with leases. Alternative application to be submitted
5	South	Planning application	07/04254/FULL	1 Bear Street, London, WC2H 7AR	11	11	0 (financial contribution)	0.01	27/09/2007	Demolition of existing building and redevelopment to provide a new building comprising basement, ground and six upper floors. Use of ground floor and basement for restaurant (Class A3) purposes, with ticket booth (Class A1) at ground floor level to Cranbourn Street. Use of upper floors as 11 self-contained residential flats. (Site includes 1-4 Bear Street and 47-48 Cranbourn Street).	Not yet on site but no reason to believe it won't be on site in the next 5 years	No further discussions	
5	Central	Planning application	06/01329/FULL	Swiss Centre, 10 Wardour Street, London, W1D 6QF	10	10	0 (financial contribution)	0.16	29/08/2007	Redevelopment and construction of new building to provide an 11 storey building with two basement levels, consisting of retail (Class A1), hotel (Class C1), casino (Class D2) and 10 residential units at Nos. 10-12 Wardour Street.	Demolition underway		
5	North	Planning application	04/01167/FULL	Development Site At 371 - 375 Harrow Road, London, W9 3NA	10	3	0	0.04	22/04/2004	Erection of rear ground and first floor extension, installation of front dormers and rear mansard at roof level in connection with the enlargement of the ground floor retail shops and conversion of the upper floors into 10 self-contained flats.	Under construction		

Timescale (years)	Area Team	Source	Reference Number	Address	Proposed/Estimated Units	Net Units	Affordable units	Site Area (ha)	Date Permitted	Details			
										Description of Scheme	Planning status	Discussions with developers	Uncertainties as to delivery
5	North	Opportunity Site	OP14	Dudley House, North Wharf Road & 138-147 Harrow Road, W2	-	-	-	0.35	-	Dudley House is a City Council owned housing block in poor condition which the council wishes to redevelop.	Planning brief prepared 2002. New planning brief being prepared now.		
5	North	Planning Brief	-	Amberley Adult Education Centre, W9	-	-	-	0.31	-	Within the NWWSPA and therefore expect no more than 50% of the floorspace to be for residential.	Brief approved for adoption October 2008		
5	North	-	-	Block n3 at Carlton Gate, W9 3TX	-	-	-	0.17	-	Vacant site which has a nursing hostel use by virtue of 1988 outline consent- now surplus to health authority needs. Located within the NWWSPA.			
5	North	City West Homes Site	-	Warwick Day Nursery, 17 Cirencester Street, W2 & Warwick Community Hall	-	-	-	0.25+	-	Part of Community Build Scheme and located within the NWWSPA.		Given City West Homes pre-application advice that 100+ residential units is an overdevelopment of the site	
5	North	Opportunity Site	OP3	177 -185 Marylebone Road/165-177, Seymour Place, W1	-	-	-	0.09	-	177-185 Marylebone Road was formerly the Magistrates Court.			

Timescale (years)	Area Team	Current Status	Source	Reference Number	Address	Proposed/Estimated Units	Net Units	Affordable units	Site Area (ha)	Date Permitted	Details				
											Description of Scheme	Planning status	Discussions with developers	Uncertainties as to delivery	Explanation of time frame
6-10	South	Application submitted	Planning application	08/02889/FULL	Chelsea Barracks, Chelsea Bridge Road, SW1	638	638	319	5.15	-	Demolition of existing former barracks buildings and redevelopment for mixed use purposes (in buildings of between 5 and 13 storeys) comprising 638 residential units (to include 319 units of affordable housing), hotel (Class C1), sports centre (Class D2), community hall (Class D1), flexible retail (Class A1/A2/A3) and/or (Class D1), restaurant (Class A3). Hard and soft landscaping including the creation of public open space, new vehicular and pedestrian access and works to the public highway. Provision of basement level parking, servicing and plant areas. Application includes an Environmental Impact Assessment.	Pending decision - 2013 at the earliest		Uncertain scheme. Delivery for occupation in next 5 years is doubtful	
6-10	North	-	Planning Brief	PB5	North Westminster Community School Site, North Wharf Road, W2 1XN	500	500	-	3.25	-	Housing is likely but not certain as planning policy gives first priority to an alternative social & community use. Draft planning brief is approved for consultation.				
6-10	South	Application submitted	Planning application	08/08205/FULL	Development Site Including Land Bounded By Victoria Street, Buckingham Palace Road, Bressenden Place And Allington Street	170	108	108 key worker	1.78	-	Demolition of the existing buildings on site and the comprehensive redevelopment of the site including new public realm and pedestrian routes and a mixed use development comprising three new buildings up to 13, 14 and 19 storeys in height providing 65,653sqm of offices (Class B1), 11,497sqm of retail (Class A1-A5), and 31,006sqm (up to 170 units) of residential development (Class C3) with underground parking and servicing and associated highways, utilities and other ancillary works.	Developer wants a 15 year planning application. Delivery uncertain but they want to start Buckingham Palace Road part in 2010 so residential potentially complete by 2013			
6-10	South	-	LHCS 10499/Opportunity Site 7	-	Queen Alexander Military Hospital, John Islip Street	150	-	-	1.67	-	Inside CAZ, Thames Policy Area and Millbank conservation area. Within the Priority Area for Additional Green Open Space for Play. Proposals for residential, cultural and office use. Principal existing uses: administrative and storage purposes for Tate Britain.	Pre-application discussions taken place			
6-10		Pre-application discussions	Confidential Site	-	Confidential Site	150	-	-	-	-					
6-10	North	Application withdrawn early 2008	-	-	38-44 Lodge Road, NW8	120	-	-	0.73	-	Possible redevelopment of the site.				
6-10	North	Unimplemented	Planning application	07/07739/FULL	Site At Park House 116 Park Street And 47 North Row And 453-497 Oxford Street London W1C 2PY	39	39	0 (financial contribution)	0.53	01-May-08	Demolition of existing buildings and redevelopment to provide a single building comprising two basements, ground and eight upper storeys for use as 39 residential units, offices, retail, ancillary floorspace, car parking spaces and cycle spaces at second and first basement levels and servicing from North Row.				
6-10	South	Further review scheduled Dec '08	Planning Brief	-	City Hall Planning Brief (City Hall, Selbourne House & Kingsgate)	0	0	0	0.50	-	Selborne House scheme is entirely commercial but in order to comply with COM 2 they are due to submit a 2nd application for the redevelopment of Wellington House, Buckingham Gate which will provide approx. 62 residential units.				
6-10	Central	-	-	-	Chiltern Street Car Park, W1U 5AA	-	-	-	0.14	-	Site is Council owned and for sale. As the site is outside CAZ, the advice given to potential purchasers is that the development must be primarily residential. However, given changes to the CAZ boundary in the London Plan it may be that it will ultimately be a mixed use development.				
6-10	South	Application submitted	Planning application	08/08206/FULL	Development Site Including 120-124 Victoria Street, 3-11 And 10-12 Bressenden Place, London, SW1E 5LA	35	35	35	0.52	-	Demolition of existing buildings on site and construction of two new buildings up to 6 and 12 storeys in height providing 2,829sqm of office (Class B1), 935sqm of retail (Class A1-A5), 127sqm of flexible library/retail (Class D1/A1-A5), 1,525sqm of flexible library/office space (Class D1/B1), 4,228sqm (up to 35 units) of affordable housing (Class C3) and associated highways, utilities and other ancillary works.	Uncertain. Going to committee in 2009			

Timescale (years)	Area Team	Current Status	Source	Reference Number	Address	Proposed/Estimated Units	Net Units	Affordable units	Site Area (ha)	Date Permitted	Details				
											Description of Scheme	Planning status	Discussions with developers	Uncertainties as to delivery	Explanation of time frame
6-10	South	Brief approved for adoption October 2008.	Opportunity Site	-	Ebury AES, SW1V 4LH	-	-	-	0.06	-	Likely to be predominately residential with some community uses.				
6-10	Central	Brief approved for adoption October 2008.	Planning Brief	-	Moxon Street Car Park Site, W1U	50	50	-	0.34	-	Preferred uses housing and commercial. No figures available.				
6-10	North	-	-	-	96-98 Bishops Bridge Road, W2	-	-	-	0.09	-	Former TGI's restaurant now vacant and has the potential for a mixed redevelopment that could contain residential.				
11-15	South	-	LHCS	10502	Victoria Coach Station, Elizabeth Street, Buckingham Palace Road, SW1	Up to 200	-	-	0.50	-	Planning brief draft in preparation stage but unlikely to go any further until TfL show a desire to redevelop the site. No date as yet and site potential for housing uncertain at this stage.				
11-15	North	-	Opportunity Site	-	St. John's Wood Barracks	140	140	-	2.13	-	Possible residential development.				
11-15	Central	Crossrail is likely to be constructed by 2018, any residential development would not commence until	Planning Brief	-	Crossrail sites; 65 Davies Street & 354-358 Oxford Street, 18-19 Hanover Square, Tottenham Court Road sites (Eastern and Western ticket halls).	-	-	-	1.51	-	Hanover Square: In pre-application discussions presently. Very uncertain with 2 scenarios; (i) replacement of commercial floorspace with no residential (ii) less than 10 units on site and more than 10 off site. Housing likely but mainly offsite.				
											Tottenham Ct Road East: Derwent Valley preparing plans. Pre-application discussions, housing likely but offsite (on the Western TCR site or elsewhere) No figures available.				
											Tottenham Ct Road West: No firm plans. Very early stages and very uncertain. Fragmented ownership of site. Existing residential expected to be replaced.				
11-15	North	-	Opportunity Site	-	Lords Cricket Ground Masterplan	-	-	-	-	-	Possible mixed cricket, hotel and residential development				
11-15	North	-	Planning Brief	PB6	Site bounded by Shroton Street, Cosway Street, Bell Street and Stalbridge Street, NW1 6TH	-	-	-	0.21	-					

Reference	Address	Proposal	Site Area	Area Team	Proposed units	Reason taken out of schedule
04/01554/FULL	West End Green, 285-329 Edgware Road, Church Street, W2 1BB	Redevelopment to provide buildings of between 5 and 22 storeys including a retail supermarket, 307 residential units including affordable housing , 156 holiday let units, associated car parking and landscaping (Duplicate application) . New application likely.		North	307	Application withdrawn
04/07636/FULL	Western Pumping Station 124 Grosvenor Road London SW1V 4BE	Erection of part nine/part eleven storey building comprising 264 residential units (including 179 affordable units), a restaurant (Class A3 Restaurants and Cafes), health and fitness centre and basement car parking (part of Grosvenor Waterside development).	0.72	South	264	Superseded by 06/07098/FULL (in 5 -15 year schedule)
04/00983/FULL	Hotel 75-89 Lancaster Gate London W2 3NN	Use as 139 Class C3 residential units, including 15 affordable housing units, formation of basement car park for 136 vehicles, access from Leinster Terrace and exit onto adjacent private land, erection of rear mansard extension, erection of roof addition, internal and external alterations together with associated landscaping works.	0.60	North	139	Superseded by 07/01336/FULL (in under construction schedule)
06/04986/FULL/OP1	Royal National Orthopaedic Hospital, 41-51 Bolsover Street, London, W1W 5AQ	Mixed use scheme for residential accommodation (100 flats), orthopaedic clinic (Class D1) business (Class B1) use, plus basement parking and cycle parking. Demolition of all existing buildings on the site including the listed consulting rooms and operating theatre, retention of listed waiting hall and the erection of lower ground (basement), ground plus part four, part five, part six and part seven storey building. Mixed use scheme for residential accommodation (100 flats), orthopaedic clinic (Class D1) business (Class B1) use, plus basement parking and cycle parking.		Central	100	On site
07/01336/FULL	75 - 89 Lancaster Gate London W2 3NN	Use as 92 (Class C3) residential units, including 11 affordable housing units, formation of an underground car park for 91 vehicles and 89 cycle spaces with access/egress from Leinster Terrace, erection of second floor roof extension alteration to roof structure, internal and external alterations together with associated underground storage facilities and swimming pool/gym and new landscaping work to the gardens fronting Bayswater Road.	0.32	North	92	Under construction Summer 2008. Alterations during the course of construction (Superseded by 08/02348/FULL to reduce number of units to 85 including 11 affordable)
01/07266/FULL	Site Bounded By 5-10 Denman Street, 35-36 Great Windmill Street, 14-18 Ham Yard And 1-7 Smith's Court London W1D 7DW	Demolition of existing buildings and redevelopment of site to provide four new buildings for use as offices (Class B1), 53 residential units including affordable housing, retail (Class A1), bar/restaurant (Class A3) and an underground car park. Modifications to Ham Yard; creation of amenity space and landscaping. New pedestrian route from Denman Street to Great Windmill Street.		Central	53	Superseded by 08/03018/FULL (in 5-15 year housing supply schedule)
04/10096/FULL	Development Site At Knighton House 52-66 Mortimer Street & 1A Little Titchfield Street & 48 Mortimer Street, London, W1W 7RR	Alterations including infill and roof extensions to Knighton House to provide wholesale showrooms (sui generis) at basement and part ground floor level, offices (Class B1) on part ground floor and upper floors; new mansard roof to the fourth and fifth floors of 48-50 Mortimer Street and rear extension; refurbishment of wholesale showrooms at basement and ground floor and residential use of upper floors 46-50 Mortimer Street (12 flats); alterations to 1-3 Little Titchfield Street at ground level to create parking bays, servicing, access and refuse storage; and landscaping works.	0.62	Central	47	Superseded by 07/04175/FULL. Substantially complete
06/00763/FULL	Site At Park House 116 Park Street And 47 North Row And 453-497 Oxford Street London W1C 2PY	Demolition of existing buildings and redevelopment to provide a single building comprising two basements, ground and eight upper storeys for use as retail, offices and 39 residential units with associated parking, loading area and plant.	0.53	Central	39	Application subject to judicial review. If application refused, developers want to have another application in place so that work can start on site- see: 07/07739/FULL in 6-10 year schedule.
06/00121/FULL	Site At 12-24 Gloucester Place, 13-16 Portman Close And 71 - 89 George Street, London, W1U 8NT	Alterations during the course of construction to permission dated 31 January 2003 (RN: 00/01653) and listed building consent dated 2 June 1999 (97A488) for roof and rear extensions and refurbishment of George Street properties; use of basement and ground floors for Class A1 (Retail), A2 (Professional and Financial) and A4 (Pubs and bars) purposes and conversion of upper floors to flats; refurbishment and rear extensions to Gloucester Place properties, use of basement, ground and part first floors as offices (Class B1) and use of part first to fourth floors as flats; redevelopment of 13-16 Portman Close as four town houses and excavation to provide four levels of basement parking namely: use of the ground floor at 81 George Street as a residential access (Class C3); dual use of the first to fourth floors at 20/22 Gloucester Place as four flats or offices (Class B1), modification to car parking arrangements to provide parking for 44 cars, internal and external alterations to create 35 or 39 flats and the installation of new plant and screening to the roof of 89 George Street.	0.19	Central	39	Superseded by 06/06085/FULL. Substantially complete
05/05091/FULL	Michael House, 37-67 Baker Street, London, W1U 8ED	Alterations and extensions to existing building to provide offices (Class B1), retail (Class A1)/restaurants and cafes (Class A3), leisure (Class D2) and 23 townhouses (Class C3) in a self-contained separate block. Reconfigured access, parking, servicing, plant arrangements, landscaping, environmental improvement works and associated enabling works.	1.18	Central	23	Substantially complete
07/09800/FULL	Leonora House, 49 Lanark Road, London, W9 1D	Demolition of existing four storey, building and redevelopment of the site by the erection of a five storey 21 flat extra care home	0.07	North	21	Net minus 2 units
03/01425/FULL	Development Site At 39-42 Portman Square, London, W1H 6LS	Demolition and redevelopment for mixed use providing Class B1 (offices) and 20 units of Class C3 (residential) accommodation, car parking and related works (resubmission).	0.21	Central	20	Substantially complete
02/06602/FULL	2-6 Moreton Street, SW1V 2PS	Demolition of existing buildings and erection of new part three/part four storey building to provide 16 self-contained flats and two	0.03	South	18	Lapsed
05/02944/FULL	1 And 3 Grosvenor Gardens Mews North Belgrave Yard And 1 - 8 Lygon Place London	Rear extension at basement to third floor level to 1 Lygon Place and use as four self-contained flats (2 x 3-bedroom and 2 x 2-bedroom). Erection of mansard roof extension and use of 2-6 Lygon Place as five single-family dwelling houses (six bedrooms). Demolition of rear extensions, formation of terrace at rear fourth floor level behind mansard screen and use of 7-8 Lygon Place to provide six self-contained flats (2 x 2-bedroom and 4 x 3-bedroom). Creation of two level basement car parking (21 spaces) to rear of 1-8 Lygon Place. Demolition and reconstruction of 3 Grosvenor Gardens Mews North to provide single-family dwelling house (four bedrooms) comprising ground, first and second floor with double garage. Redevelopment behind retained facade of 1 Grosvenor Gardens Mews North to provide single-family dwelling house (three bedrooms) comprising ground, first and second floor with single garage.	0.22	South	17	Superseded by 06/03628/FULL (In under construction schedule)
04/10035/FULL	79-83 Great Portland Street London W1W 7LS	Use of the first, second and third floors and parts of the basement and ground floor as 15 residential flats (Class C3) and associated alterations, with ancillary parking in basement	0.05	Central	15	Complete summer 2008

Reference	Address	Proposal	Site Area	Area Team	Proposed units	Reason taken out of schedule
06/01023/FULL	21-23 Devonshire Place, 13 Marylebone Road, 60-62 Marylebone High Street, Land To Rear Of 23 Devonshire Place London W1G 6HZ	Redevelopment of the site for a new Cancer Clinic (Class C2) to be accommodated within an eight storey building, five storeys of which are above ground following the demolition of 21 and 22 Devonshire Place, 13 Marylebone Road and 60-62 Marylebone High Street. Associated tunnel link under Devonshire Place linking to the existing main clinic at 20 Devonshire Place. Servicing of new Cancer Clinic from Marylebone High Street and access from Devonshire Place. Use of 23 Devonshire Place for offices and patient support in connection with the Cancer Centre and the retention of the upper floor for ancillary residential accommodation.		Central	15	Retention of residential - no new units
05/09251/FULL	204A Great Portland Street London W1W 5NP	External alterations and extensions at ground floor and roof level. Dual use of extended ground, part new mezzanine, first and part second floors for either showroom, workroom and stockroom use with ancillary offices (sui generis) or retail (Class A1) purposes; use of part mezzanine, part second to sixth floors and new seventh floor to create nine additional residential units (15 in total) with a porter's office (Class C3) at mezzanine level; use of part excavated basement to provide 20 car parking spaces.		Central	15	Superseded by 07/02955/FULL (in 5-15 year housing supply schedule)
06/03768/FULL	9-12 Barrett Street London W1U 1AZ	Substantial demolition of existing buildings and redevelopment to create a building over basement, ground and five upper floors providing 14 residential units, office (Class B1), retail (Class A1) and social and community (Class D1) uses.	0.08	Central	14	Complete summer 2008
06/05729/FULL	44 - 47 Bryanston Square London W1H 2DZ	Alterations including substantial demolition of 35 Bryanston Mews West and replacement with new building, and lantern extension to 33 Bryanston Mews West, all in connection with the conversion of the buildings to 14 residential units. (Site includes 44 & 45 Bryanston Square, and 33 & 35 Bryanston Mews West). [Part of land use swap with 3-7 Portman Mews South, London W1]	0.05	Central	14	Superseded by 08/00102/FULL (only 4 proposed units)
03/04753/FULL	38 Elgin Avenue London W9 3QT	Demolition of existing single storey doctor's surgery and the erection of a replacement doctor's surgery at lower ground and ground floor levels and four upper floors consisting of 13 residential flats.	0.03	North	13	Superseded by 06/07007/FULL (in under construction schedule)
00/03047/FULL	Development Site At 1 Queens Grove And 12-22 Finchley Road, London, NW8 6EB	Redevelopment to provide 13 residential units in a new building comprising part single, four, five and six storeys. Renewal of the outline permission dated 17 April 1997 (RN969049)	0.23	North	13	Superseded by 02/06302/FULL (in 5-15 year housing supply schedule)
05/05779/FULL	Douglas House 16-18 Douglas Street, London, SW1P 4PB	Alterations to include re-modelling at fourth floor level, rear extensions, replacement windows and new vehicular entrance doors in connection with use as 13 residential units.	0.03	South	13	Superseded by 06/01420/FULL (only 9 units proposed)
00/06126/FULL	1 Old Park Lane London W1K 1QR	External and internal alterations, including new roof plant enclosure, in connection with the use of the basement and ground floors for bank (Class A2) purposes and the 1st to 6th floors as 12 flats (site also relates to 134 Piccadilly).	0.03	Central	12	Lapsed
02/05626/FULL	Site At Crown House 51 Aldwych, 1 Kingsway, Ingersoll House 7-9 Kingsway & Awdry House 11 Kingsway London WC2B 6XE	Demolition and redevelopment behind the retained Kingsway, Aldwych and Drury Lane (part) facades, including reusing the materials of the rear elevation of Awdry House, all to provide restaurant (A3) and retail (A1) at ground and basement floors and offices (B1) and 12 residential units on upper floors.	0.18	South	12	Completed
05/04191/FULL	34 Henrietta Street London WC2E 8NA	Erection of double height mansard roof extension, installation of level access to ground floor unit from Covent Garden Piazza, use of upper floors as 12 self-contained residential flats comprising 2 x studios, 8 x one-bed units, 1 x two-bed unit and 1 x three-bed unit.	0.02	South	12	Complete summer 2008
07/04851/FULL	40 Wilton Place SW1X - 7RL And 33-39 Knightsbridge	Demolition and redevelopment of 33-39 Knightsbridge and north (Knightsbridge) wing of the Berkeley Hotel to provide buildings of three basements, ground and part eight/part nine upper floors to the Knightsbridge frontage, and an additional storey to the existing hotel building fronting Wilton Place to provide 27 additional hotel guest bedrooms with upgraded guest and staff facilities, 12 residential apartments (3 x 1-bed, 1 x 2-bed and 8 x 3-bed), retail uses along Knightsbridge frontage and use of existing NCP car park for hotel and private car parking.	0.45	South	12	Net loss of 12 units
03/09424/FULL	1 - 11 Hay Hill, London, W1J 6DH	Conversion of mezzanine and first to fifth floors to create 11 self contained residential flats (7x2 bed and 4x3 bed) at 1-11 Hay Hill and 1-2 Grafton Street.	0.07	Central	11	Superseded by 07/10251/FULL (only 1 residential unit proposed)
05/01556/FULL	75 Page Street, London, SW1P 4LT	Demolition of existing three storey public house and redevelopment to provide a building of basement, ground and six upper floors	0.03	South	11	Superseded by 07/05190/FULL (in 5-15 year schedule)
Prince of Wales Junction, W9		Planning brief prepared. According to policy, the site should contain retail at ground floor, residential above, and have potential for small office/start-up units. 5 units in 5 years is reasonable. The current economic climate will make a difference as difference as developers might not want to build anything on this site.		North	5	Planning brief for the longer term redevelopment of the site has been dropped
OP17	NCP car park, Brewer Street, W1	Inside CAZ, Soho conservation area, West End Stress Area. Principal existing use: car park.	0.24	Central		Building listed so opportunity limited
Opportunity Site	190 Strand, WC2	Residential likely.	0.06	South		Scheme repeated (05/03228/FULL)
OP11	Westbourne Green, Harrow Road, W2	Within North West Westminster Special Policy Area, not in a conservation area. Principal existing use: sports facilities, depot, housing including affordable housing. Planning Brief Adopted February 2004. Under Construction.	2.80	North		Under Construction- Summer 2007
LHCS 10502	Victoria Coach Station (Greenline) Eccleston Place, SW1	Likely to be post 2025	1.31	South		Post 2025
OP21	135-155 Charing Cross Road, WC2	Inside CAZ, West End Stress area, not in a conservation area, CrossRail safeguarding direction. Draft Planning Brief (May 2005). Principal existing uses: retail, offices.	2.84	South		
OP5	Edgware Road Station, Chapel Street, NW1	Post Crossrail Development	0.86	North		Post Crossrail Development