

LDF Annual Monitoring Report 2010 - 11

Reflecting on the progress of Westminster City Council's spatial planning policies and built environment initiatives in delivering sustainable development



FOREWORD

Welcome to Westminster's 2010-2011 Annual Monitoring Report

This is the seventh annual monitoring report prepared by Westminster City Council, and it will also be the last one. Planning reforms in 2011 and 2012 mean that the next report will be an authority's monitoring report. However, the essence of what is provided, and the longitudinal studies of land use trends and uses will continue to give the public, including residents and businesses the information needed to understand change across the City and participate in local plan development.

The planning reforms have also brought about significant changes to our own plan development. We no longer need to prepare a separate Core Strategy and City Management Plan, and therefore will merge these documents into a single local plan for Westminster. We will also be doing a revision to the Core Strategy to take account of the publication of the National Planning Policy Framework (NPPF) in March 2012.

A highlight of this monitoring period was the adoption of the Core Strategy in January 2011. This has placed the City Council in a stronger position in terms of the transitional arrangements in the NPPF because this document retains full weight until 27th March 2013. However, it is imperative that we move forward as quickly as possible with the two revisions to the Core Strategy, to maintain the strongest possible policy framework for the management of this complex, vital and challenging city.

This monitoring report covers an interesting period for Westminster: despite economic difficulties, Westminster seems to have 'bucked the trend' to date and overseas investment interest appears strong. This is reflected in the over 11,000 planning applications over the monitoring period, a 5% increase on the previous year.

Throughout the monitoring period, the City Council has continued to build on its design initiative with several schemes winning awards. Looking to the future, we will continue to deliver a world class built environment, where businesses and visitors want to be and people are proud to call home.



Councillor Robert Davis DL

Deputy Leader of Westminster City Council
Cabinet Member for the Built Environment

Local Development Framework (LDF) Annual Monitoring Report 2010-11

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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 residential population of 250,000.

The council has made good progress preparing its Local Development Framework (LDF). **The Core Strategy – a key spatial policy document that will influence the development of the city over the next 20 years – was adopted in January 2011.** The Core Strategy underwent its Examination in Public (EIP) in August 2010, where the Government appointed Planning Inspector listened to representations from the development and property industry, residents groups and other interested parties on matters contained in the Core Strategy, to assess the soundness of the document. Revised dates for the preparation of LDF documents – the ‘Local Development Scheme’ – are set out in this AMR. The council continues to be committed to creating an LDF that residents support and that befits the most important commercial, cultural and historic centre in the UK.

The council continues to meet government targets for determining planning applications and development management activities continue to be effective. Implementation of West End based action plans aimed at enhancing central London; delivering programmes to protect the environment; initiating schemes to regenerate the city’s street markets; and work to stimulate economic recovery have all had an important role delivering sustainable development. The council has continued to build upon its design initiative with several schemes winning various acclaimed awards such as a Civic

Trust Award for Oxford Circus streetscape improvements (see section: Ensuring a High Quality Environment).

The assessment of Westminster Unitary Development Plan, 2007 (UDP) spatial policies from 2010-11 identifies that some policy approaches need to be refined. However, overall it reveals a positive picture of the effective implementation of Westminster’s spatial policies:

- **749** housing units have been delivered, meaning that the council has met (and exceeded) the London Plan annual target for housing delivery of 680 units per annum
- the gross number of affordable housing completions was **157** (20.5% overall, comprising 73% social rented and 27% intermediate)
- the housing trajectory, informed by the council’s 5-15 Year Rolling Housing Land Supply, suggests the council’s policy approach is likely to deliver sufficient housing to meet the London Plan target
- Nearly 30,000 square metres (sqm) of B1 office floorspace was lost (-57,000 sqm in the Central Activities Zone (CAZ), 36,000 sqm in the Paddington Opportunity Area and -9,000 in the rest of Westminster);
- offices make up 48% of the floorspace in Core CAZ, and has stayed the same since at least 2008
- there is over 153,000 sqm of B1 office floorspace with permission in the pipeline, 47% in the CAZ and 53% in Paddington
- seven mixed use schemes were completed in CAZ providing 22,000 sqm of commercial floorspace and

21,500 sqm of residential floorspace (121 residential units)

- 11,000 sqm additional retail floor space was completed in Westminster compared to only 800 sqm the year before
- over **£25m** has been secured from signed section 106 agreements – the majority (£13m) being a contribution towards affordable housing provision
- 429 new hotel rooms have been added to the existing stock in the city in time for the forthcoming Olympics
- during 2010-11 schemes in Westminster received one Civic Trust award, one Georgian Group award, two RIBA awards
- some **545** sustainability benefits were secured (e.g. measures to address noise pollution, air quality, renewable energy, sustainable drainage etc) but this was down on previous years.

The positive contribution of the spatial policies set out in the UDP is highly significant, not least in relation to the delivery of housing, and protection of the council's natural and built environment. Looking forward the LDF is right at the centre of, and crucial to, the council's vision and commitment to be a Living City of opportunity for its residents, businesses and visitors.

1 Introduction

The Seventh Westminster LDF Annual Monitoring Report

This is the City of Westminster's **Local Development Framework (LDF)** Annual Monitoring Report¹ for 1st April 2010 to 31st March 2011 (AMR 2010-11).

The AMR 2010-11 performs the following functions:

- Provides contextual information about Westminster.
- Reports on the council's development management activities and the progress in preparing Westminster's LDF.
- Presents spatial planning data, including information relating to Core Indicators identified by the government, to assess the effect of the council's current planning policies.
- Highlights the effects of current policy approaches on wider economic, social and environmental issues and objectives.
- Highlights the council's innovative built environment initiatives.
- Highlights the crucial role of spatial planning in delivering sustainable development.

¹This AMR accords with regulation 48 of the Town and Country Planning [Local Development] [England] Regulations 2004

London's Heart: Global and Local City

Westminster lies at the heart of London, one of the leading world cities, and is truly a diverse and multifunctional place. Westminster is one of the country's most important commercial, tourist and entertainment centres, and also the home of national government, the monarchy, many embassies, places of worship and other functions of state. In addition, Westminster has a large, growing and very diverse resident population of over 250,000 people, while the daytime population swells to over 1 million people due to the influx of workers and visitors.



Fig 1. Westminster at the heart of Greater London

City of Westminster Profile 2011

Population and Society

- 249,600 residential population (ONS, MYE 2009), 23% increase since 2001.
- Population projected to rise to 281,000 by 2015 and 298,000 by 2020 (ONS, 2008).
- 120 languages spoken.
- 53% adult population educated to degree level but 9% of residents have no educational qualifications.
- Mean house price in Westminster is £752,000 (Land Registry 2011). 90th percentile average price of £1.4 million.
- Lower quartile house price average is £400,000 and the lower quartile house price to earnings ratio is 15:1, highlighting issues of affordability for residents.
- Westminster is the 87th most deprived out of 326 local authority districts in England (IMD 2010). Has the highest deprivation rate for children living in income deprived households.

Employment and economic activity

- Largest employment centre in the UK - 600,000 jobs (15% of all London's jobs). Projected 15% growth in employees in next 20 years.
- 39,000 businesses.
- £40bn annual GVA generated: 15% of London total, 3.1% of national total.
- £1.4bn paid annually in business rates by Westminster firms.
- 9 million sqm office floorspace - largest office centre in UK, with rising office rents and falling vacancy rates.
- 8,500 retail premises covering 2.2 million sqm retail space.
- 55 million tourist trips to Westminster per year, with nearly 450 hotels (40% London's hotel stock).
- 38 theatres, 60 cinema screens, over 20 casinos.
- Largest Night Time Economy in the country, generating £3bn, with 3800 firms employing nearly 60,000 people.

Development Activity

- Busiest planning authority in UK – over 10,600 applications received 2009/10, with 78% decided within 8 weeks, exceeding government targets.
- £38mil secured as financial contributions through signed planning agreements (2009/10).

Heritage

- 56 conservation areas (76.6% of Westminster's area), over 11,000 listed buildings and structures, 1 World Heritage Site, 5 Royal Parks & 19 historic squares and gardens.

Housing

- Stock: 115,600 residential units - split 35% owner occupied, 36% private rented and 29% social housing (Westminster Housing Commission).
- 8,697 new housing units built since 2000, with 26.4% of these being affordable housing.

Transport

- 4 main line stations with direct airport connections to Paddington and Victoria.
- 10 out of 12 underground lines & 79 bus routes.
- 3 of the top ten busiest mainline stations (Victoria is second with 70mil passengers 2010).
- 4 of the top ten busiest underground stations (Victoria is second with 80mil passengers 2009/10). In total, Westminster tube stations handle 600 million passengers (2010).
- Proposed Crossrail 1 & 2 routes & Cross River Tram.
- Intense pedestrian activity e.g. 250,000 movements through Leicester Square each day.
- The influx of workers and tourists swells the daytime population to over 1 million people.

2 Delivering high quality statutory spatial and development planning

LOCAL DEVELOPMENT SCHEME UPDATE

Westminster's Annual Monitoring Report (AMR) provides an update on the Council's progress on preparing documents identified in the Local Development Scheme (LDS), agreed March 2012. The LDS is a 'project plan' setting out what development plan documents the City Council will prepare, what subjects and geographical areas those documents will cover, and a timetable for their preparation.

Appendix 1 sets out the progress and timetable of development plan documents identified in the LDS, namely, the Core Strategy, the City Management Plan, the Statement of Community Involvement and the Waste Development Plan Document. A summary of progress on these documents is set out in the following paragraphs, together with further information on the work programme to develop Westminster's Local Development Framework.

Following changes brought about by the Localism Act, the City Council intends to return to a single Local Plan rather than a separate Core Strategy and City Management Plan.

Core Strategy

The Core Strategy was adopted in January 2011. The National Planning Policy Framework (NPPF) was published on the 27th March 2012 with immediate effect. Having reviewed the document, officers are satisfied that the adopted Core Strategy is consistent with the NPPF in most aspects, but that a minimal

suite of changes are necessary. The revisions are unlikely to affect the policies themselves, and will most likely be restricted to the supporting text. The council has notified its intention to revise the Core Strategy under Regulation 18 of the new Local Planning Regulations on 1st May 2012. The consultation on this will end on 15th June 2012, after which the Council will formally publish and submit to the Secretary of State NPPF revisions to the Core Strategy.

City Management Plan (CMP)

The formal notification of the City Council's intention to produce the CMP was carried out in October 2008. A series of 12 workshops were held in June to August 2009, with a further workshop also held in September. These, together with any written correspondence, formed the principle consultation opportunity to identify policy options for the CMP. A Policy Options document was consulted on between 24th January and 18th March 2011. A Consultation Draft was consulted on between 21st November 2011 and 23rd March 2012. Eighty nine responses were received.

The Localism Act 2011 removed the requirement to separate out the Core Strategy from the more detailed policies which were being taken forward in the City Management Plan. It is considered that the Core Strategy as it is currently worded does not provide sufficiently detailed policies to meet Section 17 of the Planning and Compulsory Purchase Act, namely:

(3) The local planning authority's local development documents must (taken as a whole) set out the authority's policies (however expressed) relating to the development and use of land in their area.

Therefore it is proposed that the Core Strategy is also revised to insert the policies and any necessary supporting text from the Consultation Draft (subject to any necessary amendments, including any arising from the consultation).

The council has initiated the revisions to the Core Strategy by a Regulation 18 notification (1 May 2012). This will be followed by a Regulation 19 consultation phase of at least 6 weeks, during which time the public can comment on the 'soundness' of the proposed changes.

Statement of Community Involvement (SCI)

Although a Statement of Community Involvement was adopted in January 2007, this is now very out of date. Should resources allow, it could be updated. However, as these documents have not been given significant weight in the Localism Act, this may not be a good use of resources.

Waste Development Plan Document

As identified in the LDS, further work on a Waste Development Plan Document has been postponed awaiting publication of new guidance to be issued in the National Waste Management Plan (due 2013).

Supplementary Planning Documents (SPDs)

Following a review of the Core Strategy and incorporating the City Management Plan, there will be a review of Supplementary

Planning Documents to ensure the LDF as a whole provides comprehensive policy and guidance.

Ten Conservation Area Audits are also programmed for preparation, and will be prepared as resources allow.

Neighbourhood Planning

The Localism Act introduced the ability for parish councils and neighbourhood forums to prepare Neighbourhood Plans and Neighbourhood Development Orders. These documents will have 'development plan' status for those areas which they relate to.

The City Council instigated a full governance review on the 27th June 2011 consulting from the 14th November 2011 until 17th February 2012. It was considered by Full Council on the 25th April 2012.

A referendum is currently being held to finalise the decision as to whether Queen's Park can become a parish council. This will be finalised on 25th June 2012 at Full Council.

Community Infrastructure Levy Charging Schedule

The Planning Act 2008 (The Act) and Community Infrastructure Levy Regulations (2010 and as amended) confer the power to Local Planning Authorities (LPA's) to choose to charge a Community Infrastructure Levy (CIL) on development in their area. Money raised through CIL can be used to support development by funding the provision, improvement, replacement, operation or maintenance of infrastructure that the council, local community and neighbourhoods require to help accommodate new growth from development. This could include new parks, schools, health centres or public realm

improvements. From 2014 - or at the point a CIL is adopted by a council (whichever is sooner) - it will replace some types of planning obligations.

Planning obligations (as secured through Section 106 agreements) will still exist after 2014, but will be more limited in how they can be used. For example, they will still exist for affordable housing and to fund other planning obligations that cannot be secured by the CIL. However, once CIL is adopted authorities will not be able to pool planning obligations from more than five planning obligations for infrastructure that can be funded via a CIL.

To date Westminster has not advanced implementing a local CIL as there have been a number of concerns over the practical implications of the CIL regulations including the potential demise of the council's ground breaking Public Realm Credit System. It is unlikely that a Westminster CIL will be adopted before April 2014 and the decision to implement a local CIL will require a Full Council decision. The process for formulating and adopting a CIL will involve considerable amounts of public consultation along with an examination in public by an independent inspector.

In addition to a local authority setting its own CIL the Mayor of London is also empowered to charge a CIL for strategic transport and has formally approved a CIL that will be charged on most new developments in London for the funding of Crossrail. The Mayoral CIL effects developments that have had planning permission granted on or after 1 April 2012. The Mayoral CIL imposes a CIL charge of £50 per square metre in Westminster against all but health, education and affordable housing floorspace. Westminster City Council, as a London

Borough, is required to calculate, collect and enforce the Mayoral CIL.

Sustainability Appraisal

The City Council will prepare and formulate sustainability appraisals of Development Plan Documents as required by the Planning and Compulsory Purchase Act 2004. These appraisals will incorporate the requirements of the Strategic Environmental Assessment Directive.

Evidence Base

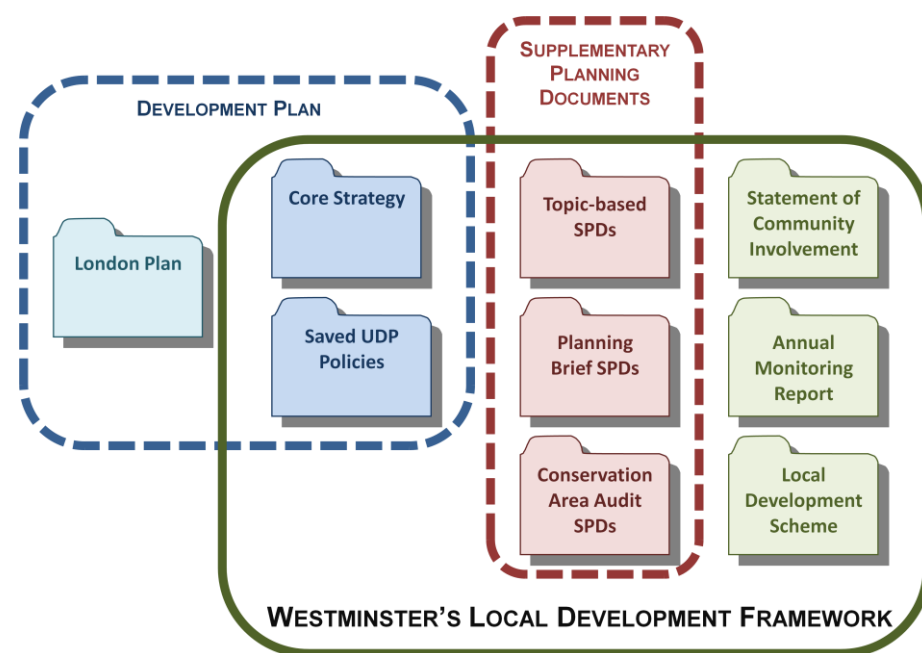
The most significant aspects of the evidence base still outstanding relate to viability, the physical practicality of sustainable technologies in a Westminster context, the cost of carbon, housing stock, opportunities and delivery, economic sectors as necessary including updating the town centre health checks, and a review of the St James's Study.

Chain of Conformity

Under s24 of the Planning and Compulsory Purchase Act 2004, all of the city's Development Plan Documents must be in 'general conformity' with the spatial development strategy for Greater London; the London Plan, prepared by the Mayor of London. A new London Plan was published in July 2011.

With the abolition of Regional Spatial Strategies (and that tier of government outside London), the role of targets set out in the London Plan remains uncertain. The government has indicated that targets must be agreed not imposed. Therefore, although the City Council agrees with the housing targets within the London Plan, we continue to have significant concerns about the physical ability to provide waste sites within Westminster.

Fig 2: Local Development Framework



Duty to Cooperate

The Localism Act introduces a duty to cooperate with other local authorities (Section 110). The City Council already does this

and will continue to identify opportunities where joint working will be beneficial.

Transitional Arrangements - Unitary Development Plan (UDP)

Many of the UDP policies (including site specific allocations) were saved on the 24th January 2010. A number of these were deleted on adoption of the Core Strategy in January 2011. The remaining policies will be replaced once the revision to the Core Strategy, incorporating the more detailed City Management Plan policies, is adopted.

Until 27th March 2013, the City Council (and other decision-takers such as the Planning Inspectorate) may continue to give full weight to relevant policies in the Core Strategy and London Plan even if there is a limited degree of conflict with the NPPF.

For the UDP, due weight should be given to relevant policies according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given).

Decision-takers may also give weight (unless material considerations indicate otherwise) to relevant policies in the City Management Plan according to:

- the stage of preparation (the more advanced the preparation, the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and

- the degree of consistency of the relevant policies in the CMP to the policies in the NPPF (the closer the policies in the CMP to the policies in the NPPF, the greater the weight that may be given).

Project Management - Resources and costs

The majority of the work on the Core Strategy and CMP going forward will be carried out by those officers working to the Spatial Planning Manager, who is responsible for the delivery of the LDF and co-ordinates this work. During the next financial year, in addition to the manager, the team comprises 3.2 FTE Principle Planning Officers and 2 Design and Conservation Officers. However, these officers also cover other significant projects such as the Community Governance Review, Public Art and the UNESCO World Heritage Site.

This represents a significant cut in the number of officers available to work on the LDF, compared to pre-recession resources of 7.2 FTE planning officers and 3 design and conservation officers. This is expected to continue in the short- to medium- term.

The Localism Act requires that the City Council must provide any assistance for Neighbourhood Planning except actual financial assistance. This has the potential to impose an immense burden on the resources of the council. However, this will be entirely depend on the interest in neighbourhood planning by Westminster's communities and any funding mechanisms available including the potential for the City Council to charge for this service through provisions in Section 117 of the Localism Act which requires further Regulations to enact.

Significant costs are associated with the Examination in Public (including legal fees, a Programme Officer, and the costs of the Planning Inspector), and these statutory costs will be met by the remaining Housing and Planning and Delivery Grant. This Grant has been discontinued by the new Coalition Government and alternative sources of funding will need to be sought in the future. This could include the New Homes Bonus.

It is also hoped that, in keeping with a more 'light touch' approach, some of the amendments made to the Core Strategy are considered by written representations rather than an expensive hearings process.

Any Neighbourhood Plans do not need to be considered by an inspector appointed by the Planning Inspectorate, and there is a stated presumption in favour of written representations. The City Council will work to reduce any costs as much as possible.

Reporting Procedure

The Spatial Planning Manager is responsible for co-ordination and delivery of the LDF, including co-ordination of SPDs prepared by officers outside the manager's direct line management. The Operational Head of the City Planning Delivery Unit reports progress fortnightly to the Cabinet Member for Built Environment (which includes responsibility for Planning).

The Cabinet Member for Built Environment has the decision making responsibility for the LDF. The Planning and City Development Committee (6 March 2008) agreed the establishment of the Planning Sub Committee (Planning Briefs and Local Development Framework), and agreed its terms of reference to approve planning briefs and to advise the Cabinet Member for Built Environment on those planning policy matters which relate to the development of the LDF. The Strategic

Director for the Built Environment has delegated powers to sign off minor amendments where explicit agreement has been given by the Cabinet Member.

A decision by Full Council is required for the final publication document of a Development Plan Document and adoption. It is expected that any Neighbourhood Plan would likewise need a Full Council decision for adoption.

3 Development Planning – applications received and decided

The planning policies prepared by the council and set out in the UDP are used to determine planning applications. Westminster receives an average of 10,000 planning applications a year, making it one of the busiest authorities in the country. During the period 2010-11 the council:

- received a total of 11,194 planning applications (5% increase on previous year), including 4,945 applications submitted online (44% of the total)
- determined 79% of the total number of applications in less than eight weeks
- processed 1,799 applications for listed building and conservation area consents
- successfully defended 177 (69%) planning appeals determined by Secretary of State in respect of applications made to the council
- exceeded the government's target for processing planning applications (see figure below)
- successfully investigated and resolved 2,295 reported breaches of planning control
- secured a total of £25m in financial contributions as part of signed agreements
- Refused 15% of planning applications received that would have had damaging impacts (sometimes it is what you don't see that counts).

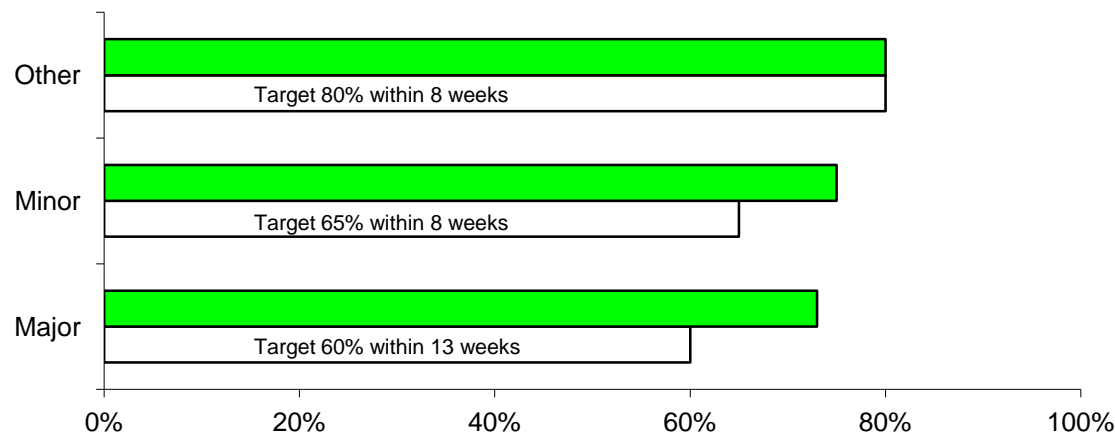
Planning enforcement making a difference

Planning enforcement action by the council can be taken where something has been done without the appropriate planning permission or consent. Enforcement action cannot be taken if the works or changes of use do not require permission or consent, or if they are permitted by planning legislation. But where action can be taken, the intervention can make a huge difference and transform a very poor quality built environment to a high quality built environment.



Figure 3 Time taken to process planning applications monitored by the Government (Communities and Local Government)

Targets Achieved for Processing Planning Applications 2010/11



| | Major | Major % | Minor | Minor % | All Other | All Other % | Total | % |
|---|-----------|---------|-------------|---------|-------------|-------------|-------------|----|
| Decisions dealt within <8 weeks | 15 | 21 | 1749 | 75 | 3417 | 80 | 5181 | 78 |
| Decisions dealt with between 8 – 13 weeks | 38 | 52 | 301 | 13 | 404 | 9 | 743 | 11 |
| Decisions dealt with over 13 weeks | 20 | 27 | 283 | 12 | 426 | 11 | 729 | 11 |
| Planning Performance Agreements | 5 | | | | | | | |
| Total by development type | 78 | | 2333 | | 4247 | | 6658 | |

Definitions

Major development is defined as:

- housing applications for 10 or more dwellings or where the site area is 0.5 hectares or more.
- non-housing uses where the floorspace is 1000 sqm or the site area is 0.5 hectares 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.

4 Assessing the implementation and effectiveness of spatial policies

The Monitoring Framework

The processes for preparing and implementing spatial policies have been discussed in Section 2. In this section consideration of their actual impact and their effectiveness in delivering the Council's spatial planning aims and policy objectives is given. As the Core Strategy was adopted in the latter part of this monitoring period, the UDP remains the focus of this assessment. The UDP sets out six spatial planning aims which are:

- A. Enhancing the attraction of central London**
- B. Fostering economic vitality and diversity**
- C. Building sustainable communities**
- D. Integrating land use and transport policies and reducing the environmental impact of transport.**
- E. Ensuring a high quality environment**
- F. Working towards a more sustainable city**

The policy assessment set out in the remainder of this section draws on data related to indicators which are used to assess the

policy approach. The monitoring framework used is set out below. It is important to note that it is the Council's policy approaches - not the indicators themselves that are the subject of this assessment.

Understanding the Data and Assessments in this Section

A monitoring framework, based on indicators, is a widely used method of assessing policies and one advocated in relevant government guidance on monitoring. This type of framework can have a useful role in helping to assess whether a policy is generally on track. However, not all policies can be adequately assessed by reference to this type of data as some complex policy approaches are difficult to reduce to one or even a group of indicators.

The UDP aims set out above are used to structure the remainder of this section (and page 15 provides a quick reference guide on how to interpret this). Relevant indicator results are presented in relation to each UDP theme. The data focuses primarily on the period 1 April 2010 – 31 March 2011; the period this AMR covers. However, data from outside this period is also highlighted where available to provide context for the results. Data is set out in a series of tables of figures and explanation of the tables is provided under each to aid clarity.

The data is complex in parts but serves an essential function in helping the development of policy approaches as shown throughout this AMR. The indicators are also necessary to meet expectations for monitoring spatial planning policies.

Following presentation of the data, an assessment is made of whether the related policy approaches in the UDP are being implemented effectively. These assessments draw on the indicator data presented which in some cases is supplemented by reference to additional research studies or consultation responses.

Monitoring Infrastructure Delivery

Before turning to the detailed assessment it is worth highlighting the Council's infrastructure planning activities. Westminster's success as a world city and its triple roles as a place to live, commercial centre and tourist attraction places heavy demands on infrastructure. Residents and businesses alike rely on the availability of high infrastructure including social, transport and utilities related provisions. The assessment set out in the remainder of this section addresses a range of infrastructure related matters, including, social and community facilities, open space provisions and transport where they are addressed in UDP policy approaches.

As signalled in last year's AMR, the Council is developing its infrastructure delivery planning processes in close cooperation with other Central London Forward boroughs and a technical assessment of infrastructure demand has been completed¹. As subsequent monitoring reports shift to consideration of the Core Strategy infrastructure monitoring is likely to become a more significant component.

¹ Westminster Infrastructure Plan 2006-2026 Technical Assessment

The Analysis

The next sections are split into the UDP's six spatial planning aims which are:

A - Enhancing the attraction of central London

B - Fostering economic vitality and diversity

C - Building sustainable communities

D - Integrating land use and transport policies and reducing the environmental impact of transport

E - Ensuring a high quality environment

F - Working towards a more sustainable city

There is also an additional section on **Implementation of related UDP Policies including Planning Obligations**

Each section starts with a list of applicable indicators that are used to monitor the spatial planning aim.

The indicator is presented in a table, followed by a commentary of the data in a table highlights section.

This in turn is followed by a policy assessment and analysis denoting the UDP policy reference number. The broad policy objective and approach is given relating to either single indicators or where appropriate a bundle of indicators to inform on the performance of the policies.

The following symbols are initially used to indicate the performance of the policies.



Positive



Negative



Neutral



Unclear

| Indicator | Name | Page |
|------------------|--|-------------|
| A | Enhancing the attraction of Central London | |
| A1 | Mixed Use: Completed mixed use schemes in CAZ >200 sqm | 19 |
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G **Related Objectives to UDP Policies: Planning Obligations, Monitoring and Enforcement**
Action

G1 Planning obligations: Financial contributions signed and received

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4A. Indicator Results and Policy Analysis: Enhancing the Attraction of Central London

MIXED USE

Indicator A1: Completed mixed use schemes with a net increase of over 200sqm in Central Activities Zone (CAZ)/CAZ Frontages

| Completed Mixed Use Schemes 2010-11 | Schemes | Total on Site Commercial SQM | Total Res SQM (On and Off Site) | Total Res Units | Affordable Units | Cash in lieu of residential provision | Net B1 SQM | Net A1 SQM | Net A3/A4 SQM | Net C1 SQM | Net on site C3 SQM | Net off site C3 SQM |
|--|---------|------------------------------|---------------------------------|-----------------|------------------|---------------------------------------|------------|------------|---------------|------------|--------------------|---------------------|
| All Completed Mixed Use Schemes | 7 | 21665 | 21480 | 121 | 17 | £1,071,630 | -8631 | 3982 | 3097 | 23217 | 21119 | 361 |
| <i>Completed mixed use schemes with on site provision</i> | 6 | | | 118 | 17 | | | | | | | |
| <i>Completed mixed use schemes with off site provision</i> | 1 | | | 3 | 0 | | | | | | | |
| <i>Completed mixed use schemes no res provision</i> | 0 | | | | | | | | | | | |

| Completed Mixed Use Schemes 2002 - March 2010 | Schemes | Total on Site Commercial SQM | Total Res SQM (On and Off Site) | Total Res Units | Affordable Units | Cash in lieu of residential provision | Net B1 SQM | Net A1 SQM | Net A3/A4 SQM | Net C1 SQM | Net on site C3 SQM | Net off site C3 SQM |
|--|---------|------------------------------|---------------------------------|-----------------|------------------|---------------------------------------|------------|------------|---------------|------------|--------------------|---------------------|
| All Completed Mixed Use Schemes | 66 | 122062 | 122826 | 764 | 154 | £13,433,286 | 72556 | 15035 | 5073 | 29398 | 102938 | 19888 |
| <i>Completed mixed use schemes with on site provision</i> | 42 | | | 602 | 117 | | | | | | | |
| <i>Completed mixed use schemes with off site provision</i> | 8 | | | 162 | 37 | | | | | | | |
| <i>Completed mixed use schemes no res provision</i> | 16 | | | | | | | | | | | |

Table highlights

- Seven mixed use schemes were completed inside CAZ. Six schemes had on site residential provision, one had off site provision and two schemes paid cash in lieu of providing affordable units.

- The schemes provided nearly 22,000 sqm of commercial floor space, mostly coming from new hotel space, with 21,000 sqm of linked residential floor space.
- 121 new residential units were provided from mixed use scheme and 17 of these were affordable units.
- Over the last ten years, 66 mixed use schemes have been completed inside CAZ; 42 with on site residential provision, eight with off site residential provision. Sixteen schemes provided no residential provision but contributed over £13 million to the affordable housing fund in lieu of on site provision.
- Since 2002, over 122,000 sqm of commercial floor space has been built with linked residential floor space amounting to over 123,000 sqm. Most commercial floor space built is for over 72,000 sqm of office use followed by 29,000 sqm of hotel use and 15,000 sqm of retail use and 5,000 sqm of restaurant/café use.
- Between 2002 and 2010, 764 new residential units have been built of which 154 were affordable units. Over 600 units were built on site of the original mixed use scheme and the rest supplied off site.

Indicator A2: Completed non mixed use development with a net increase of over 200sqm in CAZ/CAZF (CAZ Frontage)

| Year | Non Mixed Use Schemes | Schemes with off site residential provision | A1 SQM | B1 SQM | C1 SQM | Off site C3 SQM | Off site residential units | Hotel Rooms | Contribution to Affordable Housing fund |
|--------------------|-----------------------|---|--------|--------|--------|-----------------|----------------------------|-------------|---|
| 2004 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2005-06 | 4 | 0 | 0 | 2633 | 0 | 0 | 0 | 0 | £1,807,260 |
| 2006-07 | 2 | 0 | 0 | 679 | 0 | 0 | 0 | 0 | 0 |
| 2007-08 | 2 | 0 | 0 | 1047 | 0 | 0 | 0 | 0 | £265,000 |
| 2008-09 | 4 | 0 | 0 | 3603 | 0 | 0 | 0 | 0 | £3,292,125 |
| 2009-10 | 1 | 0 | 0 | 485 | 0 | 0 | 0 | 0 | £53,000 |
| 2010-11 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 13 | 0 | 0 | 8447 | 0 | 0 | 0 | 0 | £5,417,385 |
| Under Construction | 2 | 0 | 858 | -3396 | 3650 | 0 | 0 | 78 | £566,986 |
| Un-implemented | 3 | 0 | 0 | 1230 | 3380 | 0 | 0 | 40 | £5,533,530 |

Table Highlights

- Two non mixed use schemes are still under construction, one providing a 78 room hotel extension and one a major retail redevelopment at the corner of Oxford Street and Tottenham Court Road.
- Three schemes remain unimplemented with one providing 40 new hotel rooms at Claridge's and the other two are office extensions.
- Since 2004, 13 commercial schemes over 200 sqm have been completed all for B1 office use. This equates to 18% of all commercial schemes subject to policies COM 2 and COM 3. Approximately £5 million has been paid into the affordable housing fund in lieu of on or off site residential units from these schemes.

Indicator A3: All net completed floor space change in CAZ/ CAZF monitored in the pipelines

| Year | A1 Retail SQM* | B1 Office SQM | C1 Hotel SQM | Hotel Rooms | C3 Residential SQM | Residential Units | Affordable Units |
|--------------------|----------------|---------------|---------------|-------------|--------------------|-------------------|------------------|
| 2004 | 10250 | 9511 | 9715 | 120 | 24623 | 138 | 0 |
| 2005-06 | 6636 | -46676 | 11961 | 225 | 118651 | 632 | 70 |
| 2006-07 | 1136 | -22391 | 23097 | 439 | 45681 | 523 | 10 |
| 2007-08 | 5512 | -1494 | 225 | 2 | 41840 | 248 | 12 |
| 2008-09 | -4067 | 30970 | 4826 | 68 | 25514 | 170 | 23 |
| 2009-10 | 1554 | 10789 | 2077 | 15 | 29996 | 273 | 124 |
| 2010-11 | 9921 | -57142 | 53639 | 477 | 123814 | 369 | 37 |
| Total | 30942 | -76433 | 105540 | 1346 | 410119 | 2353 | 276 |
| Under Construction | 5484 | 9362 | 50640 | 33 | 96194 | 520 | 24 |
| Unimplemented | 11686 | 78906 | 45283 | 850 | 210615 | 1040 | 121 |

* Floorspace for A1 Retail Uses includes that in locations designated in the UDP as Primary Frontages

Table Highlights

- Nearly 10,000 sqm A1 retail floor space was completed with another 5,000 sqm under construction and 11,000 sqm unimplemented. Since 2004, over 31,000 sqm of retail floor space has been built in CAZ/CAZF.
- Over 57,000 sqm of office floor space was lost in 2010-11, the most significant being the 38,000 sqm redevelopment of Bowater House Knightsbridge to the prestigious residential 1 Hyde Park. A further 9,000 sqm is under construction and 79,000 sqm unimplemented. Over the monitoring period there was a net loss of 76,000 sqm of office floor space which was due to the development of five large former office buildings into residential use.
- Over 53,000 sqm of hotel floor space was completed this year, resulting in 477 new hotel rooms and improved accommodation in time for the Olympics. Another 50,000 sqm of hotel floor space is under construction and 45,000 sqm is unimplemented potentially providing an additional 850 bedrooms. Since 2004, 106,000 sqm of hotel floor space has been built resulting in 1346 new bedrooms
- Over 123,000 sqm of residential floor space was completed, providing 369 new residential units of which 37 were affordable. Approximately 410,000 sqm of residential floor space has been built since 2004, providing over 2,300 new homes and 276 affordable units. Most of this floor space came from the redevelopment of four large office schemes which were redeveloped to provide mixed use schemes such as at Marsham Street and Bowater House in Knightsbridge.


Policy Assessment – Mixed Use in Central Activities Zone/CAZ Frontages – (UDP Policy References STRA1-4 STRA11 CENT1-4 STRA12 COM 2, COM 3).

Policy Objective/Approach –

Promoting Mixed Uses in Central Activities Zone (CAZ)

Protecting activities which contribute to London's World City functions and seeking mixed use development in Westminster's CAZ including residential uses.

Target: Equivalent residential floor space where office development exceeds 200sqm.

 Policy Assessment



This policy approach has been one of the most successful in enhancing the attractiveness of central Westminster and providing a sustainable city. Since 2002, 66 mixed use schemes with a net increase of over 200 sqm have been completed inside CAZ/CAZF providing over 122,000 sqm of commercial floor space and 122,300 sqm of residential use. Over 750 new residential units have been built of which 154 are affordable units and where it was not possible to provide on site or off site residential units, over £13 million has been paid into the affordable housing fund.

Only 13 schemes, mostly extensions to existing buildings, have been allowed for non mixed use schemes over 200 sqm.

Generally the mixed use nature of the Central Activities Zone and Frontages has been maintained and enhanced. Since 2004, nearly 31,000 sqm of new retail floor space, 105,000 sqm of hotel floor space and 410,000 sqm of residential floor space has been built. There has been a net loss of 37,000 sqm of office floor space over the period but this will be replaced in the future by the 9,000 sqm presently under construction and from the 78,000 sqm of unimplemented office floor space.

Action: Continue to monitor

Indicator A4: Total net completions by use class in Paddington Special Policy Area (PSPA)

| | A1 | A2 | A3 | A4 | B1 | B1C | B8 | C1 | C3 | D1 | D2 | SG | Residential Units | Affordable Units | Hotel Rooms |
|--------------------|------|-----|-----|----|--------|------|----|-------|-------|-----|------|------|-------------------|------------------|-------------|
| 2004-05 | -418 | 0 | 0 | 0 | -2575 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2005-06 | -250 | 250 | 0 | 0 | 151598 | 0 | 0 | 0 | 19528 | 0 | 0 | 0 | 210 | 55 | 0 |
| 2006-07 | 342 | 0 | 290 | 0 | 165227 | 0 | 0 | 16 | 0 | 0 | 0 | 0 | 0 | 0 | 8 |
| 2007-08 | 0 | 0 | 0 | 0 | 574 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2008-09 | 0 | -70 | 347 | 0 | 0 | 0 | 0 | 11189 | 165 | 0 | 0 | 0 | 3 | 0 | 206 |
| 2009-10 | 0 | 0 | 175 | 0 | 32517 | 3388 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2010-11 | 1228 | 46 | 0 | 0 | 36358 | 0 | 0 | 0 | 18210 | 0 | 1972 | 0 | 197 | 44 | 0 |
| Total | 902 | 226 | 812 | 0 | 383699 | 3388 | 0 | 11205 | 37903 | 0 | 1972 | 0 | 410 | 99 | 214 |
| Under Construction | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 120 | 0 | 0 | 0 | 0 | 0 |
| Unimplemented | 509 | 46 | 0 | 0 | 90058 | 0 | 0 | 0 | 77840 | 679 | 0 | 1505 | 642 | 152 | 0 |

Table Highlights


- The six year period since 2004/5 has seen a series of major completions in the Paddington SPA.

- The major gains have been in office floor space, where over 383,000 sqm of net floor space has been completed in the last seven years. There have also been some gains in B1C class light industrial uses in the same period.
- Other significant gains have been in hotel and residential floor space. Major completions include the Novotel development in 2008/09, and a significant residential scheme in the Merchant Square development, which in itself delivered 196 residential units, of which 44 were affordable.
- In terms of other completed uses, there have been gradual gains in A2 and A3 restaurant/café floor space, and a gain of nearly 1,000 sqm of A1 floor space.
- Future developments in Paddington are substantial, with nearly 90,000 sqm of new office floor space currently unimplemented, along with nearly 78,000 sqm of residential floor space which will provide over 600 residential units, a quarter of which will be affordable. This will form most of the remaining parts of the proposed Merchant Square development.
- These figures illustrate the central role that Paddington performs, by providing a substantial proportion of Westminster's new commercial and residential floor space, which is helping to meet demand and accommodate growth in Westminster.

Policy Assessment: Mixed Use Provision in Paddington Special Policy Area – (UDP Policy References – STRA8, PSPA2).

Policy Objective/Approach –

Promoting mixed use development, including central London uses in Paddington Special Policy Area.

 Policy Assessment



The 2010-11 completions data for the PSPA shows that a majority of floor space completed this year has been offices. However, when looking at the totals completed in the development since 2004/05, these figures show substantial amounts of floor space delivered across a range of uses. The largest gains have been in office and residential floor space, but significant gains have also been made in hotel, retail and some entertainment uses, showing Paddington to be mixed use in nature and therefore indicating the positive impact of the policy.

In addition, the figures do not reflect the provision of other uses such as public open space, and the impact of section 106 contributions which have resulted from the development. Some of this funding has gone into social and community uses and programmes, which compliment the main development in the Paddington Basin and helps towards the regeneration of the wider area and its communities.

Action: Continue to monitor.

RETAIL

Indicator A5: Retail floor space in Central Activities Zone (CAZ) and International Shopping Centres' Primary Frontages (Oxford Street, Regent Street, Bond Street, Brompton Road)

| | CAZ (Excluding Primary Frontages) | | Primary Frontages | |
|------------------------|-----------------------------------|------------|-------------------|------------|
| | Proposed | Net Change | Proposed | Net Change |
| A1 floor space 2010-11 | 23938 | 9330 | 17720 | 3674 |

Table Highlights

- 2010/11 saw a net increase of retail floor space in the CAZ of over 9000 sqm, mostly obtained through redevelopments as shown by the large proposed floor space compared to the net floor space figures. Examples of new retail in the CAZ include the new M&M's world store in Leicester Square, and extensions and alterations to units on Long Acre.
- Within the CAZ, the international shopping centres' primary shopping frontages also saw a fairly significant increase in retail floor space, of over 3500 sqm, with several fairly considerable additions to buildings on New Bond Street.

Policy Assessment – Retail floor space in CAZ and International Centres – (UDP Policy References STRA11, SS1-3).

Policy Objective/Approach –

To enhance and maintain the West End and Knightsbridge International Shopping Centres.



Policy Assessment



The figures illustrate the health of retail in the CAZ and primary frontages, as fairly substantial net increases in floor space have occurred in 2010/11, bucking national trends affecting retail. This has followed several years where increases in retail floor space have been marginal, suggesting that policies SS1-3 are being successful at the moment.

Action – Continue to monitor.

ENTERTAINMENT USE

Indicator A6: Permitted Planning Applications for Entertainment Uses by Use Class and Area (Stress Area, Inside CAZ, Outside CAZ) and Size 2010-11

| | A3 Permissions | | | A4 Permissions | | | A5 Permissions | | | Other Permissions | | |
|--|----------------|------|-----------|----------------|------|-----|----------------|------|-----|-------------------|------|------------|
| | New | Loss | Extension | New | Loss | Ext | New | Loss | Ext | New | Loss | Extensions |
| Uses with less than 150 sqm of gross entertainment use | | | | | | | | | | | | |
| Stress Areas | 2 | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 |
| Inside CAZ | 3 | 0 | 2 | 2 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| Outside CAZ | 1 | 3 | 1 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |
| Uses with between 150 and 500 sqm of gross entertainment use | | | | | | | | | | | | |
| Stress Areas | 3 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 1 | 0 | 0 |
| Inside CAZ | 4 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Outside CAZ | 1 | 1 | 1 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Uses with more than 500 sqm of gross entertainment use | | | | | | | | | | | | |
| Stress Areas | 3 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 1 | 0 | 0 |
| Inside CAZ | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 0 | 0 |
| Outside CAZ | 0 | 1 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Table Highlights

- Within the Stress Areas there have been eight permissions for new A3 restaurant/cafe uses, and three permissions for extensions to existing A3 uses. For A4 pub/bar uses there have been six permitted losses. Four of these were in the largest size category. There were no permissions involving A5 takeaway uses. There are four proposed new 'other entertainment uses'; three for mixed café/shops/bars and one mixed night club and restaurant.
- Inside CAZ eight new A3 café/restaurant uses were permitted across the three size bands, and three extensions to existing A3 uses were permitted. Two new A4 pub/bar uses were permitted and one extension; all within the smallest size band. There were no permissions involving A5 takeaway uses. Three new 'other entertainment uses' were permitted for a private members club with restaurant and bar, a private members restaurant and a function suite.

- Outside CAZ one small new A3 restaurant/cafe use and one medium sized A3 restaurant/cafe use were permitted. Five losses and two extensions have also been permitted for A3 use. Three A4 pub/bar uses were permitted for loss.

Indicator A7: Completed Planning Permissions for Entertainment Uses by Use Class and Area (Stress Area, Inside CAZ, Outside CAZ) and Size 2010-11

| | A3 Permissions | | | A4 Permissions | | | A5 Permissions | | | Other Permissions | | |
|--|----------------|------|-----------|----------------|------|-----|----------------|------|-----|-------------------|------|------------|
| | New | Loss | Extension | New | Loss | Ext | New | Loss | Ext | New | Loss | Extensions |
| Uses with less than 150 sqm of gross entertainment use | | | | | | | | | | | | |
| Stress Areas | 0 | 1 | 3 | 0 | 0 | 1 | 0 | 0 | 0 | 1 | 0 | 0 |
| Inside CAZ | 2 | 1 | 2 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Outside CAZ | 1 | 2 | 2 | 0 | 0 | 0 | 1 | 0 | 0 | 1 | 0 | 0 |
| Uses with between 150 and 500 sqm of gross entertainment use | | | | | | | | | | | | |
| Stress Areas | 0 | 1 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| Inside CAZ | 3 | 1 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 1 |
| Outside CAZ | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 |
| Uses with more than 500 sqm of gross entertainment use | | | | | | | | | | | | |
| Stress Areas | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 |
| Inside CAZ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 |
| Outside CAZ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Table Highlights

- Stress Areas - One new restaurant completed in the West End Stress Area. There were three losses of A3 uses and four extensions to existing uses. The two new other uses completed were for a casino and one mixed bar/restaurants. There was one extension to a private members club in Soho.

- Inside CAZ two small scale and three medium A3 uses were completed. Two A3 uses were lost and four extensions were completed. One small scale bar was completed. Two 'Other' uses were completed for one mixed function suite, restaurant, cinema and bar and a function suite. One extension was permitted on a private members club.
- Outside CAZ had the least amount of development activity. Two new A3 uses were built, two were lost and two small extensions were completed. One cafe was allowed to change to an A5 takeaway. One small scale mixed use A1/A3 unit was completed.

Indicator A8: Refused Planning Applications for Entertainment Uses by Use Class and Area (Stress Area, Stress Area, Inside CAZ, Outside CAZ) and Size 2010-11

| | A3 Permissions | | | A4 Permissions | | | A5 Permissions | | | Other Permissions | | |
|--|----------------|------|-----------|----------------|------|-----|----------------|------|-----|-------------------|------|------------|
| | New | Loss | Extension | New | Loss | Ext | New | Loss | Ext | New | Loss | Extensions |
| Uses with less than 150 sqm of gross entertainment use | | | | | | | | | | | | |
| Stress Areas | 4 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Inside CAZ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 |
| Outside CAZ | 2 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 1 | 0 | 0 |
| Uses with between 150 and 500 sqm of gross entertainment use | | | | | | | | | | | | |
| Stress Areas | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 |
| Inside CAZ | 2 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Outside CAZ | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Uses with more than 500 sqm of gross entertainment use | | | | | | | | | | | | |
| Stress Areas | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Inside CAZ | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Outside CAZ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Table Highlights

- Stress Areas - five new A3 uses were refused in the West End Stress Area. One small A3 extension was refused. One new night club was refused in the West End Stress Area.

- Inside CAZ two new medium sized A3 uses were refused and one extension. A new large pub was refused.
- Outside CAZ two new A3 uses and one extension were refused. One new A5 takeaway was refused and one mixed use bar/restaurant unit on Seymour Place.

Indicator A9: Permitted Planning Applications for Entertainment Uses by Use Class and Area (Stress Area, Stress Area, Inside CAZ, Outside CAZ) and Size 2004 – 2010-11

| | A3 Permissions | | | A4 Permissions | | | A5 Permissions | | | Other Permissions | | |
|--|----------------|------|-----------|----------------|------|-----|----------------|------|-----|-------------------|------|------------|
| | New | Loss | Extension | New | Loss | Ext | New | Loss | Ext | New | Loss | Extensions |
| Uses with less than 150 sqm of gross entertainment use | | | | | | | | | | | | |
| Stress Areas | 29 | 2 | 19 | 0 | 3 | 2 | 0 | 0 | 1 | 4 | 2 | 1 |
| Inside CAZ | 13 | 6 | 9 | 3 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 |
| Outside CAZ | 18 | 9 | 17 | 0 | 2 | 1 | 2 | 0 | 0 | 3 | 1 | 1 |
| Uses with between 150 and 500 sqm of gross entertainment use | | | | | | | | | | | | |
| Stress Areas | 15 | 5 | 3 | 4 | 3 | 0 | 0 | 0 | 0 | 2 | 3 | 1 |
| Inside CAZ | 23 | 2 | 3 | 1 | 12 | 1 | 0 | 0 | 0 | 5 | 6 | 0 |
| Outside CAZ | 16 | 3 | 1 | 0 | 6 | 0 | 0 | 0 | 0 | 1 | 2 | 0 |
| Uses with more than 500 sqm of gross entertainment use | | | | | | | | | | | | |
| Stress Areas | 10 | 3 | 0 | 0 | 5 | 0 | 0 | 0 | 0 | 7 | 6 | 0 |
| Inside CAZ | 8 | 6 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 8 | 5 | 0 |
| Outside CAZ | 2 | 1 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 3 | 2 | 0 |

Table Highlights

- Stress areas – over the last seven years more permissions have been given for new small A3 restaurant/cafe uses in the Stress Areas compared to the other two areas and the other type of entertainment uses. Just four new pubs/bars have been permitted compared with 11 permissions for a loss. Seven ‘other entertainment uses’ over 500 sqm have been permitted in the stress areas compared with six losses.

- Inside CAZ - more medium sized A3 restaurant/cafe uses have been permitted Inside CAZ than elsewhere. Also there has been a loss of more pubs/bars permitted inside CAZ than anywhere else.
- Outside CAZ – most permissions (34) have been for new A3 uses in the small and medium size bands. The loss of ten pubs/bars have been permitted. No permissions for new A5 use have been given over the period.

Indicator A10: Completed Planning Permissions for Entertainment Uses by Use Class and Area (Stress Area, Stress Area, Inside CAZ, Outside CAZ) and Size 2004 – 2010-11

| | A3 Permissions | | | A4 Permissions | | | A5 Permissions | | | Other Permissions | | |
|--|----------------|------|-----------|----------------|------|-----|----------------|------|-----|-------------------|------|------------|
| | New | Loss | Extension | New | Loss | Ext | New | Loss | Ext | New | Loss | Extensions |
| Uses with less than 150 sqm of gross entertainment use | | | | | | | | | | | | |
| Stress Areas | 17 | 1 | 13 | 0 | 1 | 1 | 0 | 1 | 0 | 2 | 1 | 0 |
| Inside CAZ | 15 | 5 | 8 | 2 | 0 | 0 | 1 | 0 | 0 | 1 | 0 | 3 |
| Outside CAZ | 15 | 8 | 14 | 0 | 1 | 1 | 2 | 1 | 0 | 2 | 0 | 0 |
| Uses with between 150 and 500 sqm of gross entertainment use | | | | | | | | | | | | |
| Stress Areas | 8 | 5 | 4 | 1 | 1 | 0 | 0 | 0 | 0 | 1 | 5 | 1 |
| Inside CAZ | 18 | 4 | 5 | 0 | 5 | 0 | 0 | 0 | 0 | 7 | 3 | 2 |
| Outside CAZ | 10 | 3 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 3 | 2 | 0 |
| Uses with more than 500 sqm of gross entertainment use | | | | | | | | | | | | |
| Stress Areas | 5 | 2 | 1 | 1 | 2 | 0 | 0 | 0 | 0 | 4 | 2 | 0 |
| Inside CAZ | 5 | 3 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 3 | 2 | 1 |
| Outside CAZ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 2 | 0 |

Table Highlights

- Stress Areas - over the seven years thirty new A3 uses have been completed, with only five over 500 sqm. Eight A3 uses have been lost. Two new pub/bars were completed and four lost. One A5 use was lost. Seven new 'Other' uses were completed and eight lost.

- Inside CAZ - thirty eight new A3 uses were completed with 12 lost. Three new pub/bars were completed and five lost. Only one new A5 takeaway use was completed. Ten new 'Other' uses were completed and five lost.
- Outside CAZ – twenty five new A3 uses were constructed and eleven were lost. Two new pub/bars were constructed and one lost. Two new A5 uses were completed and one lost. Nine new 'other entertainment uses' were constructed and four lost.

Policy Assessment - Entertainment Uses (UDP Policy References - STRA 13, STRA 16, CENT 2 TACE 8-10)

Policy Objective/Approach –

Managing Entertainment uses; UDP policies control new entertainment uses dependent on their location, size and type of activity, in order to safeguard residential amenity, local environmental quality and the established character and function of various parts of the city. The Council is more lenient towards smaller café and restaurant uses, but takes a stricter approach with larger entertainment uses and more intensive uses in stress areas and outside the central commercial areas.



Policy Assessment

In line with the policy approach, most entertainment related planning permissions and development activity in 2010 -11 has been in relation to A3 café and restaurant uses. In terms of size, there are less large entertainment premises being both permitted and completed in comparison to small and medium size entertainment uses. In line with the policy there are fewer permissions and completions of more intensive uses such as bars and public houses and takeaways. This approach has been consistent over the last seven years.

Action – The Core Strategy and forthcoming revisions will maintain these policies and monitoring will continue.

HOTEL USE

Indicator A11: Completed Hotel Bedrooms by Area 2004 - 2010-11

| Year | CAZ | | Paddington Special Policy Area | | Rest of Westminster | | Total by Year | |
|--------------|-------------|-------------|--------------------------------|------------|---------------------|-------------|---------------|-------------|
| | Gross Rooms | Net Rooms | Gross Rooms | Net Rooms | Gross Rooms | Net Rooms | Gross Rooms | Net Rooms |
| 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 |
| 2008-09 | 68 | 68 | 206 | 206 | 72 | -11 | 346 | 263 |
| 2009-10 | 15 | 15 | 0 | 0 | 212 | -80 | 216 | -65 |
| 2010-11 | 559 | 477 | 0 | 0 | 271 | -48 | 830 | 429 |
| Total | 1915 | 1346 | 569 | 214 | 1196 | -164 | 3669 | 1396 |

Table Highlights

- The current monitoring period has shown a large increase in hotel bedrooms in the CAZ, no change in the Paddington Special Policy area and a net loss of 48 bedrooms outside of these areas.
- Overall this has resulted in a net boost for the city of 1396 bedrooms since monitoring began in 2004.
- The greatest number of hotel rooms gained this year came from developments at the Metropole Hotel, Northumberland Avenue and former Swiss Centre within the CAZ (491 net rooms together).
- The greatest loss in hotel rooms occurred at two sites: Villiers Street (inside CAZ involving a change of use to retail units on ground floor and twenty residential above) and St Stephen's Gardens (outside of CAZ involving a conversion to six residential units). Together these applications resulted in a net loss of 92 rooms.

Policy Assessment – Hotel Use (UDP Policy References - TACE 1-2, PSPA 4)

Policy Objective/Approach –

New hotels are guided to Central Westminster, the Paddington Special Policy Area and the North West Westminster Special Policy Area. Conversion to residential use outside central Westminster is encouraged in areas of over-concentration of hotels.



+ Policy Assessment

The pattern of hotel development in Westminster this year and in recent years for the most part reflects the policy approach. Since 2004 there has been an increase of nearly 1400 new bedrooms which will help meet demand for the forthcoming Olympics. The net gains have mostly occurred in the CAZ and the net losses are outside of this area where an over concentration exists and there is more potential harm to residential amenity. The net increases in the PSPA have been slow in recent years, with no positive change since 2008-09 and before that, only a small increase in 2006/07. Although UDP Policy PSPA 4 encourages hotel use in the Paddington area, this is only if other preferred uses are not prejudiced. There has been nearly 37,000 sqm of new office floor space, over 18,000 sqm of residential floor space and over 1,000 sqm of retail floor space completed in the PSPA in 2010/11 and although there has been no increase in hotel capacity, the gains in these other types of floor space reflects well on the mixed use approach for the area.

A note on Core Strategy CS22

The policy approach is carried forward in the Core Strategy. Core Strategy Policy CS22 encourages hotels in the Opportunity Areas, the Core CAZ, specified locations in Marylebone and Fitzrovia, North Westminster Economic Development Area, and the additional area of the Knightsbridge Strategic Cultural Area. The Core Strategy protects existing hotels where they do not have significant adverse effects on residential amenity. Conversions of hotels that are not purpose built and are causing adverse effects on residential amenity to residential use are encouraged in Bayswater and Pimlico as in the UDP, and in Queensway.

ARTS, CULTURE AND EDUCATION USES

Indicator A12: Permissions for Arts, Cultural and Educational Use 2004/05 – 2010/11

| Year | Arts Culture & Education SPA sqm | Outside SPA sqm |
|---------|----------------------------------|-----------------|
| 2004-05 | 0 | 161 |
| 2005-06 | 0 | 1325 |
| 2006-07 | 0 | 965 |
| 2007-08 | 0 | 728 |
| 2008-09 | 328 | 11,060 |
| 2009-10 | 0 | 15,9137 |
| 2010-11 | 0 | 4928 |

Table Highlights

- There have been city wide permission gains in a range of arts, culture and education floor space in the current monitoring period, including the redevelopment of the George Eliot Infant and Junior Schools (resulting in a net increase of 1701 sqm of educational floor space in Abbey Road ward).
- There have been several other educational floor space gains, increases in the number of art galleries and extensions to theatres.
- Although there have been no gain in arts, culture or education floor space within the SPA, more importantly the amount of floor space for these uses has been maintained.

THEATRES

Indicator A13: Number of Theatres and Expansion of Theatre Floorspace

| Year | Theatres |
|---------|---|
| 2010-11 | A total increase of 805 sqm of floor space at three theatres: The Open Air Theatre, Regent's Park, Soho Theatre and the Print Room. The latter is a temporary theatre permitted for one year. |

Policy Assessment - Arts Culture and Education Special Policy Area (UDP Policy References – STRA 9, STRA 12, TACE 5-7)
Policy Objective/Approach –

The policies aim to protect, maintain and enhance tourist facilities and visitor attractions within the city, encouraging specialist uses. A special policy area is designated around Exhibition Road and Kensington Gore to protect and consolidate strategically important uses. Within the policy area, the loss of arts, culture and education floor space is resisted.



+ Policy Assessment

In line with policy objectives, a range of arts and cultural uses have been permitted within Westminster, providing nearly 5000 sqm of new floor space during 2010-11 for a range of uses. There has been no reduction in the amount of floor space for arts, culture or educational uses since monitoring began in 2004 within the SPA, indicating the policy to protect these uses is strong and working well. Policy TACE 6 resists the loss of theatre floor space unless a suitable alternative is provided, Westminster has seen an increase in theatre floor space, and therefore the policy is also working well.

Action –
Continue monitoring

A note on Core Strategy CS21/CS9

Core Strategy Policy CS21 protects existing tourist attractions and cultural facilities and accepts new provision of such uses in the Core CAZ, North Westminster Economic Development Area and the Strategic Cultural Areas. Outside of these named areas, new arts, culture and education development must be of a local scale, of benefit to the local community and not impact adversely upon residential amenity.

Core Strategy Policy CS9 (Knightsbridge) states that new tourism, arts, cultural and educational uses should be directed to the Strategic Cultural Area. The boundary for this policy builds on the UDP SPA boundary but covers a much greater area to include Theatreland (in line with the London Plan's Strategic Cultural Areas, Map 4.2).

SPECIAL POLICY AREAS

Indicator A14: Portland Place Special Policy Area

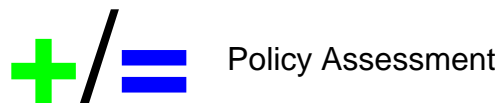
| Organisation | Address | Category | Map Ref |
|--|-------------------------|------------|---------|
| Swedish Embassy | 27 Portland Place | Diplomatic | 11 |
| Chinese Embassy | 31 Portland Place | Diplomatic | 13 |
| Polish Embassy Cultural Institute | 34 Portland Place | Diplomatic | 14 |
| Columbian Consulate | 35 Portland Place | Diplomatic | 7 |
| The Kenya High Commission | 45 Portland Place | Diplomatic | 18 |
| Polish Embassy | 47 Portland Place | Diplomatic | 20 |
| Chinese Embassy | 49 Portland Place | Diplomatic | 21 |
| Chinese Embassy | 50 Portland Place | Diplomatic | 22 |
| Turkish Embassy | 69 Portland Place | Diplomatic | 26 |
| RAF Benevolent Fund | 12 Park Crescent | Foundation | 25 |
| Architects Benevolent Society | 43 Portland Place | Foundation | 17 |
| Red Mansion Foundation | 46 Portland Place | Foundation | 19 |
| Royal College of Midwives | 15 Mansfield Street | Institute | 3 |
| Institute of Chartered Secretaries and Administrators | 16 Park Crescent | Institute | 6 |
| Association of Anaesthetists of Great Britain & Ireland | 21 Portland Place | Institute | 8 |
| The UK Central Council for Nursing Midwifery and Health Visiting | 23 Portland Place | Institute | 9 |
| Associated Board of the Royal Schools of Music | 24 Portland Place | Institute | 10 |
| The Royal Society of Public Health | 28 Portland Place | Institute | 12 |
| The British Medical Ultrasound Society | 36 Portland Place | Institute | 15 |
| Royal College of Radiologists | 38 Portland Place | Institute | 16 |
| Institute of Contemporary History and Leo Baeck Institute and Weiner Library | 4 Devonshire Street | Institute | 1 |
| Academy of Medical Sciences | 41 Portland Place | Institute | 28 |
| Australian Broadcasting Corporation | 54 Portland Place | Institute | 23 |
| The Nuffield Trust | 59 New Cavendish Street | Institute | 4 |
| Energy Institute | 61 New Cavendish Street | Institute | 5 |
| Royal Institute of British Architects | 66 Portland Place | Institute | 24 |
| British Veterinary Association | 7 Mansfield Street | Institute | 2 |
| The Institute of Physics | 76-78 Portland Place | Institute | 27 |



Policy Assessment - Portland Place Special Policy Area (UDP Policy References - STRA 9, COM 6, COM 7)

Policy Objective/Approach –

Protecting institutional uses in Portland Place Special Policy Area (SPA)



Survey results for the Portland Place SPA in 2010-11 reveals a continued clustering of diplomatic, foundation and other institutions although there have been some reductions from previous years. The Columbian Consulate has located to Portland Place, but two foundations (the RAF Benevolent Fund and Calouste Gulbenkein Foundation) have moved out of the SPA. From the site survey and a subsequent web search it is hard to tell if The Red Mansion Foundation still occupies 46 Portland Place.

Action –

The Portland Place Special Policy Area boundary was reduced to the north as part of the Core Strategy process. Monitoring will continue.

Harley Street Special Policy Area

Indicator A15: Completed Medical floor space in Harley Street Special Policy Area

| Year | Net Medical sqm |
|-----------|-----------------|
| 2004-05 | 1372 |
| 2005-06 | 5448 |
| 2006-07 | 523 |
| 2007-08 | -593 |
| 2008-09 | 1831 |
| 2009-10 | 738 |
| 2010-11 | 939 |
| Total sqm | 10258 |

Table Highlights

- The 939 sqm of net additional completed floor space in 2010-11 came from six applications.
- Four change of use applications (residential to medical, office to medical and medical to residential) resulted in 398 net sqm of medical floor space).
- Two applications to continue using the floor space for medical use and one extension resulted in 541 sqm medical floor space within the SPA.

Policy Assessment - Harley Street Special Policy Area (UDP Policy References – SOC 5)

Policy Objective/Approach –

Protect private medical uses in the Harley Street Special Policy Area (SPA), not significantly alter the balance of medical and residential uses in the area and not have harmful effects on local amenity.

Policy Assessment



Over the past six years there has been over 10,000 sqm net increases in private medical floor space in the SPA indicating that the policy is working well. There has been a trend for land use swaps between buildings in the Harley Street area between consulting rooms and residential uses in order to provide enhanced residential amenity and improved consulting rooms. Although applications in recent years have resulted in some losses of medical floor space to residential use, the loss has been counter-balanced by other medical use gains resulting in year on year net gains. This has been a consistently successful policy approach as it allows for the development of appropriate medical facilities in the SPA without significantly altering the character of the area, and maintaining the balance of medical and residential uses.

Action – Continue to monitor.

A note on Core Strategy CS2

The boundary for the Core Strategy Harley Street SPA has not been changed from the UDP version. Medical facilities are still protected within the Harley Street SPA. A stricter policy is proposed in the Draft City Management Policy 1.21 which only allows the loss of medical facilities in exceptional circumstances. The supporting text provides for land use swaps in the vicinity where appropriate and resisting non-residential changes of use. Due consideration should be given to this policy as it gains more weight in the 2011/12 AMR and as the policies 'bed in' in following years.

East Marylebone Special Policy Area

Indicator A16: Permissions for showrooms in the East Marylebone Special Policy Area

| <u>Year</u> | <u>No of showrooms in SPA from 2000</u> |
|-------------|---|
| 2000 | 148 |
| 2007 | 118 |
| 2008 | 96 |
| 2010 | 93 |
| 2011 | 92 |


Table Highlights

- Since 2000 there has been a general decline in the number of wholesale showroom uses in the East Marylebone Special Policy Area.
- The decline in showrooms has been in the periphery of the Special Policy Area and there is still a significant cluster on Great Portland Street and Great Titchfield Street.
- Survey data and planning permissions have confirmed that 92 showrooms are still operating in the Special Policy Area.

East Marylebone Special Policy Area Policy Assessment (UDP Policy References – COM 12 (A))

Policy Objective/Approach –

Protect showroom uses in the East Marylebone Special Policy Area (SPA)

 Policy Assessment



Although there has been a decline in wholesale showroom premises since 2000, the main cluster of showrooms (in the centre of the policy area) on Great Portland Street or Great Tichfield Street still provide character to the area. These are more resilient than those positioned on the periphery, which have been lost, especially on streets like Eastcastle Street, to other uses such as galleries. In recognition of this the emerging Core Strategy has reduced the boundary of the SPA.

Action –
Continue Monitoring

4B. Indicator Results and Policy Analysis: Fostering economic vitality and diversity

EMPLOYMENT LAND (including office, research and development and storage and distribution)

Indicator B1: Total amount of additional floor space – by type, CI BD2 Total amount of employment floor space on previously developed land, CI BD3 Employment land available by type.

| Westminster | B1A | B1B | B1C | B2 | B8 | Total |
|--|--------|-----|------|-----|-------|--------|
| Gross Additional Employment floor space by Use Class | 104063 | 0 | 2785 | 0 | 2636 | 109484 |
| Net Additional Employment floor space by Use Class | -29832 | 0 | -869 | -60 | -1673 | -32434 |
| % on Previously Developed Land | 100 | 0 | 100 | 100 | 100 | 100 |
| Gross Hectares | 10.4 | 0 | 0.28 | 0 | 0.26 | 10.9 |

Table Highlights

- Total net loss of 32,000 sqm for all B1 use classes combined in the last year across Westminster. This was mostly due to the redevelopment of the former Bowater House to residential use now known as 1 Hyde Park. Some of this included changes within the B class to other uses, and in other cases to other uses, such as a loss of over 1000 sqm of B1C space at Paddington Recreation Ground to create a new pond and associated open space.
- 100% of development was on previously developed (brownfield) land.

Indicator B2: Office floor space completed by area (CAZ/CAZ Frontages, Paddington SPA, North West Westminster SPA)

| Year | Areas | Existing floor space (sqm) | Proposed floor space (sqm) | Net floor space (sqm) |
|---------|---------------------|----------------------------|----------------------------|-----------------------|
| 2010-11 | Westminster Total | 133895 | 104063 | -29832 |
| | Paddington SPA | 0 | 36358 | 36358 |
| | CAZ/CAZF | 114033 | 56891 | -57142 |
| | NWWSPA | 600 | 1007 | 407 |
| | Rest of Westminster | 19262 | 9807 | -9455 |

Table Highlights

- The monitoring year 2010-11 shows a net loss of office floor space in Westminster of nearly 30000 sqm.

- The North West Westminster SPA experienced a gain of over 400 sqm of office floor space in 2010/11, including the erection of a new office building on Goldney Road. Outside of the NWWSPA the only other area to experience a net gain in office floor space was the Paddington Opportunity Area, which has been the predominant source of new (net) office floor space in Westminster. In 2010/11 one of the buildings in the Merchant Square development was completed, providing significant new office floor space for Westminster.
- The CAZ has seen significant amounts of redevelopment in 2010/11, however this has resulted in a net loss of over 57,000 sqm of office floor space in the area. Losses have involved changes of use to residential at the smaller end of the scale, whereas gains often involve the redevelopment of existing commercial buildings to provide a larger amount of office floor space, as has been the case in locations such as Baker Street and Knightsbridge, where considerable office redevelopment continues to take place.
- Outside of Paddington, the CAZ, and NWWSPA, the rest of Westminster experienced a small loss of office floor space, mainly coming from one scheme involving a change of use.

Indicator B3: Office floor space completed by area over five years between 2006/07 and 2010/11 (CAZ, Paddington SPA, North West Westminster SPA)

| Year | Areas | Existing floor space (sqm) | Proposed floor space (sqm) | Net floor space (sqm) |
|-----------------|----------------|----------------------------|----------------------------|-----------------------|
| 2006/07-2010/11 | All | 536321 | 732000 | 195679 |
| | Paddington SPA | 12593 | 247269 | 234676 |
| | Rest of city | 27606 | 24950 | -2656 |
| | NWEDA | 1487 | 3254 | 1767 |
| | CAZ | 494635 | 456527 | -38108 |

Table Highlights


- The last five years has seen a significant increase in office floor space in Westminster, with a net increase of nearly 200,000 sqm since 2006/07.
- The vast majority of this increase has resulted from the ongoing redevelopment of the Paddington Special Policy Area, with many different phases of the development being completed since 2006/07 including parts of the Paddington Central and Merchant Square developments, the landmark building the Point, and Telstar House.

- The NWWSPA has seen a gradually rising net increase in office floor space since 2006/07, which has led to a gain approaching 2000sqm of new office floor space. The CAZ has experienced a loss of B1 floor space over the same period, usually as a result of change of use applications, with residential being a main beneficiary. The CAZ is by far the largest area of activity when it comes to proposed office floor space, however as mentioned the number of change of use applications undermines the total net office delivered in the area, meaning a loss has actually occurred, despite significant gains in many individual larger redevelopment schemes.
- As other data has shown, office development in the CAZ and rest of Westminster results largely from redevelopments, as shown by the large existing floor space figures for these areas, whereas development in Paddington is occurring largely on vacant brownfield land, leading to very significant net gains. When looking at the proposed floor space on its own over the last five years, over three quarters of a million sqm of office floor space was proposed in completed developments.

Policy Assessment – Office Development (UDP Policy References – STRA5, PSPA3, COM1, COM3, COM4, COM5, CENT1, CENT2, CENT3, CENT4)

Policy Objective/Approach –

Office development is directed to the CAZ, and promoted in Paddington as part of the overall mixed use approach.

 Policy Assessment



Paddington continues to provide a significant amount of office floorspace whereas CAZ has seen a loss. It is also encouraging to see gains in the NWWSPA. The loss of office floor space in the CAZ will continue to be monitored, but has to be read in context with significant amounts of office floor space both under construction and unimplemented in the area, the full effect of which will be seen in coming years.

In Paddington, in addition to significant completions, there is substantial office floor space in the pipeline as planning permissions either under construction or unimplemented, as seen in table A4.

This suggests that the current policy approach is working satisfactorily.

Action –
Continue monitoring

Policy Assessment – North West Westminster Special Policy Area (UDP Policy References – STRA5, COM1, NW1, NW2)

Policy Objective/Approach –

Employment uses are especially encouraged in North West Westminster to support economic regeneration. Protection is given to small scale business and is required as part of large scale mixed use developments.



Policy Assessment

The 2010/11 period shows a small net increase in office floor space in the NWWSPA of over 400 sqm, accounting for around 5% of all net office floor space completed in Westminster. The last five years has seen nearly 2000 sqm net office floor space delivered which is encouraging, however ongoing provision is still encouraged to support employment and opportunity in the area.

This suggests that the current policy approach is having a limited impact, however the more holistic policy in the emerging Core Strategy (where the area has been renamed the North Westminster Economic Development Area, or NWEDA) should be more effective at attracting economic development into the area.

Action –
Continue monitoring

TOWN CENTRE USES (including A1 retail, A2, D2 and B1)

Indicator B4: Total amount of floor space for town centre use (Includes CAZ/CAZF, PSPA, District and Local Shopping Centres)

| | A1 | A2 Town Centre | D2 Town Centre | B1 | Total |
|--|-------|----------------|----------------|--------|--------|
| Gross New Town Centre Uses (in shopping centres) | 29244 | 626 | 0 | 93249 | 123119 |
| Net New Town Centre Uses (in shopping centres) | 6777 | -171 | 0 | -20784 | -14178 |
| Gross New Town Centre Uses (all Westminster) | 41997 | 1463 | 0 | 104063 | 147523 |
| Net New Town Centre Uses (all Westminster) | 11154 | -26 | -1105 | -29832 | -19809 |

Table Highlights

- In the shopping centres (CAZ/CAZF, PSPA, District and Local Shopping Centres), 2010-11 saw the completion of over 6500sqm net of new town centre uses (class A1, A2, D2), compared to a much smaller increase in the previous monitoring year.
- Westminster as a whole saw an increase in town centre uses of around 10,000 sqm, showing that completions have largely been directed to the shopping centres, but also with some significant gains outside of the shopping centres.
- Losses in office floor space have also occurred in 2010-11, with completions also largely concentrated in the designated shopping centres, totalling over 20,000 sqm of net floor space. The PSPA was the location for a significant proportion of new office completions. However the overall net B1 loss for Westminster as a whole is, at around 29000 sqm. These losses are mainly due to the redevelopment of large office schemes to residential use.

RETAIL

Indicator B5: Table Shopping Floor space Completions by Area

| Year | | CAZ | Primary Frontage | District Centres | Local Centres | Rest of Westminster | Total |
|---------|-------------------------------|-------|------------------|------------------|---------------|---------------------|-------|
| 2010/11 | Proposed A1 floor space (sqm) | 23938 | 17720 | 56 | 77 | 206 | 41997 |
| 2010/11 | Net A1 floor space (sqm) | 9330 | 3674 | 56 | -546 | -1360 | 813 |

Indicator B6: Shopping Floorspace Completions by Area 2006/07-2010/11

| Year | | CAZ (Excluding Primary Frontages) | Primary Frontage | District Centres | Local Centres | Rest of Westminster | Total |
|---------|-----------------------------------|--------------------------------------|---------------------|---------------------|------------------|------------------------|--------|
| 2006-07 | Proposed Retail floor space (sqm) | 18272 | 11585 | 209 | 502 | 5022 | 35590 |
| | Net Retail floor space (sqm) | 2329 | -1193 | -479 | -430 | 2455 | 2682 |
| 2007-08 | Proposed Retail floor space (sqm) | 14275 | 2825 | 63 | 398 | 371 | 17932 |
| | Net Retail floor space (sqm) | 4582 | 930 | -898 | 114 | -750 | 3978 |
| 2008-09 | Proposed Retail floor space (sqm) | 12668 | 12872 | 793 | 157 | 1870 | 28360 |
| | Net Retail floor space (sqm) | 8980 | -13048 | 181 | -974 | 784 | -4077 |
| 2009-10 | Proposed Retail floor space (sqm) | 9905 | 185 | 168 | 0 | 2595 | 12853 |
| | Net Retail floor space (sqm) | 817 | 185 | -561 | -284 | 656 | 813 |
| 2010-11 | Proposed Retail floor space (sqm) | 23938 | 17720 | 56 | 77 | 206 | 41997 |
| | Net Retail floor space (sqm) | 9330 | 3674 | 56 | -546 | -1360 | 11154 |
| Total | Proposed Retail floor space (sqm) | 79058 | 45187 | 1289 | 1134 | 10064 | 136732 |
| | Net Retail floor space (sqm) | 26038 | -9452 | -1701 | -2120 | 1785 | 14550 |

Table Highlights

- Completions in 2010/11 led to a significant net increase in A1 floor space across Westminster of over 11,000 sqm, with the largest net increase in A1 floor space occurring in the CAZ, and the primary frontages. This is by far the largest gain in retail floor space in recent reporting years. Completed significant schemes include the former Swiss Centre in Leicester Square, and several schemes around Long Acre and New Bond Street.
- However, the local shopping centres experienced a further loss of retail floor space in 2010/11 which is of some concern, and the district centres experienced a very small gain. In addition, the area covering the rest of Westminster outside of the designated centres also experienced a loss of over 1000 sqm of retail floor space.
- The overall picture for the last five years shows a similar pattern, with a net gain in A1 uses across Westminster as a whole, but with the main gains being made in the CAZ, and losses being experienced in the district and local centres, along with the primary CAZ frontages. The Local Centres have experienced losses for three consecutive years, which is of some concern, due to the importance of these centres for local residents away from the larger shopping centres in Westminster.
- Due to the nature of Westminster and high existing level of development across the city, the net retail floor space delivered is dwarfed by the proposed gross retail floor space for 2010/11, which is nearly 42,000 sqm. This shows that most retail is delivered as part of redevelopments where there is an existing retail element.

Indicator B7: District Shopping Centres A1/Non A1 proportions and thresholds 2011

| Shopping Centre | Frontage | A1 Shopfront (m) | Non-A1 Shopfront (m) | Total Shopfront (m) | % Non-A1 | % Non A1 Permitted | Permit COU from A1? |
|------------------------------|-----------|------------------|----------------------|---------------------|----------|--------------------|---------------------|
| Edware Road/Church Street | Core | 749 | 232 | 981 | 23.6% | 20.0% | No |
| | Secondary | 213 | 220 | 433 | 50.8% | 45.0% | No |
| Marylebone High Street | Core | 774 | 240 | 1014 | 23.7% | 30.0% | Yes |
| | Secondary | 299 | 355 | 654 | 54.3% | 45.0% | No |
| Harrow Road | Core | 463 | 137 | 600 | 22.8% | 30.0% | Yes |
| | Secondary | 132 | 88 | 220 | 40.0% | 45.0% | Yes |
| Praed Street | Secondary | 675 | 791 | 1466 | 54.0% | 45.0% | No |
| Queensway/ Westbourne Grove | Core | 990 | 695 | 1685 | 41.2% | 25.0% | No |
| | Secondary | 114 | 175 | 289 | 60.6% | 45.0% | No |
| St John's Wood High Street | Core | 444 | 131 | 575 | 22.8% | 20.0% | No |
| | Secondary | 54 | 76 | 130 | 58.5% | 45.0% | No |
| Warwick Way/Tachbrook Street | Core | 300 | 101 | 401 | 25.2% | 25.0% | No |
| | Secondary | 331 | 484 | 815 | 59.4% | 45.0% | No |

Source: City of Westminster Surveys, 2011

Table Highlights

- For a majority of the district shopping centres, the proportion of non-A1 uses in the centre exceeds the policy thresholds set out in policy SS6. The only centre where a change of use away from A1 would be permitted based on the policy threshold in both the core and secondary frontage is Harrow Road.
- However, based on 2010 figures, four of the seven centres have seen a decrease in the proportion of non-A1 frontages in both the core and secondary areas. The remaining three centres have either stayed the same, or have experienced falls in non-A1 frontage length in one of the core or secondary areas.

Policy Assessment - Fostering Retail (UDP Policy References – STRA10, SS1-2, SS6-13)

Policy Objective/Approach –

Retail (A1) uses are generally protected and the predominantly A1 retail function is to be maintained in existing District Centres and Local Centres. However, in some cases loss of A1 may be permitted outside Core Frontages in these centres.

Policy Assessment



The overall figures for Westminster show that net retail floor space has increased significantly in 2010/11, with over 11,000 sqm of net floor space being completed. This is a significant increase on recent figures, suggesting that the general policy approach in SS1 of protecting retail is being successful, as a net gain is being made, particularly in the CAZ. Wider economic issues potentially are playing a part in this as well, as development slowed down in recent years due to the economic downturn, with the data illustrating that confidence is returning in Westminster as new retail floor space is completed.

The figures however highlight several policy issues, specifically relating to district and local shopping centres. In 2010/11, the local shopping centres lost over 500 sqm of retail floor space. The losses in local centres have primarily involved changes of use to other A class uses and some residential units.

This may be of some concern in policy terms as policies SS6 and SS7 both seek to retain A1 uses in district and local centres. In addition for district centres, the percentage of A1 and non-A1 uses in the core and secondary areas are mostly not meeting the policy thresholds, showing issues with the mix of use against policy aims. However compared to 2009/10 figures, the levels of non-A1 uses in the centres is decreasing and getting closer to the policy threshold in several cases, showing that the policy is having significant effects.

Action –

Monitor district and local centres more thoroughly to track changing mix of uses, and act if necessary.

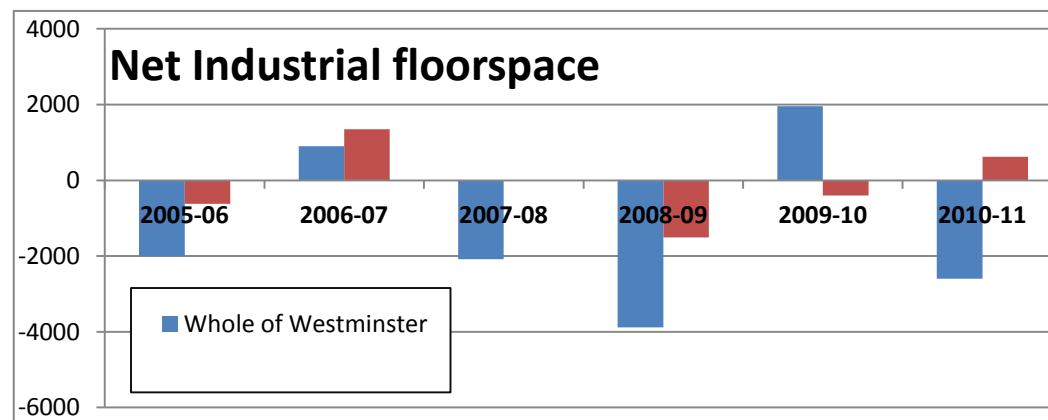
INDUSTRIAL USES

Indicator B8: Industrial floor space completions

| Year | Whole of Westminster | | | | Creative Industries Special Policy Area | | | |
|---------|----------------------|-----------------------|----------------------------|----------------|---|-----------------------|----------------------------|----------------|
| | B1C Light industrial | B2 General industrial | B8 Storage and warehousing | Net Industrial | B1C Light industrial | B2 General industrial | B8 Storage and warehousing | Net Industrial |
| 2005-06 | -639 | 0 | -1367 | -2006 | -386 | 0 | -231 | -617 |
| 2006-07 | 1666 | -120 | -642 | 904 | 1353 | 0 | 0 | 1353 |
| 2007-08 | -432 | 0 | -1650 | -2082 | 0 | 0 | 0 | 0 |
| 2008-09 | -1728 | 0 | -2155 | -3883 | -1084 | 0 | -423 | -1507 |
| 2009-10 | 2988 | -2675 | 1648 | 1961 | -400 | 0 | 0 | -400 |
| 2010-11 | -869 | -60 | -1673 | -2602 | -629 | 0 | 1249 | 620 |
| Total | 986 | -2855 | -5839 | -7708 | -1146 | 0 | 595 | -551 |

Table Highlights

- In the current monitoring period twenty completions resulted in 2602 sqm of industrial floor space across Westminster being lost.
- The biggest loss of industrial floor space (approximately 1300sqm) was in Paddington where storage and a maintenance yard were transformed into a wetland area.
- Within the Creative Industries SPA, there were four completions which resulted in a combined net loss of 629sqm of B1C floor space and a net increase of 1249 sqm of B8 floor space.
- Overall the Creative Industries Special Policy Area saw a net gain of 620 sqm of Industrial floor space, yet since monitoring began 551sqm of industrial floor space has been lost in the SPA.



Policy Assessment – Industrial Use (UDP Policy References – COM9, COM10)

Policy Objective/Approach –

New light industrial floor space is encouraged in the Creative Industry Special Policy Area and small scale light industrial uses will be protected where there is no adverse effect on residential amenity.



The City Council values the contribution of creative industries to Westminster and seeks to ensure that new light industrial floor space is provided in new commercial schemes and secured by legal agreement. The Use Class Order, however, does not differentiate between Class B1A (office) and Class B1C (light industrial) uses when it comes to creative industries which makes the protection of this type of floor space within Westminster difficult to achieve, and compromises the effectiveness of the policy. Regardless of this challenge, there has been an increase in creative industry floor space in the SPA during this monitoring period, although since 2005/06 the trend has been that of decline in the SPA and Westminster wide.

Action –

The Creative Industries Special Policy Area does not exist in the Core Strategy. Replacement policy approaches for Creative Industries in the Core Strategy (CS6, CS19 and CS12) should be monitored in the future.

A note on Core Strategy Policies CS6, CS19, CS12

The Creative Industries Special Policy Area does not exist in the Core Strategy; however the Core Strategy identifies in policy CS19 that in addition to offices, a range of other B1 floor space such as workshops and studios will be sought as part of the overall mix of uses. Three key areas are identified in the Core Strategy as being suitable for a range of business types including creative industries: Paddington Opportunity Area and development sites between Lambeth and Vauxhall Bridge within the Millbank Strategic Cultural Area and the North Westminster Economic Development Area. In subsequent AMRs, assessments of the changes in industrial floor space in these areas should be carried out along with due attention to emerging CMP policy 1.5 (Creative Businesses).

4C: Indicator Results and Policy Analysis: Building Sustainable Communities

HOUSING PROVISION

Indicator C1: 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) | 01/01/1997 | 31/12/2016 | 19480 | Unitary Development Plan, 2007 |
| H1b RSS (London Plan) | 01/04/2011 | 31/03/2021 | 7700 | Greater London Authority London Plan (London Plan adopted July 2011) |

Indicator C2: Housing Delivery: Past and current actual delivery, and future projected delivery against targets. Net additional dwellings in reporting year. Net additional dwellings in future years. Managed delivery target.

This table is based on the rolling 5-15 year housing supply schedule, which has been updated since the submission of Westminster's Core Strategy. This table therefore contains more up to date statistics than are presented in the Core Strategy.

| | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 | 2005-06 | 2006-07 | 2007-08 | 2008-09 |
|---|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Net dwellings delivered in reporting year | 1075 | 1145 | 1539 | 1156 | 912 | 537 | 1286 | 539 | 1513 | 657 | 683 | 716 |
| Annual delivery target in development plan | 974 | 974 | 974 | 974 | 974 | 974 | 974 | 974 | 974 | 680 | 680 | 680 |
| Cumulative reduction of overall delivery target | 18405 | 17260 | 15721 | 14565 | 13653 | 13116 | 11830 | 11291 | 9778 | 6143 | 5460 | 4744 |
| | 2009-10 | 2010-11 | 2011-12 | 2012-13 | 2013-14 | 2014-15 | 2015-16 | 2016-17 | | | | |
| Net dwellings delivered in reporting year | 698 | 749 | | | | | | | | | | |
| Projected net dwelling delivery in future years | | | 510 | 725 | 977 | 546 | 477 | 780 | | | | |
| Projected combined site area (ha) in future years | | | 2.11 | 3.5 | 7.95 | 2.82 | 2.71 | 6.52 | | | | |
| Annual delivery target in development plan | 680 | 680 | 770 | 770 | 770 | 770 | 770 | 770 | | | | |
| Cumulative reduction of overall delivery target | 4046 | 3297 | 7190* | 6465 | 5488 | 4942 | 4465 | 3685 | | | | |

*target increase due to the new London Plan target 2011 - 2021

Projected net units and hectareage are partly aspirational coming from planning brief sites and other planning permissions and schemes identified in the 5-15 year housing schedule, and are thus subject to potential change. Future projected figures do not include additional residential units delivered through small schemes (<10 net units), windfall sites, vacant units converted back to use, and non self contained units (student accommodation etc). Future levels of delivery for these categories are unknown, but make very significant contributions to housing delivery in Westminster, and are shown in the trajectory graph below.

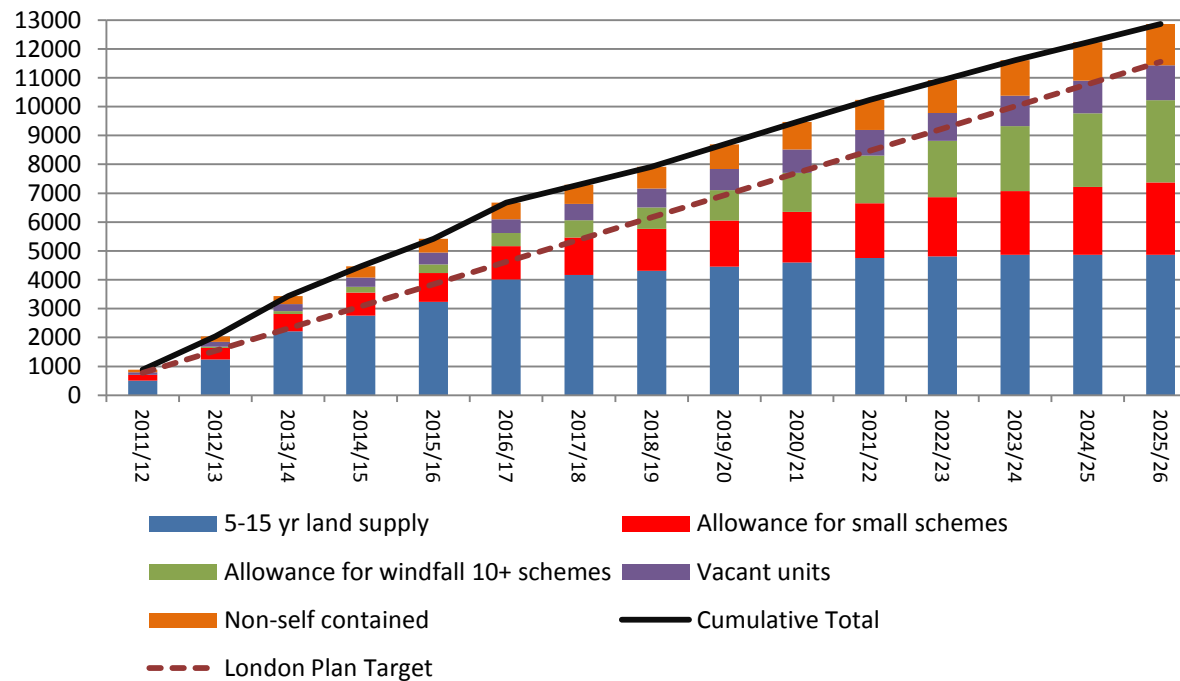
Table Highlights

- The reporting year 2010/11 saw the completion of 749 net residential units, the highest number of units delivered since 2005/06.
- Delivery for 2010/11 meets annual housing delivery targets as set out in the London Plan, with 749 net units completed against a target of 680.
- Large schemes completed in 2010/11 include the 196 unit development at 4 Merchant Square in Paddington (including 44 affordable housing units), the super prime 86 unit development at 100 Knightsbridge overlooking Hyde Park, and a 56 unit development at Emanuel House on Vincent Square. However this is not the norm, as a majority of housing delivery in Westminster tends to result from small schemes of fewer than ten units, resulting from minor redevelopments.
- In addition to completed units, there is considerable residential development in the pipeline, as illustrated by projected future delivery of units in the next few years. This data is taken from developments that have planning permission and are identified in the five year housing supply schedule.
- Developments currently under construction are expected to deliver nearly 1300 net residential units, which includes new phases of several large schemes at Grosvenor Waterside. In addition, unimplemented planning permissions are expected to deliver over 2200 net residential units in the future, if and when they are implemented.
- A further contribution to housing provision comes from the delivery of non self contained (NSC) accommodation, and from the conversion of vacant units back to use. NSC accommodation generally takes the form of student accommodation, and due to the large presence of universities and other education establishments in Westminster, this can lead to fairly significant delivery. The conversion of vacant units back into use is also significant, and is gaining momentum as a priority across London to use existing stock efficiently.
- The housing trajectory graph illustrates the anticipated trajectory of housing delivery against housing targets as identified in the London Plan. The figures become more uncertain the further ahead the data looks, as there are fewer identified sites for development, but the overall trend is expected to exceed the London Plan target. A complication in Westminster is that a considerable proportion of housing delivery in the city results from windfall sites, and small schemes, which can be hard to

predict. The trajectory therefore takes into account identified sites for housing development (see below), an allowance for schemes under 10 units (based on past trends), an allowance for windfall sites of 10 or more units, a projected figure for vacant homes coming back into use, and a figure for non-self contained units.

Indicator C3: Westminster’s Housing Trajectory

The diagram below illustrates Westminster’s housing delivery trajectory for the next 15 years, updating the version in the Core Strategy Submission Draft with data from this reporting period. The trajectory uses the rolling 5-15 year housing supply schedule to give accurate estimations of cumulative delivery against London Plan targets for the next five years, and then projects expected delivery for the following ten years based on previous trends. The trajectory uses the rolling 5-15 year schedule as a starting point, and includes housing delivery from other sources not accounted for in the schedule to give a more comprehensive estimate and reflection of how housing is delivered in Westminster. The additional sources are delivery through small sites, windfall sites, the conversion of vacant units back to use, and the delivery of non self contained units.



Identified Sites for Housing – Five Year Housing Assessment (see Appendix 2)

The housing trajectory above draws on the five year housing assessment in Appendix 2 which identifies in detail the housing developments expected to be delivered between January 2012 and March 2017. Development Planning officers have supplied most of the information based on discussions they have had with developers, including the construction status of the site and its likely delivery date. In addition, meetings are also held with the housing department to determine the progress of Community Build schemes, and regular on-going meetings take place with all agencies involved in the city's three Opportunity Areas (Paddington, Victoria and Tottenham Court Road) so that the schedules contain the most up to date information possible. In addition regular contact is kept with the Westminster Property Association, Registered Social Landlords in the Housing Association Chief Executives meeting, and with infrastructure providers such as those involved with Crossrail.

The last Housing Needs Study (published 2007) showed Westminster required 5,621 additional affordable homes per year to meet demand. It did not provide a figure for market housing, but the affordable requirement alone far outstrips the amount of housing that Westminster, as an already densely built up city, could realistically provide. The housing requirement for the coming five years has therefore been calculated by using Westminster's target in the London Plan; 680 units per year. This figure multiplied by five, and including 170 extra units as one quarter of 680 to account for the first three months of 2012, means the total number of housing units required is 3,570.

The five year assessment includes all sites which are expected to deliver ten or more units by 2017. There are 69 sites on the schedule which are at differing stages of development.

- 27 sites have planning permission and construction has commenced.
- 29 sites have planning permission but construction has not commenced. Discussions with the developer indicate that works will commence in the near future and completion is expected before April 2016.
- 10 sites do not yet have permission but a decision is imminent.
- One site is classed as Westminster Council Community Build sites where discussions have been taking place with Housing and CityWest Homes and funding secured but a planning application/permission has not yet been submitted/granted.
- One site is likely to have a residential planning application which has not yet been submitted. The landowner indicates that the housing development will be completed before April 2013.
- One site has an adopted planning brief where the landowner indicates that housing development will be completed before April 2014.

Annual delivery of identified sites is expected as follows:

| <i>Net units</i> | <i>By</i> |
|------------------|-----------------------------|
| 510 | Early 2012 |
| 725 | 2012/2013 |
| 977 | 2013/2014 |
| 546 | 2014/2015 |
| 477 | 2015/2016 |
| 448 | 2016/2017 |
| 332 | Unknown (2016/17 at latest) |

The total expected units in the next five years are therefore 4015 which exceeds the 3,570 target from the 2008 London Plan. Additionally, this total figure does not include completions from small sites below ten units which have historically sometimes been as much as 35% of total units. The UDP policy protects housing so losses in Westminster are very minimal, usually the result of housing swaps or the de-conversion of houses from flats back into houses.

The 2011 London Plan's revision of housing targets for Westminster between 2011 and 2021 mean that the pressure to deliver housing has increased and requires some thought on housing delivery capacity beyond 2016. The 6-10 year housing supply schedule contains eighteen sites whose delivery is less certain than the five year schedule but nonetheless are predicted to provide an additional 733 units between 2017/18 – 2021/22. This number is in reality likely to be much more as unit number predictions for many of these sites do not yet exist. Taking into account all the sites on the five year schedule, plus completions likely to come forward from windfall, smaller sites and those on the 6-10 year schedule, the London Plan target is achievable.

Residential Schemes involving a loss of housing

There were a minimal number of schemes which included a loss of housing in 2010/11 as shown in the next table.

Indicator C4: Table Loss of Housing

| Year | Net loss of units (schemes with complete loss of residential units) |
|--------------------|---|
| 2005-06 | 3 |
| 2006-07 | 0 |
| 2007-08 | 1 |
| 2008-09 | 9 |
| 2009-10 | 14 |
| 2010-11 | 29 |
| Under Construction | 7 |
| Unimplemented | 16 |

Table Highlights

- In 2010-11 there were seven schemes that led to a total loss of housing, totalling 29 units. Five of these schemes related to land use swap schemes where the residential use was relocated to another building accounting for 26 of the units.

Vacant Units

The number of vacant units brought back to use continues to be a valuable source of housing, as the efficient use of existing stock becomes an increasing priority in the city.

Indicator C5: Empty Units Brought Back Into Use

| Year | Housing Units |
|---------|---------------|
| 2004-05 | 113 |
| 2005-06 | 175 |
| 2006-07 | 240 |
| 2007-08 | 250 |
| 2008-09 | 220 |
| 2009-10 | 100 |
| 2010-11 | N/A |

Table Highlights

- Unfortunately this data is not available for this reporting period.

Policy Assessment Building Housing provision - (UDP Policy References – STRA 14, H1, H3)

Policy Objective/Approach –

New housing provision will be encouraged and loss of housing will be discouraged.

Target: to provide an average of 680 new residential units per annum.

 Policy Assessment



As illustrated by the tables and housing trajectory graph, housing provision targets have been met in 2010/11 in Westminster, and are projected to do so for the next 15 years, even when taking account of the rise in housing targets as put forward in the ~~Draft~~ replacement London Plan (2011). This is a continuation of the existing trend, where targets have been met with good consistency. However, with housing delivery there is always uncertainty, as future sites can be hard to identify, particularly in a borough such as Westminster, where all land is previously developed, and where many units are delivered through windfall developments, and not well publicised major developments.

Overall, the policy approach can be considered to be effective, as shown by the consistent levels of delivery of new housing units, with a minimal number of schemes delivering losses of housing.

Action –

The City Council will continue to monitor the provision of new homes in Westminster, and as part of this, will continue to update the rolling five year list of identified housing sites. This monitoring will be assessed against changes to the regional housing target for Westminster, which will increase to 770 units per annum from 2011/12 up to 2021, as set out in the Mayor's replacement London Plan (adopted July 2011).

Affordable Housing Provision

Indicator C6: Affordable Housing Completions

| Social rent homes provided | Intermediate homes provided | Affordable homes total |
|----------------------------|-----------------------------|------------------------|
| 114 | 43 | 157 |

A total of 157 new affordable homes were completed in 2010-11. 73% of affordable units were social rented, compared to 27% intermediate. This is a considerable change from 2009-10 figures when 53% of new affordable homes completed were social rented. This falls just short of the 70% social rented and 30% intermediate split target in the London Plan.

Indicator C7: Affordable Housing as a Percentage of all Housing Completions

| Year | All Housing Total | Housing Units from schemes below AHT (% of total units) | Housing Units from schemes above AHT (% of total units) | All affordable housing units (% of total units) | Affordable Housing Units (% of all units in schemes above AHT) | Target % of Affordable Housing | Actual % of Affordable Housing |
|---------|-------------------|---|---|---|--|--------------------------------|--------------------------------|
| 1997 | 1075 | 519 (48.3) | 556 (51.7) | 181 (16.8) | 32.5 | | |
| 1998 | 1145 | 543 (47.4) | 602 (52.6) | 247 (21.6) | 41.0 | 25% | 20.56% |
| 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 | | |
| 2002 | 537 | 28 (5.3) | 509 (94.7) | 347 (64.6) | 68.1 | 30% | 29.16% |
| 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 | | |
| 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 | 50% > 30% | 22.12% |
| 2008-09 | 716 | 203 (28.4) | 513 (72.0) | 232 (32.4) | 45.2 | | |
| 2009-10 | 698 | 194 (28.3) | 504 (72.2) | 323 (46.3) | 64.1 | | |
| 2010-11 | 749 | 227 (30.3) | 522 (69.7) | 157 (20.9) | 30.0 | | |

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

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.

Table Highlights

- The monitoring period 2010-11 saw the delivery of 749 housing units, 522 of which were delivered in schemes above the affordable housing threshold (i.e. schemes of 10 or more additional units, or sites larger than 0.3ha).
- 157 affordable units were delivered, representing 30% of units delivered from schemes that were above the affordable housing threshold. However, when small schemes are included (below the AHT), affordable units accounted for 21% of all units delivered.
- It should be noted that delivery of affordable housing can fluctuate greatly as the result of the phased development of large schemes, which can, for example, deliver all private units one year and all affordable units in the next.

Indicator C8: Affordable Housing on site/ off site/ payments to the Affordable Housing Fund from schemes of 10 or more units (excludes Registered Social Landlord schemes)

| Year | Schemes | Total Units | On site Affordable Units | Off site Affordable Units | Affordable Housing Fund |
|---------|---------|-------------|--------------------------|---------------------------|-------------------------|
| 2010-11 | 10 | 472 | 132 | 114 | £1,112,656 |

Table 3.30 above shows the number of affordable housing units delivered on site from schemes of 10 or more units. The affordable housing fund plays an essential role in the provision of affordable housing in Westminster by bridging the funding gap between HCA funding for affordable housing and the actual RSL build costs of those units. It should be noted that payments to the Affordable Housing Fund includes both payments in lieu of affordable housing and payments required by the mixed use policy. The figure shown is that secured as part of signed agreements but these sums will only be received by the Council if the permission is implemented.

- 28% of units completed for 10 or more units were on site affordable units and 24% were off site units. Where no affordable units were provided over £1 million pounds was paid to the Affordable Housing Fund.
- 70 off site units were completed prior to 2010.

Policy Assessment – Affordable Housing (UDP Policy References – STRA 14, STRA 15, H4)

Policy Objective/Approach –

To protect affordable housing and ensure provision on sites of 0.3ha or for applications of 10 or more dwellings at the levels required in policy H10. Targets: Affordable housing required in a range from 10-50% across the city.



Policy Assessment

Due to exceptionally high land prices in Westminster, Registered Social Landlords are generally unable to develop new sites in the City, meaning that private housing development is relied upon to deliver affordable housing. Despite meeting overall housing provision targets as discussed, affordable housing targets are generally not met. However, 2010-11 was another productive year in terms of affordable housing provision, with over 150 affordable units completed, accounting for nearly 20% of total units completed. In addition, this accounts for over 30% of all units in schemes falling above the affordable housing threshold of over 10 units or 0.3ha. A key issue in Westminster is that many schemes are small redevelopments as discussed, and therefore do not reach the threshold for affordable housing, meaning that it can be difficult to secure significant amounts of affordable housing.

Therefore, the number of affordable units completed in 2010-11 can be viewed positively given these constraints, and illustrates that the UDP policies have been effective in retaining and delivering affordable housing, although the amounts delivered is inevitably diluted by the amount of housing delivered in small schemes.

Affordable Housing Fund payments were substantial in the reporting year. However, in line with the policy requirement, payments are only provided 'in lieu' of the absence of affordable units as part of the development. A large proportion of affordable housing has been provided on site and off site in 2010-11, which is a positive change from previous years.

Action –

Unit thresholds for the provision of affordable housing are being replaced with floor space thresholds in the Core Strategy and forthcoming revisions. Affordable housing provision will continue to be monitored.

Residential Size and Tenure Mix

Indicator C9: Housing by Tenure and number of Bedrooms (Completed gross units 2010-11)

| Size | Private | Intermediate | Social Rented | Total |
|-----------|---------|--------------|---------------|-------|
| 1 Bedroom | 255 | 43 | 17 | 315 |
| 2 Bedroom | 286 | 0 | 56 | 342 |
| 3 Bedroom | 234 | 0 | 39 | 273 |
| 4 Bedroom | 87 | 0 | 2 | 89 |
| 5 Bedroom | 31 | 0 | 0 | 31 |
| | 893 | 43 | 114 | 1050 |

Table Highlights

- During 2010-11 85% of completed gross units were private, 4% were intermediate, and 11% were social rented.
- Thirty seven per cent of units were family sized having three or more bedrooms.

Policy Assessment Residential Mix (UDP Policy References – STRA 15, H5)

Policy Objective/Approach –

Providing a range of housing sizes by ensuring an appropriate mix of housing is provided including 33% of units to have at least three bedrooms and 5% to have four or more bedrooms.



Policy Assessment



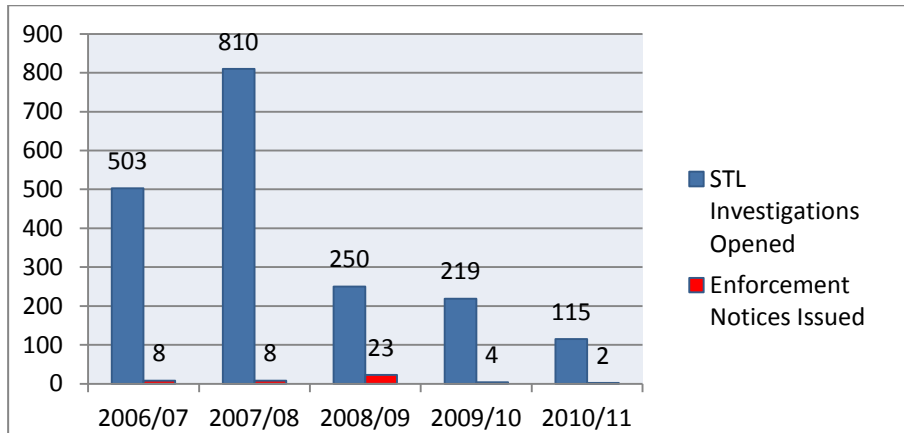
The period 2010-11 saw the delivery of a good mix of housing in both private and social rented tenures. Overall, 30% of completed units were one bedroom, 33% were two bedroom, and 37% were three or more bedrooms. Policy H5 states that the Council will normally require 33% of units to be family-sized (three or more bedrooms), although it is explained that this policy will be applied with some flexibility. For this monitoring period 11% had four or more bedrooms, thus exceeding the 5% target set out in Policy H5 (B)., There are particular difficulties bringing this type of housing forward in Westminster because of the economics of intermediate housing provision.

Action –

Intermediate housing will be reviewed as part of the revision to the Core Strategy. Housing officers and partner organisations, such as the Dolphin Square Foundation, are currently looking at ways to increase intermediate provision in the city.

Short Term Letting

Indicator C10: Temporary Sleeping Accommodation/ Short Term Letting



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.

Table Highlights

- The number of short term letting investigations opened in 2010/11 represents a fall on 2009/10 levels, as does the number of enforcement notices issued.

Policy Assessment Loss of Permanent Housing to Temporary Sleeping Use (UDP Policy References – H2, TACE3)

Policy Objective/Approach –

Preventing the use of housing by non permanent residents by not allowing temporary sleeping accommodation and taking enforcement action against such uses.



Policy Assessment

2010/11 data shows a continued fall in the number of short term letting investigations opened and the number of enforcement notices issued. This could indicate that the policy is working effectively to stop short term letting occurring, however short term letting is a

complex issue that goes beyond the statistics. Firstly, investigations are reliant in part on anecdotal evidence from residents. Additionally, the staffing of the short term letting team had been significantly reduced over the reporting period, and basically disbanded, leading to a significant drop in the figures, which are not representative of the scale of the issue in Westminster. However, a new short term letting team is being appointed on a temporary basis, meaning that a more accurate reflection of short term letting is likely to be seen next reporting year.

Action -
Continue to monitor.

Non Self Contained Accommodation

Indicator C11: Completed Hostel and non self contained accommodation

| Year | Net Rooms Lost | Net Rooms Gained | Total |
|---------|----------------|------------------|-------|
| 2010-11 | 94 | 84 | -10 |

Table Highlights

- A 67 student hostel was completed at Lancaster Place and student accommodation was reconfigured at 16 Abbey Road with a reduction of 27 rooms.
- An existing hostel in Westbourne Grove was converted from 37 rooms to six flats.
- At St Mark's vicarage 13 rooms used by the clergy were changed to a library and two flats.

Policy Assessment for Hostel and non self contained accommodation (UDP Policy References – H6, H7)

Policy Objective/Approach –

Hostels and special needs housing will be permitted where appropriate and hostels are protected unless there is no demand from similar organisations. Planning permission will

only be granted for the change of use to housing.

Housing in multiple occupation (HMOs) will be protected where it complies, or can be made to comply with environmental health legislation; and is not in a Family Housing Area.

Policy Assessment

Delivery of non-self contained units, including hostels, has fluctuated over recent years; with this year recording a small loss. This reflects the uneven delivery of large schemes of non self contained units, such as extra care housing for the elderly, or student accommodation. The GLA target is 50 units per annum, and this target has not been met this year. However, this target was exceeded in the previous year.

There were no other losses to report in the Family Housing Areas.

Action –
Continue to monitor.

Residential Provision on Previously Developed Land

Indicator C12: New and converted dwellings on previously developed land

| New and converted dwellings on previously developed land 2010-11 | Total |
|--|-------|
| Gross | 1050 |
| % Previously developed land | 100 |

Table Highlights

- With the exception of the Royal Parks, which are protected from development under Policy ENV 14, all land in Westminster has been previously developed.

Gypsy and Traveller Provision

Indicator C13: Net additional pitches (gypsy and traveller)

| Net additional pitches (gypsy and traveller) 2010-11 | Permanent | Transit | Total |
|--|-----------|---------|-------|
| | 0 | 0 | 0 |

Table Highlights

- Westminster was shown to have zero need in the Gypsy and Traveller Accommodation Assessment (GTAA) and to have no suitable sites for pitches.

The Gypsy and Traveller Accommodation Assessment states that Westminster has no need for pitches for gypsies and travellers. Westminster, as a built up central area, does not have any suitable sites for such pitches. The Council received no planning applications for sites for gypsies and travellers in 2010-11.

Social & Community Use

Indicator C14: Completed Social and Community floor space 2010-11

| Type of Community Use | 2009-10 Net Sqm | 2010-11 Net sqm |
|--|-----------------|-----------------|
| Community Use | 659 | 1451 |
| Education | 2681 | 6246 |
| Medical Uses (excluding Harley Street SPA) | 3449 | 8171 |
| Nursery | 67 | 101 |
| Places of Worship | 0 | -9 |
| Sports & Leisure | 139 | 3333 |
| Total | 6995 | 19293 |

Table Highlights

- Community uses – the gain in community floor space is largely due to the 1399 sqm sustainable transport hub at Marshall Street Leisure Centre including shower, changing, locker facilities and cycle storage which is of great community benefit and also meets sustainability objectives. Other developments of note are an extension to an existing drug and alcohol treatment centre at Westminster Drug Project on Harrow Road and a new multi-purpose community facility within the residential developments on Grosvenor Road.

- Education – one of the greatest gains in educational floor space (over 1400 sqm) came from the change of use of Sheraton House from office to education for five years.
- Medical – Most new medical floor space (nearly 6000 sqm) came from a new oncology unit (consulting rooms) on Lodge Road in Regent’s Park ward. There was a significant development in Fitzhardinge Street (Marylebone High Street ward) which increased medical floor space by almost 600sqm.
- Nursery – One new small nursery was created at Broadley Street Gardens to replace the one lost in 2008 when the gardens were closed due to subsidence.
- Places of Worship – there was a small loss of worship space by virtue of St Patrick’s Baptismal Chapel demolition (Soho Square).
- Sports and Leisure – there were four completed applications resulting in a gain in sports and leisure floor space; two yoga/health rooms near Paddington Station, extra gymnasium floor space in Buckingham Gate and a temporary pavilion in Kensington Gardens.
- The total amount of social and community floor space gained within the monitoring period is 19,293 sqm – a great leap from the 6995sqm net social and community floor space gained last year.

Policy Assessment Social & Community Use (UDP Policy References – STRA 19, SOC 1-4, 7 & 8, PSPA 7, H10)

Policy Objective/Approach –

Provision of local community services is encouraged including community facilities in general, childcare, education, health care and child facilities. Existing community facilities are protected and redevelopment should provide adequate replacement facilities. Target: No loss of floor space without replacement facilities.

Sites of 50 or more residential units to have an on site community facility.



Policy Assessment

Overall there were net increases in social and community uses and no major losses. Compared to last year, there has been a 176% increase in social and community floor space indicating that the policy is strong and working well. Where there were reductions in social and community floor space, many were land use swaps or a result of a change from one type of social and community use to another. The trend seen in previous years of losses occurring where facilities are owned or operated by the private sector has not been as prevalent this year.

Action –

The detailed policy will be developed for the forthcoming revision to the Core Strategy. The Council is considering the implications of the Community Infrastructure Levy to potentially replace the 2007 Planning Obligations SPG so any changes in policy should be monitored closely.

A note on Core Strategy CS33

Core Strategy Policy CS33 protects social and community floor space. In some specific circumstances (if it is part of a planned strategy, the overall level of provision is improved and there is no demand for the existing facilities), the priority replacement use will be residential – a departure from the UDP policy SOC1 which did not permit the loss of a social/community use for any reason. New social and community facilities will be encouraged throughout Westminster and will be provided on large scale developments, in line with the Core Strategy and UDP policies.


4D. Indicator Results and Policy Analysis: Integrating land use and transport policies and reducing the environmental impact of transport

Indicator D1 Walking and Cycling

Policy Assessment - Walking and Cycling (UDP Policy References – STRA 20, STRA 21(A) TRANS 2, TRANS 4, TRANS 9, TRANS 10, PSPA 5;)

Policy Objective/Approach –

Encouraging and enhancing the environment and facilities that support walking and cycling.

 Policy Assessment



In 2010-11 a number of schemes were implemented that will encourage more people to walk or cycle. This included improvements to the public realm such as those at Carting Lane, Kingly Street, Tachbrook Market, Wardour Street and Elizabeth Street. The area covered by Legible London continues to expand, with 102 Legible London signs implemented throughout the West End in 2010/11, improving way finding throughout the area. The Council's Neat Streets programme also saw significant reductions in street clutter during 2010/11, with redundant signs being removed and minor footway improvements being made. Summer 2010 saw the launch of the Barclay's Cycle Hire Scheme, with approximately 143 docking stations accommodated on Westminster highway. This resulted in 225,000 journeys being made on cycle hire bikes within the City of Westminster during the first seven weeks after the scheme launch. Other cycling schemes implemented by the Council included a scheme at Regent Street and Hanover Street to assist east/west movements by cyclists between Mayfair and Soho, incorporating improved crossing facilities and a contraflow cycle lane on Hanover Street, improvements to the Greenways network along the Canal near Lisson Grove, the implementation of new cycle stands and provision of cycle training for 489 adults and 655 children. This resulted in a 15% increase in the number of cyclists entering the congestion charging zone (during charging) hours in 2010, compared to 2009.

Indicator D2 Public Transport

Policy Assessment - Public Transport (UDP Policy References – STRA 20, TRANS 7)

Policy Objective/Approach –

Improving the quality, reliability and accessibility of public transport by implementation of bus priority measures, improvements to the main line rail termini, underground stations, interchange facilities and access and capacity improvements.

Policy Assessment



This policy also supports major transport infrastructure improvement programmes, including Crossrail. Construction work has commenced at Crossrail worksites at Westbourne Park, Royal Oak, Paddington, Bond Street and Tottenham Court Road. In addition, London Underground capacity enhancement works are underway at Victoria, Bond Street and Tottenham Court Road stations. All of these works are programmed to be completed by 2017/18. The Council continues to implement bus priority and bus stop accessibility schemes where there is a demonstrable need identified and typically where there is additional benefit to other road users. A recent example of this practice is the completion of the Piccadilly Two Way scheme on 3rd November 2011 where significantly improved through access for all road users has been realised especially in respect to the extensive London Bus Network that serves the area. In Victoria the major Victoria Station Upgrade works that are currently underway will improve public transport access and interchange substantially. The Council supports the principle of the proposed High Speed 2 (HS2) rail link between London, Birmingham and the North of England and will continue to ensure that the proposals include adequate public transport improvements in central London.

Indicator D3 Environmental Effect of Public Transport

Policy Assessment - Environmental Effect of Public Transport (UDP Policy References – STRA 20, STRA 22, TRANS 1, TRANS 13, TRANS 14, TRANS 15, TRANS 17; Core Strategy References CS40, CS30, CS31)

Policy Objective/Approach –

Reducing the environmental effect of transport by encouraging transport that is less polluting, particularly in respect of air pollutants and noise.



There has been an increase in the number of electric car charging points (15 new spaces in 2010-11, bringing the total to 35 spaces). In addition two new 'Phase 3' electric vehicle charging points were implemented on Old Cavendish Street, that adjoins Oxford Street, to enable electric buses to be charged on-street and possibly electric light goods vehicles in the future. Westminster continues to strive to encourage modes of transport which cause less air and noise pollution. The Westminster Car Club was launched in May 2009 as an on street car sharing scheme in partnership with ZipCar. It aims to provide residents with an alternative to private car ownership and following the implementation of 25 new vehicles in 2010/11; by March 2011 it had 120 vehicles across the city, which means there is a space within 10 minutes walk of every resident. By March 2011 membership numbers exceeded 3,144 members and a recent survey indicated that 28% have given up their private vehicle since joining the club. It is the greenest car club fleet in the UK with 24 hybrid cars and 1 plug in electric vehicles. On street parking polices 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 2010-11 alone is, however, impossible to quantify. As indicated above, problems of air pollution and noise from motorised vehicles remain significant but are in decline in terms of their relative contribution to poor air quality. The Council also encourages more people to walk and cycle rather than travelling by private vehicle, through the initiatives described under STRA 20/21 above.

Indicator D4 Traffic Congestion

Policy Assessment - Reducing Traffic Congestion (UDP Policy References – STRA 20, STRA 23, TRANS 18)

Policy Objective/Approach –

Reducing Traffic congestion and improving road safety.



+ Policy Assessment

Whilst the Council continues to oppose the Mayor's Congestion Charging scheme it has worked with TfL and other stakeholders towards smoother traffic flows and improved journey times for all road users. It supports the removal of traffic signals where viable, e.g. in Exhibition Road and also works closely with TfL to ensure that the London Street Works Management Permit Scheme is successful in reducing the length of time and extent of works on the highway

Indicator D5 Servicing

Policy Assessment - Servicing (UDP Policy References – STRA 24, Core Strategy References CS41)

Policy Objective/Approach –

Managing service, delivery and collection.

+/? Policy Assessment



This is achieved via planning control, which seeks servicing to be accommodated off-street to minimise its impacts. However, it is not monitored. See also STRA 22 above for commentary. The Council is a member of the Central London Freight Quality Partnership that

seeks to develop viable freight, loading and waiting and freight consolidation schemes where the delivery and logistics industry are prepared to contribute its support. A recent successful joint Council and industry project has been with the Brewery Logistics industry where a number of improved delivery schemes have been implemented on the street that also benefit all other road users. The Council continues to work with partners to investigate the feasibility of expanding the use of freight consolidation facilities amongst retailers in the City of Westminster. The Council has also implemented a number of loading pads which allows deliveries to be made from 'pads' on the footway at certain hours of the day. Outside of these hours the pad reverts to footway use. Shared use loading/visitor parking bays are also being implemented to maximise use of the kerbside for the varying purposes that are predominant at different times of the day (e.g. loading in the morning and visitor parking from late morning onwards).

Indicator D6 Parking Control

Policy Assessment - Parking Control (UDP Policy References - STRA 25, TRANS 11, TRANS 21-26)

Policy Objective/Approach –

Parking control.



To manage an effective parking service that addresses the demands of present

day kerbside demand across the diverse area of Westminster




The Council efficiently and effectively manages the largest parking authority in the country. The Council's responsibility is to make sure that those who need to drive into the city can get around easily and find somewhere safely and securely to park. The Council aims to balance the needs of all road users, residents and local businesses as fairly and reasonably as possible

Indicator D7 Coach Servicing

Policy Assessment - Coach servicing (UDP Policy References - TRANS 6)

Policy Objective/Approach –

Improving coach services and opposing any development of a single hub coach terminal as a replacement for Victoria.

 Policy Assessment



The Council continues to evaluate and develop schemes that seek to mitigate the environmental impacts of coach parking on its streets. A proposed scheme on Kingsway could be implemented in 2011/12 to assist Theatreland coaches. No new coach terminal was proposed within Westminster during this time and no major changes were made to Victoria Coach Station, though the Council continues to work with the Arriva Group with regard to the management of the Bulleid Way Express Coach terminal, in Victoria, that complements the much larger terminal that is the nearby Victoria Coach Station. In 2012 the Council will work with TfL to ensure that all on-street coach bays are better signposted with notices that encourage coach drivers to switch off their engines whilst a vehicle is stationary - a problem that has been prevalent for many years.

4E. Indicator Results and Policy Analysis: Ensuring a high quality environment

Design

Indicator E1: Design Awards

Schemes in Westminster were successful in achieving a number of Design awards in 2010-11. These include a **Civic Trust Award one Georgian Group award** and two **Royal Institute of British Architects (RIBA) Regional Awards**.

OXFORD CIRCUS STREETSCAPE AND DIAGONAL CROSSING: Civic Trust Award

Oxford Circus was a renowned overcrowded and dangerous major junction for both pedestrians and traffic. The removal of clutter and barriers alongside new wider kerb lines and new pavements has transformed this busy central London location. The Civic Trust citation proclaims that “this is a highly successful and simple solution that has opened up the whole area of Oxford Circus creating a more effective space and restoring the character that originally made the area so special. These improvements have succeeded in recreating the original architect, John Nash’s intention of a circular space, defined by four matching frontages.”



THE QUADRANGLE, BUCKINGHAM PALACE AND LANCASTER HOUSE: Georgian Group Award

Behind the main facade of Buckingham Palace, one of the inner facing courtyard elevations has been completely cleaned and restored to its full grandeur. A similar quality restoration was achieved at neighbouring Lancaster House where the Bath stone facades had layers of dirt removed.



7 JULY MEMORIAL: RIBA Award

The Royal Parks commissioned Carmody Groarke architects to design this award winning memorial to the victims of the London bombings in July 2005. It comprises 52 stainless steel columns representing each of the victims sited in the southeast corner of Hyde Park.



THE CHARLOTTE BUILDING: RIBA Award

This modern building by Lifschutz Davidson Sandilands provides high quality commercial office space. The building has elegant and modern features including bespoke cladding, granite courtyard and gates designed as public art.



Appeals Won on Design Grounds

Indicator E2: Appeals Won on Design Grounds 2010-11

| Year | Design Appeals Dismissed | Design Appeals Allowed | Other Decision | Total |
|---------|--------------------------|------------------------|----------------|-------|
| 2010/11 | 112 | 45 | 2 | 159 |

Table Highlights

- On design grounds, 112 appeals were dismissed by the Planning Inspectorate in favour of the Council, 45 were allowed and two appeals received other decisions (part allowed/dismissed, or withdrawn). Overall, including all categories of appeal, the

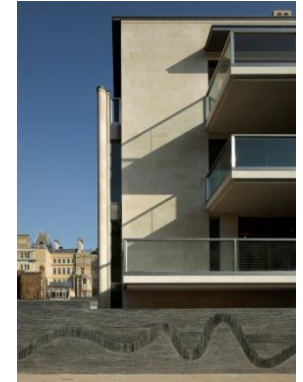
inspectorate found in favour of the Council in 70% of cases (appeals dismissed), with only 28% allowed in favour of the appellant.

Policy Assessment - Ensuring a high quality Environment (UDP Policy References – STRA 18, STRA 26, STRA 27, STRA 30, DES 1, DES 2, DES 3, DES4, DES 5, DES 6, DES 7, DES 8, NW 3, SS 14-17)

Policy Objective/Approach –

Securing the highest standards of design and improving access to facilities and buildings.

Promoting townscape improvements and public realm enhancement throughout the city and in shopping centres.



+ Policy Assessment

Westminster continues to promote excellence in design and specialist design officers provide input into all applications. The success of this approach is demonstrated by the high percentage of appeals relating to design issues won by the Council. The quality of new design in Westminster is reflected in the Oxford Circus Civic Trust Award, three awards from the Georgian group and two RIBA awards.

All applications are required to have a design and access statement and 30 applications were received during this period which were specifically making provision for facilities or improved access for people with disabilities. Twenty five of these were approved and five were refused.

The planning department received 46 planning applications for permanent and temporary sculpture including 12 applications for the discharge of public art conditions in 2010-11. Over the same period, the Council considered 48 new proposals for public art through its internal review procedures; raising the quality of large-scale development and public open spaces. Fourteen section 106 agreements were also drawn up involving public art in the year 2010-11, representing public art contributions to the value of 1.2 million pounds.

Action –

Design policies appear to be working well. However, the Core Strategy was adopted during this period and seeks to integrate sustainable design with those design policies which relate to architectural quality and the success of this approach will need to be monitored to ensure excellent design standards are maintained.

Listed Buildings and Conservation Areas

Indicator E3: Heritage at Risk 2010-11

| Year | Risk Priority A (immediate risk no solution agreed) | Risk Priority B (immediate risk solution agreed) | Risk Priority C (Slow decay; no solution agreed) | Risk Priority D (Slow decay; solution agreed) | Risk Priority E (under repair with no user identified) | Risk Priority F (repair in progress) | Total Buildings at Risk |
|---------|--|---|--|--|---|---|-------------------------|
| 2010-11 | 2 | 1 | 7 | 7 | 1 | 11 | 29 |

Table Highlights

- 19 buildings at risk are under repair or have a solution in place for remedial action.
- There is one less building on the register compared to last year.
- No conservation areas or historic parks and gardens are on the at risk register.

Indicator E4: Approvals for Demolition of Listed Buildings and Buildings in Conservation Areas 2010-11

| Year | Complete Loss of Listed Buildings | Buildings Approved for demolition in conservation areas |
|---------|-----------------------------------|---|
| 2008-09 | 0 | 23 |
| 2009-10 | 3 | 36 |
| 2010-11 | 2 | 53 |

Table Highlights

- Permission was given for the complete demolition and rebuilding of a mews house attached to a Grade II* building at 7 Eaton Place. Permission was also given for the dismantling of Sutton House 156-158 Victoria Street which will be rebuilt on a site to the rear of its existing plot as part of the Victoria Masterplan.
- There is an increase in the permitted demolition of buildings in conservation areas and this coincides with an increase in planning applications.
- In the case of both listed buildings and buildings in conservation area, this represents a very small proportion given the extent of coverage of the area by heritage designations.

Policy Assessment - Listed buildings, historic parks and gardens (UDP Policy References – STRA 29, DES 10, DES 11, DES 12)

Policy Objective/Approach –

Protecting Listed buildings, historic parks and gardens and their setting. Preserving the archaeological heritage of the city.



Policy Assessment



Westminster has over 11,000 listed buildings and dealt with 1,689 listed building consent applications during the current monitoring period. In 2010-11 there were 30 buildings on the English Heritage, Heritage at Risk register. For a building to be eligible for inclusion in the register, it must be a nationally designated site at risk of falling into disrepair or dereliction. The London register includes Grade I, II* and II listed buildings, scheduled ancient monuments, conservation areas, registered battlefields, protected wreck sites and registered parks and gardens.

Ten of these thirty buildings have a priority rating of A, to C, which put the buildings at risk of immediate to slow risk of deterioration without a solution agreed. The rest are under repair or have agreed solutions. Considering Westminster has so many listed buildings the number at risk is very small.

In permitting the demolition of two listed buildings the Council is showing flexibility and pragmatism. Each application has been considered having regard to the quality of the original building and the overall public benefit of the development as a whole. The replacement mews building will be of a high design standard and improve the local area. Sutton House is to be dismantled and rebuilt close to its original site. As already mentioned the loss of so few listed buildings is minimal (0.02%) given that there are 11,000 listed buildings located in Westminster.

The Council has continued to work to ensure that its archaeological heritage is protected and recorded, primarily through the use of planning conditions. Thirty one approval of details applications were received on archaeology conditions, compared to 23 received in 2009-10, 34 in 2008, 21 in 2007 and 17 in 2006. Archaeological significance continues to be recognised in conservation area audits as appropriate. The audits prepared in 2010-11 include an assessment of each area's archaeological potential.

No registered parks and gardens are on the heritage at risk register.

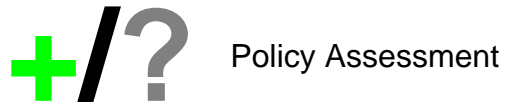
Action –
Continue to monitor.

Policy Assessment - Conservation Area Assessments and World Heritage Site (UDP Policy References – STRA 28 STRA 29 DES 9 DES 16)

Policy Objective/Approach –

Securing the highest standards of design and protecting and enhancing conservation areas and the world heritage site.

Managing important views across the City and ensuring that high buildings do not lead to any adverse effect on these.



Throughout 2010-11 the Council has continued to work on a programme to review and appraise each of its 56 conservation areas, assessing boundaries and considering whether additional areas should be protected, as well as producing studies outlining a framework for protection of each area. Seventy five per cent of Westminster is covered by conservation areas and 82% of conservation areas now have adopted conservation area audits. There has, however, been a reduction in numbers of conservation areas being assessed. In 2010-11 no conservation area audits were adopted but the Council consulted on one audit and conservation area extension and has been working on several drafts of conservation area audits. A higher number of buildings were approved for demolition within conservation areas than the previous years, but as with listed buildings, given the extent of conservation area coverage in Westminster; this represents a very small number of buildings overall. In addition, a number of these were façade retention schemes which maintain the character of the townscape, while allowing flexibility in the spaces behind the façade. None of Westminster's conservation areas are on the Heritage at Risk Register.

The Council continues to review development proposals and policy which affects the World Heritage Site and important views. In 2010-11 Westminster responded to consultations on 16 proposals or scoping opinions for tall buildings or large scale development outside the borough boundaries to assess potential impact on views across the City; of these, six were objections. The Core Strategy policy was adopted in this period and includes reference to the World Heritage Site. Westminster also participated actively in the consultation on the Greater London Authority's revised London View Management Framework, replacement London Plan and emerging world heritage sites setting SPG.

In this period the City Council re-established the Westminster World Heritage Site Steering Group and is working with partners to improve the protection in place for the site and responded to various consultations to lobby on the importance of protecting the outstanding global value of the World Heritage site. However, the impact of permitted tall buildings schemes on views remains uncertain.

After concerns were expressed by UNESCO in 2007 with regards to impacts of development on the setting of the Westminster World Heritage Site, detailed 'state of conservation' reports are submitted to UNESCO by the Department for Culture Media and Sport (DCMS) yearly, with the latest one submitted in January 2011. As a result of this, a UNESCO mission visited the World Heritage Site in December 2011 to assess its state of conservation. The council is awaiting publication of their report, and any recommendations resulting from this will need to continue to be monitored.

Action –

The Council will continue to comment on applications in adjoining boroughs and emerging policy at national, regional and local level where these may affect protected views and the World Heritage Site and will further develop policy on this issue_(to be included in the forthcoming revision to the Core Strategy), including seeking the establishment of a buffer zone to protect the World Heritage Site. The programme of conservation area assessment will continue.

Thames Policy Area

Indicator E5: Completed Development in the Thames Policy Area 2010-11

| 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 |
| 2008-09 | 0 | 495 | 0 | 0 | 25 | 1 | 21912 | 309 | 196 |
| 2009-10 | -83 | 238 | 0 | -890 | 0 | 0 | 1480 | 21 | 6 |
| 2010-11 | 76 | 90 | 0 | -9026 | -1381 | -47 | 1326 | 10 | 0 |
| Total | 220 | 1015 | 68 | -8690 | -1356 | -46 | 53640 | 676 | 202 |

Note: no applications for new or extended piers or any new moorings on the Thames in the last five years.

Table Highlights


- The net loss of office floor space came mainly from two completed schemes for a change of use from office to institutional and cultural uses at Somerset House.
- A small loss of hotel floor space occurred in Villiers Street where a hotel was replaced with residential.
- Two schemes provide ten new homes, the biggest being for nine units in John Adam Street.
- There were small gains both in retail and A3 restaurant floor space.

Policy Assessment – Thames Policy Area (UDP Policy References - STRA 31, DES 13, RIV 1-8)

Policy Objective/Approach –

Enhance the River Thames and its environs to provide a means of transport, a high quality setting for development, a place for recreation, leisure, tourism and special events.



 Policy Assessment

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 Grosvenor Waterside which provided 299 units of which 196 are affordable. All of the conservation areas which front the river now have an up to date conservation area audit adopted as SPD, which describes and expands upon how the townscape within these areas relates to the riverside setting.

Action –

The Core Strategy's Thames Policy Area policy objectives are consistent with those of the UDP. Continue to monitor.

4F. Indicator Results and Policy Analysis: Working Towards a sustainable city

Sustainable Benefits from Planning Permissions

Indicator F1: Sustainable Analysis of Planning Applications*

| Sustainability Benefit | Number of Applications | | Total Applications with Sustainability Criteria |
|---|------------------------|----------------------|---|
| | Yes | Negotiated Condition | |
| Environmental Performance Statement Submitted | 18 | | 18 |
| EcoHomes/BREEAM standard | 21 | | 21 |
| Site Waste Management Plan submitted | 13 | | 13 |
| Duct to take smells to high level | | 1 | 12 |
| Noise issues | | | 81 |
| Waste storage facilities/recycling | | 2 | 138 |
| Daylight/sunlight/enclosure/privacy (amenity) | | 7 | 37 |
| Protection of trees from development | | | 15 |
| Landscaping | | | 23 |
| Preservation or recording of archaeology | | | 7 |
| Measures to minimise/prevent light pollution | | | 11 |
| Contaminated land | | | 4 |
| Biodiversity promotion | | | 51 |
| Protected species in SMINCs | | | 1 |
| Wildlife deficiency increased habitat | | | 0 |
| Sustainable Urban Drainage | | | 3 |
| Renewable energy | | 1 | 50 |
| Water conservation | | | 15 |
| Green roofs | | | 34 |
| Total | 52 | 11 | 482 |

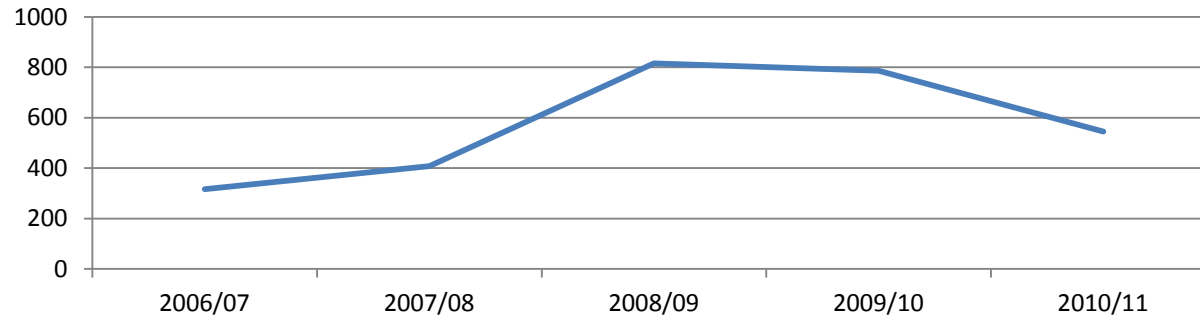
*NOTE Figures include permitted applications with a decision date between 1/04/2010 and 31/03/2011 (177 approved applications provided sustainable benefits. The totals in the table are higher than this figure as some applications have multiple entries under the sustainability analysis system)

Table Highlights

- During the 2010-11 monitoring period, 545 sustainability benefits were secured through 177 planning applications. The majority (88%) of these benefits were included as a condition, with smaller proportions negotiated (2%) or included outright as part of the planning application (10%).
- As in past years, the most common sustainability feature required as a condition of the application was the provision of waste storage/recycling facilities, followed by measures to prevent noise issues. The most negotiations were found in the 'amenity relating to daylight/sunlight/enclosure/privacy' category.
- There were no increased habitat benefits secured and only one condition for protected species in SMINCs.
- Over the monitoring period 18 applications were submitted supported by an Environmental Performance Statement; a decrease from 27 last year and 22 the year previous to that. There was also a decrease in the number of other sustainability benefits secured, with a 31% drop in the overall total number of benefits secured, namely in noise issues, waste storage and recycling facilities and daylight/sunlight/enclosure/privacy categories- despite these being the highest scoring categories in this monitoring period.
- In 2008-09, the total number of sustainability features secured was 816, in 2009-10 this decreased by 4% to 787 and during the current monitoring period (2010-11) it dropped a further 31% (from the 2009/10 figure) to 545 as shown in the table below. This reduction may be due to lack of resources for negotiating or monitoring sustainability features or financial pressures on developers in the current economic climate leading to fewer sustainable options and/or fewer planning applications (there was an 8% drop in planning applications between 2009-10 and 2010-11).

| | Total sustainability benefits gained | | | | |
|--|--------------------------------------|------------|------------|------------|------------|
| | 2006/07 | 2007/08 | 2008/09 | 2009/10 | 2010/11 |
| Environmental Performance Statement | 10 | 14 | 22 | 27 | 18 |
| EcoHomes/BREEAM standard | 10 | 12 | 9 | 14 | 21 |
| Site Waste Management Plan submitted | 5 | 2 | 5 | 9 | 13 |
| Duct to take smells to high level | 12 | 15 | 25 | 22 | 13 |
| Protection of trees from development | 17 | 20 | 39 | 25 | 15 |
| Preservation or recording of archaeology | 6 | 9 | 12 | 11 | 7 |
| Measures to minimise/prevent light pollution | 8 | 2 | 3 | 14 | 11 |
| Contaminated land | 2 | 2 | 5 | 9 | 4 |
| Protected species in SMINCs | 2 | 4 | 5 | 5 | 1 |
| Wildlife deficiency increased habitat (biodiversity enhancement) | 1 | 2 | 0 | 2 | 0 |
| Sustainable urban drainage | 4 | 1 | 3 | 11 | 3 |
| Water conservation | 9 | 3 | 9 | 13 | 15 |
| Landscaping | 20 | 14 | 40 | 33 | 23 |
| Green roofs | 14 | 25 | N/A | N/A | 34 |
| Noise issues | 43 | 75 | 176 | 155 | 81 |
| Waste storage facilities/recycling | 72 | 92 | 294 | 269 | 140 |
| Daylight/sunlight/enclosure/privacy (amenity) | 29 | 35 | 51 | 69 | 44 |
| Biodiversity promotion | 19 | 39 | 61 | 50 | 51 |
| Renewable energy | 34 | 42 | 57 | 49 | 51 |
| TOTAL | 317 | 408 | 816 | 787 | 545 |

Total number of sustainability benefits gained over time



Renewable Energy

Indicator F2: Completed renewable energy generation

| Year | Renewable energy source | Kwh |
|---------|-------------------------|-----|
| 2009-10 | Solar power | 12 |
| 2009-10 | Solar heating | n/a |
| 2009-10 | Bio fuel | n/a |
| 2010-11 | Solar heating | 12 |

Table Highlights

- Only one scheme in the monitoring period proposed sustainable on site energy generation by the use of solar panels.

Policy Assessment - Working towards a sustainable city (UDP Policies STRA33, ENV 2, ENV3, ENV4, PSPA 6)

Policy Objective/Approach –

Sustainable design, construction and management of buildings. The policy approach aims to ensure the resource-efficiency and sustainability of buildings, and also to ensure that the environmental effects of developments are systematically assessed and considered.



General sustainability: Although over 500 sustainability benefits were secured across the city in the monitoring period, there was a significant decrease in the number secured compared to last year and the year before. There was a decrease across all but four categories (EcoHomes/BREEAM Standard, Site Waste Management Plan, Biodiversity Promotion and Water Conservation). This decrease indicates that more could be done to improve the sustainability of developments, especially to encourage more features to be provided outright within planning applications rather than as a condition or result of a negotiation. The policy approach has been strengthened in the Core Strategy and will be pursued through its forthcoming revision.

Renewable energy: The collection of power output from renewable energy sources is difficult to collect, often hidden in highly technical energy strategies submitted with planning applications. Where possible this data is collected but sometimes assumptions have to be made especially for residential solar power (3kwh). However, judging by the number of conditions (51) applied to planning permissions for renewable energy in 2010-11 it can be seen that the Council is successful in seeking renewable energy sources.

Core Strategy

The strategic spatial vision of the Core Strategy is to make Westminster a sustainable city and sustainability is a theme throughout many policies. Westminster's seven strategic objectives strive to: (i) accommodate sustainable growth, (ii) secure sustainable design, (iii) enhance quality of life and well-being of Westminster's residents and (iv) protect Westminster's biodiversity. As there has been a

steep decline in sustainability benefits secured this year, this should be closely monitored next year to assess whether the Core Strategy policies are effective as a strategic approach.

A note on Core Strategy Policy CS39

CS39 requires all major development to maximise on-site renewable energy generation to achieve at least 20% reduction of carbon emissions. By looking at the statistics presented in the table above, as it stands, this approach is either not being achieved or it is not being effectively monitored to ensure compliance.

Action –

Continue to promote and negotiate sustainability benefits, monitor policies, promote the importance of monitoring sustainability benefits for all approved planning applications and ensure policies to be included in the forthcoming revision to the Core Strategy_address the issue.

Air Quality

Indicator F3: LI En1 Air Quality (Nitrogen Dioxide and PM₁₀)

Nitrogen Dioxide Automatic Monitoring: Comparison with Annual Mean Objective (40 mg/m³)

| Location | Proportion of year with valid data 2009 (%) | 2010 | Annual mean concentrations (mg/m ³) | | | | |
|-----------------------|---|------|---|---------|------|------|------|
| | | | 2009 | 2008 | 2007 | 2006 | 2005 |
| Charing Cross Library | 82 | Na | 82 | 79 | 86 | 72 | 73 |
| Marylebone Road | >90% | 97 | 107 | 115 | 102 | 111 | 112 |
| London Westminster | >90% | 39 | 44 | 40 | 37 | 55 | 48 |
| Covent Garden | 50 | Na | 51 | no data | 46 | 49 | 45 |

Particulate Matter PM10 Gravimetric Monitoring: Comparison with Annual Mean Objective (40 mg/m³)

| Site | Proportion of year with valid data 2009 (%) | 2010 | Annual mean concentrations (mg/m ³) | | | | |
|--------------------|---|------|---|------|------|------|------|
| | | | 2009 | 2008 | 2007 | 2006 | 2005 |
| Marylebone Rd | 79 | 38 | 35 | 37 | 45 | 47 | 44 |
| London Westminster | N/A | N/A | N/A | N/A | N/A | N/A | N/A |

Table Highlights

- Nitrogen Dioxide (NO₂) levels have been monitored at four separate locations to compare actual concentrations against the long term annual average target of 40 micro-gramms of NO₂ per cubic metre. In 2010/11, concentrations were only available for two of the locations. The figure for Marylebone Road exceeded the annual mean objective considerably, but has continued the recent trend for falling levels of pollution. The overall figure for Westminster falls below the mean objective for the first time since 2007, having fallen since last year.
- Concentrations of particulate matter have risen slightly, with the level remaining below the annual average target of 40 micro-gramms per cubic metre. However, monitoring has been discontinued at some locations in Westminster.

Policy Assessment – Working Towards a Sustainable City (UDP Policy References – STRA34, ENV5, ENV6, ENV7, ENV8, ENV9)

Policy Objective/Approach –

Pollution: Air, Water, Land, and Noise. The Council seeks to reduce air pollution and noise levels, to protect and conserve water, and to also encourage the redevelopment of contaminated land following remediation.

 Policy Assessment

Planning applications data for 2010-11 shows positive results in terms of sustainability measures included in applications. Conditions or measures to combat noise pollution were included in 81 planning applications, four applications addressed contaminated land, and 15 applications included conditions for water conservation measures. In addition, 11 applications included measures to combat light pollution, and 13 included ducts to take smells to high levels.

Air pollution figures show a varied set of results. The level of Nitrogen Dioxide has fallen fairly significantly at the monitoring location with the highest levels of pollution (Marylebone Road), however the levels have risen at the two other monitoring locations with comparable data. This shows that air pollution still remains a considerable issue in Westminster.

Waste

Indicator F4: Waste facilities

Policy Objective/Approach –

New waste management facilities will be assessed against national and regional waste policies, whilst the loss of street cleansing depots will be resisted. All developments must include provision for the storage of waste. Aim is to enable the reduction, reuse, and recycling of waste



Policy Assessment



Street Cleansing Depots – the Council secured a temporary five year extension to secure the waste depot site in North Wharf Road while a new depot is built under the Westway. Work has begun on the new waste depot site so that North Wharf Road can be developed into a new hotel and housing.

Waste Storage - All planning applications for new residential or commercial uses are assessed for provision of new waste storage facilities. Over 140 planning permissions were assessed and conditioned to provide these facilities in 2010 -11.

Action – The Core Strategy will continue to protect and provide waste facilities and attempt to meet the GLA's target for providing new waste facilities by promoting micro recycling centres and in-vessel composters. Continue to monitor.

Flooding

Indicator F5: Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds 2010-11

| Flooding | Water Quality | Total |
|-----------------------------|---------------|-------|
| 0 out of 38 referrals to EA | 0 | 0 |

No planning permissions were granted contrary to Environment Agency advice on flooding and water quality grounds. Three planning permissions included conditions relating to the provision of sustainable urban drainage systems.

In line with requirements for implementation of the Flood and Water Act 2010 and Flood Regulations 2009, a Preliminary Flood Risk Assessment and draft Surface Water Management Plan have been prepared, by Halcrow, for the City of Westminster, which will provide the evidence base for Westminster's flood risk policy and flood risk management action plan. These will be used to inform the City Council's forthcoming Local Flood Risk Strategy.

Action – continue to monitor

Biodiversity

Indicator F6: Change in areas of biodiversity importance 2010-11

| Year | Loss (sqm) | Addition (sqm) | Total (sqm) |
|---------|------------|----------------|-------------|
| 2010-11 | 0 | 4700 | 4700 |

The addition of 4700 sqm of land for biodiversity comes from the former Regent's Park Golf and Tennis School. Located in Regent's Park, it is an area of Metropolitan Open Land. The site is being returned to meadowland from its former sports use and is planted with native British species to enhance the biodiversity of this important park.

Policy Assessment - areas of biodiversity importance (STRA 37, ENV 17)

Policy Objective/Approach –

The policy approach aims to protect sites of importance for nature conservation and protect and enhance biodiversity across the city.

 Policy Assessment



The creation of meadowland in Regents Park is a welcomed addition and improvement to the already flourishing biodiversity of the area. Added to this is an increase in biodiversity measures secured through planning permissions. In 2006 only 19 permissions were conditioned with biodiversity enhancements whereas in this reporting period 51 permissions included them. Enhancements include permission for 30 green roofs, seven green walls, four schemes creating plant habitats and six schemes with wildlife habitats including bat and bird boxes.

Action –
Continue to monitor

Open Space

Indicator F7: Loss of Designated Open Space 2010-11

| Year | Loss of Open Space (sqm) |
|---------|--------------------------|
| 2010-11 | 0 |

Policy Assessment - Loss of Designated Open Space (UDP Policies STRA 36, ENV 14, ENV 15)

Policy Objective/Approach –

The Council seeks to conserve, enhance and increase Westminster's green and open spaces.



Policy Assessment



Westminster has over 250 hectares of historic Royal Parks. Any permitted changes are to enhance facilities for users. There has been no loss of open space but as mentioned above part of Regent Park has been returned to meadow use from hard standing sports facilities. On the Mozart estate over 1,000 sqm of ancillary residential grounds was converted to a children's play area.

Action –
Continue to monitor

4G. Related Objectives to UDP Policies: Planning Obligations, Monitoring and Enforcement Action

Indicator G1: Planning Obligations (Financial Contributions)

| Details | Total financial contributions signed between 2010 -11 | Financial contributions received from planning obligations between 2010 -11 |
|---|--|--|
| Affordable Housing Fund | £13,847,873 | £1,500,963 |
| Crossrail | £1,920,474 | £285,230 |
| PATS (Paddington Area Transport Study) | 0 | 0 |
| PATEMS (Paddington Local Transport) | 0 | 0 |
| VATS (Victoria Area Transport Study) | 0 | 0 |
| VATEMS (Victoria Local Transport) | 0 | 0 |
| Other Public Transport | £21,300 | 0 |
| Education | £975,431 | £532,851 |
| Cycle Paths/Works | £2,897 | £2,897 |
| Parking Mitigation Payment | £261,008 | £135,008 |
| Health | 0 | 0 |
| Paddington Social and Community Fund | 0 | 0 |
| Other financial contributions towards community use | £70,000 | £20,000 |
| Employment /Training Contributions | £341,600 | 0 |
| Highways | £631,558 | £247,856 |
| Open Space | £534,676 | £134,676 |
| Carbon Offset payments | 0 | 0 |
| CCTV | £444,705 | £88,965 |
| Code of Construction /Env Inspectorate | £363,656 | £93,184 |
| Misc (i.e all other) | £272,882 | £272,882 |
| Public Art | £1,308,000 | 0 |
| Public Realm | £4,271,692 | £1,688,666 |
| Electric Vehicle Recharging Point | £13,215 | 0 |
| Public Realm Credit | £271,000 | 0 |
| Trees | £105,000 | 0 |
| Total | £25,656,967 | £5,003,178 |

Table Highlights

- This table provides a summary of the financial planning obligations received by the Council and those signed as part of agreements, but not yet received, by category in the period 2010–11. A planning obligation may be financial or a benefit in kind but, in line with the Community Infrastructure Levy Regulations, 2010 it must be: necessary to make the development acceptable in planning terms, directly related to the development and fairly and reasonably related in scale and kind to the development.

Policy Assessment - Related Objectives to UDP Policies (UDP Policies - STRA 6, STRA 7, STRA 38, STRA 39, PSPA 1)

Policy Objective/Approach –

Commitment to securing Planning obligations to support the implementation of the UDP and Core Strategy in line with the current government guidance.

Commitment to a partnership approach to regeneration.

Commitment to monitoring.

Commitment to taking enforcement action where necessary and appropriate.



Policy Assessment

Financial contributions totalling £26 million have been secured in the monitoring period and a range of non financial benefits have been secured through the planning obligations process.

The affordable housing sums for 2010-11 relate to financial contributions to the affordable housing fund only and not delivery of units. Payments made by developers into the Affordable Housing Fund (AHF) since 1997/98 in lieu of on site affordable housing or from mixed use schemes is £87,681,627. The total balance of the affordable housing fund account in November 2011 was £20,502,752. At this date £8,005,555 of the fund had been committed or identified for schemes to deliver affordable housing and uncommitted funds

stand at £12,497,196. The total number of affordable homes delivered to date which have benefited from AHF investment is 1,342. These figures clearly show the importance of housing policies in helping to provide affordable housing in Westminster.

The Council continues to build upon this approach by working and looking to forge new partnerships (see section 4 of this AMR).

Monitoring

The Council has a long tradition of producing monitoring reports that precedes the legal requirement to produce Annual Monitoring Reports. Although government has abolished the need to publish and monitor national indicators it is envisaged that where appropriate local indicators will be developed and published.

Enforcement Action

The Council has successfully investigated and resolved 2,295 reported breaches of planning control and resolved 939 breaches as a result of direct action. The Council also gained authority to issue 156 enforcement notices and 154 planning contravention notices.

 Policy Assessment

Action -
Continue to monitor

Taking forward monitoring of spatial policies

While the requirement to produce an AMR of this type was set in the Planning Act 2004, the Council has undertaken monitoring of its spatial planning activities since the early 1990s. The Council paid particular attention to development of monitoring capabilities in relation to housing and office development.

In addition, the Council is also reviewing the indicator set and will be identifying new indicators to address Core Strategy policies. New or refined indicators are being developed in relation to:

- Development in the Opportunity Areas: Paddington; Tottenham Court Road; Victoria
- North Westminster Economic Development Area
- West End Special Retail Policy Area
- Savile Row Special Policy Area
- The revised Central Activities Zone shopping frontages boundaries and revised hierarchy of shopping areas

There will be a commitment to report on indicators in the next monitoring report but due to reprioritising the extent to which more localised indicators will be developed and reported will depend upon revised staffing levels.

5 Significant Effects on Economic, Social and Environmental Objectives

The implementation of the Council's spatial policies is critical to the attainment of the Council's wider social, economic and environmental objectives as expressed in the Westminster City Plan (Sustainable Community Strategy) and development in the city.

Integral to the process of developing the Core Strategy has been a sustainability appraisal process. This process assesses the emerging policies against a set of social, economic and environmental objectives (as listed in Table 4.1). This framework was not in place for the development of the UDP but the analysis presented in section three indicates that the UDP has made a highly significant and contribution to the attainment of these sustainable development objectives.

A highly significant positive effect can be observed in relation to the provision of appropriate housing. The limited activities of Registered Social Landlords means that it is clear that delivery of affordable housing in particular has been highly dependent on the effective implementation of the UDP.

The UDP has also had a highly significant positive role in protecting open space and sites of nature conservation. An equally significant positive effect can be observed in relation to managing the city's built heritage (including listed buildings and conservation areas), promoting sustainable design and improving the public realm.

Table 4.1 Westminster Sustainability Objectives

Sustainability Objective

- 1) To create cohesive, inclusive and safe communities with appropriate levels of social and community facilities
- 2) To reduce crime and fear of crime
- 3) 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
- 4) To promote and improve health and well – being
- 5) To reduce greenhouse gas emissions and support climate change
- 6) To require the application of sustainable design and construction in all new developments and refurbishment of existing buildings
- 7) To a) minimise flood risk, promote sustainable urban drainage and b) protect, surface and ground water quality
- 8) To protect, enhance and create environments that encourage and support biodiversity
- 9) To improve air quality
- 10) To reduce noise and impact of noise
- 11) 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
- 12) To reduce waste production and increase recycling, recovery and use of all waste
- 13) To protect and enhance the historic environment and architectural, archaeological and cultural heritage
- 14) To enhance public realm and street environment
- 15) To protect, enhance and seek opportunities to

increase open space throughout the borough

16) To ensure equality of opportunity and improve local opportunities for education, training and employment

17) To maintain economic diversity, increase local opportunity and support sustainable economic growth.

Positive effects can be observed in relation to social and economic indicators (health, economic diversity etc) through the provision of business spaces and other environmental improvements. While spatial policies related to environmental matters are being implemented appropriately the impacts on actual levels of noise and air pollution and carbon emissions have been neutral. This in part is because of the wide range of polluting sources, the control of which is beyond the scope of spatial planning: notably transport. However, in response, the Council is taking action to address environmental issues more comprehensively.

6 Westminster Built Environment initiatives

The Council's built environment activities do not stop at statutory planning functions. The Council has spearheaded a range of initiatives to create places Westminster's residents, workers and visitors can take pride in. As well as supporting the implementation of the UDP these initiatives are vital to the attainment of the Westminster Living City agenda.

Olympics 2012

With the Olympics fast approaching the Council has made good progress ensuring that the games will run smoothly. The Development Planning and Building Control Teams have been working hard to provide guidance at each stage of the planning process.

Consent has been granted for the temporary infrastructure for Horse Guards' Parade, part of St James's Park and The Mall for hosting beach volleyball and road events (granted 13th January 2011); the archery venue at Lord's (2nd September 2010); and Hyde Park for triathlon and marathon swimming events (3rd February 2011).

Consent was also granted for the Olympic Countdown clock in Trafalgar Square and a Live Site for screening events in Hyde Park is still at the pre-application stage.

A City of Sculpture

Leading up to the Olympics and beyond to the Queen's Diamond Jubilee celebrations the Council has inaugurated a two year City of Sculpture Festival. More than 20 sites will be used to host many magnificent sculptures by renowned artists turning the city into a vast public gallery.

The official launch took place in September 2010 with walking and visitor tours of the new sites to promote awareness of the festival and help increase public awareness of Westminster's historic public realm.

So far unveilings have included the Jedd Novatt piece 'Chaos Mundaka' in Brown Hart Gardens, the spectacular Mauro Perucchetti's 'Jelly Bean Family' at Marble Arch, 'Nuestros Silencios' by the Mexican sculptor Rivelino in Victoria Tower Gardens and sculptures from Bruce Denny's exhibition Humanity in Soho Square.

More installations will be unveiled in various locations throughout the city in the forthcoming months.

Public Realm Credits

To attract further investment and underpin investor confidence, major investment in our public places, streets and routes throughout the city is needed.

The Council has been innovative in seeking support of key stakeholders to develop a scheme that will secure improvement to the streetscape. In November 2010 a draft Supplementary Planning Document on how the public realm credit system would operate in the city was prepared and put out for consultation. This provides a mechanism to encourage developers to invest in public realm schemes on the condition that they will be eligible to apply for their investment to be registered as a public credit. If their application is approved by the Council the public realm credit may then be used to offset the requirements for section 106 financial contributions towards public realm projects in the locality of a proposed development by the same developer. The system operates across the city. This proposed system was well received by the development industry and was adopted in May 2011.

Crossrail

Crossrail - a new railway line to relieve pressure on the existing transport network and boost the economy by an estimated £42 billion was first proposed in 1989 and approved by Parliament in 2008.

In 2009 planning briefs were published for the various station sites that fall within Westminster and in 2010 Crossrail Ltd (CRL) and London Underground Ltd (LUL) started to compulsorily purchase buildings and land for the preparation of the new route and improving existing stations and their environs. Three community liaison groups were established (Paddington, Bond Street and Tottenham Court Road) to work with residents and local businesses. September 2010 saw the Council as one of 18 local authorities; CRL, LUL, Network Rail and

Transport for London sign a Memorandum of Understanding (MoU) at officer level. The purpose of the MoU is to set out the strategy for developing and implementing urban realm and interchange improvements around Crossrail stations. The key aim is to establish a joint commitment to take the review of transport and urban integration initiatives forward and to assist the parties to deliver their responsibilities in an integrated way.

Major Crossrail works are now well underway with preparation of the work site at Westbourne Park, enabling works at Paddington Station and the four station sites at Davies Street, Hanover Square (the Tottenham Court Road Western Ticket Hall site), Dean Street and the site at the corner of Oxford Street and Charing Cross Road (the Tottenham Court Road Eastern Ticket Hall site).

Westminster's Planning Applications Sub-Committee resolved to grant planning permission for the Tottenham Court Road over site development schemes and associated public realm in April 2012.

Thames Tunnel

Thames Water Utilities Ltd propose building the Thames Tunnel, a major new sewer which will help to protect the River Thames from increasing pollution from 34 combined sewer overflows for at least the next 100 years. It will also enable the UK to meet European environmental standards.

Phase 1 of Thames Water's consultation began on 13th September 2011 in which it set out its preferred and

alternative tunnel routes and work sites. This site remained the same by Phase 2 of consultation which began in November 2011. Thames Water has identified a single potential site in Westminster at Victoria Embankment foreshore. The implications for this preferred worksite include access to and from the site, noise, vibration, disruption to highways and pedestrian routes as well as impacts on local residents and businesses and environmental and heritage impacts for the Thames foreshore and the listed Embankment Wall. This location is contentious by the very nature of its proximity to Charing Cross and Victoria Embankment.

Victoria

London Underground began their £0.5 billion Victoria Station Upgrade (VSU) in the autumn 2010. The building works initially involve the complex task of reconstructing utilities before the new ticket hall, principally to serve the Victoria line, is built under Bressenden Place. The existing ticket hall will be improved in a second phase by 2018.

Tied to the station upgrade is Land Securities VT12 scheme which will see the whole scale regeneration of the Victoria area. This provides for the comprehensive redevelopment and regeneration of a 2.5 hectare site bounded by Victoria Street, Buckingham Palace Road, Bressenden Place and Allington Street, and will incorporate a new station entrance, as part of the VSU scheme. VT12 will be constructed in three phases to take into account the VSU works.

Leicester Square

Leicester Square is world renowned as the home of London Cinema and a major West End attraction. Westminster is leading the redevelopment of the Square in partnership with the landowners who have contributed £11.6 million to ensure that works are completed in time for the Olympics.

After lots of consultation and design workshops the Council awarded the contract for the building works to SIAC Construction Ltd in November 2010. The scheme was completed in May 2012.

Working towards a more sustainable city

Due to cuts made in the Council's budget, and reprioritisation, resources around environmental projects and policy have been reduced. As a result projects such as Go Green, the Westminster Carbon Alliance and work on Biodiversity have stopped.

Even with these cuts, a successful bid for European Regional Development Funding has enabled Westminster Council, through the voluntary sector, to deliver free energy assessments and action plans to smaller and medium size business as well as providing support to implement improvements.

The Sustainable Schools programme started in 2008 and worked closely with over 80% of Westminster's schools delivering sustainable development education and cashable savings through better energy management. In 2010, two schools in the city achieved the highest standard by winning a Green Flag for their work on sustainable development. The post leading this project this was deleted in summer 2011.

The council published its first comprehensive Noise Strategy in 2009 and work to revise the Air Quality Strategy and Action Plan continues.

The Council's Electric Vehicle Strategy, which is delivering the infrastructure for this environmental form of transport, is working well. Westminster now boasts the highest number of recharging points in London, with 30

on-street serving 33 bays and 50 recharging points in car parks. This will increase by another 8 on-street points by summer 2012.

With power outages in Westminster increasing in regularity, City Planning is increasing the need to improve on energy efficiency (to reduce power demand on the national grid) and to encourage more self generation of power within the city (to ensure security of supply). More developments now have been constructed with renewable energy in place and combined heat and power units, which can be used to power developments in times of need.

7 Conclusions: Delivering Sustainable Development

Planning for a Living City

The unique characteristics of Westminster gives rise to significant and complex planning and city management challenges. The Core Strategy and other emerging policies provide a response to these and good progress is being made on plan development.

Westminster is now among the third of the local authorities in the country with an adopted Core Strategy and this puts the City Council in a good position for the transition to a new planning environment with the Localism Act and National Planning Policy Framework (NPPF). The City Council will be revising the Core Strategy to take account of the NPPF and other changes that have happened since the adoption of the Core Strategy such as publication of a new London Plan. Further policies are necessary to create a comprehensive policy framework and that these will be included by way of a further revision to the Core Strategy to incorporate policies developed through the development of City Management Plan. In doing this we will create a single Local Plan for Westminster. However, the Council is also dedicated to getting this right which means taking the time to properly consult local stakeholders and the development industry, ensuring the right evidence is in place, and crafting appropriate policies.

The Council's performance in managing development through the planning applications and enforcement process continues to be excellent, exceeding all relevant government targets and garnering high approval ratings from the development industry. The Council's built environment activity does not stop at

developing and implementing spatial policies; it goes further to embrace often ground breaking initiatives that are central to the Council's vision of creating a Living City of opportunity.

Reflections on the findings and actions

The assessment of the policy approaches set out in section 4 of this report reveal a positive picture in terms of the effective implementation of policies and the attainment of the key planning policy aims and objectives set out in the UDP. This AMR is primarily concerned with the UDP policies as the Core Strategy was adopted towards the very end of the monitoring period.

The policies continue to support housing delivery, supporting both the City Council's and the national government's aspirations for more housing. Delivery of affordable housing was marginally under the target, at 20.5% rather than 22%. However, the long-term trend since 2005/06 achieves 22.12%. Family-sized accommodation made up 37% of units, with 11% being of four or more bedrooms (including two affordable homes). This exceeds the relevant targets.

Office floorspace continues to be lost from CAZ although significant gains are being made in Paddington. There is also significant office floorspace in the pipeline, approximately half of which is in CAZ and half in Paddington.

Most of the schemes delivered over the monitoring period within CAZ have been mixed use developments. These have provided

22,000sqm commercial floorspace and 21,000sqm residential (121 units, of which 17 were affordable). This demonstrates the success of the mixed use policies. The proportion of office floorspace in CAZ remains steady at 48%. This will continue to be monitored annually. It is crucial that an appropriate balance of uses is struck and in the event that the market does not continue to deliver this, an amendment to policy may be necessary.

There has also been a significant increase in retail floorspace, by far the largest increase since the first AMR in 2006, and bucking the trend of the current economic climate. This increase is focussed in CAZ and the Oxford, Regent and Bond Streets. However, there have been losses in local centres and in the rest of Westminster (outside protected retail frontages).

Positive gains were made in office floorspace in the North West Westminster SPA, supporting economic development in the area. Gains have also been made in medical floorspace in Harley Street. However, one showroom was lost from the East Marylebone SPA. This will continue to be monitored as the Core Strategy reduces the SPA area, and hopefully the consolidated area representing the main cluster will be fully protected.

The increase in hotel bedspaces (477 rooms in CAZ) also exceeds all previous monitoring years, comprising over a third of all the bedspaces provided since 2004. This was expected due to the 2012 Olympics creating more demand. The trend is likely to continue with almost the same amount again under construction.

There have been significant gains in social and community floorspace, predominantly from a new transport hub at Marshall Street, but also in education and health. There have also been

gains for arts and cultural uses and theatres. This is very positive for Westminster.

In terms of entertainment uses, most development activity took place within the CAZ, and in relation to cafe and restaurants, rather than pub, bars and takeaways. Compared to previous years, there has also been an increase in extensions to existing cafe and restaurant uses to counter a slight fall in new uses.

More information would be required to draw meaningful conclusions about the sustainability technologies and features. This will be a focus of future monitoring work.

The Council will also be continuing to develop its indicator set and monitoring capabilities, particularly in relation to the now adopted Core Strategy, which will form the basis for the next monitoring report. The spatial elements of the Core Strategy will need to be reflected in future reporting, with monitoring broken down into the three Opportunity Areas, Core CAZ (previously CAZ), the SPAs (including the two new ones), two other CAZ areas, Royal Parks, NWEDA, and three areas outside CAZ. There will also need to be more targeted monitoring of sustainable technologies and design features, and transport. Thought is also being given to the future format of monitoring reports - such as a more specific focus on place creation and on infrastructure delivery – particularly with the additional freedoms of the Localism Act. However, caution needs to be taken to ensure existing long-term datasets continue to be monitored in the same way, to make sure we don't lose or 'break-up' important indicators about the state of the city.

APPENDIX 1 LOCAL DEVELOPMENT SCHEME UPDATE

1. Core Strategy - including National Planning Policy Framework Revision

| | |
|---|--|
| Title | Local Plan |
| Purpose | To revise the local plan to ensure conformity with the National Planning Policy Framework. |
| Status | Development Plan Document |
| Content | <p>a) Description of context, issues and challenges, spatial strategy including spatial vision ,strategic objectives and key diagram.</p> <p>b) Local spatial policies for: the Central Activities Zone, including the Opportunity Areas, Core CAZ (including West End Special Retail Policy Area), Special Policy Areas, Marylebone & Fitzrovia, Knightsbridge, Pimlico and the Royal Parks; North Westminster; and other areas.</p> <p>c) City-wide spatial policies for housing and business and employment.</p> <p>d) Policies for heritage, uses of international/national importance, design, health, safety and well-being, and infrastructure and development impacts.</p> <p>e) Information about implementation of the plan.</p> |
| Geographical coverage | City of Westminster |
| Time period | At least fifteen years from adoption. |
| Review Timescale | Annual monitoring of the effectiveness of the policies through the Authority's Monitoring Report. |
| Timetable <i>(italicised text already completed)</i> | <p>The Core Strategy was adopted in January 2011. The National Planning Policy Framework (NPPF) was published on the 27th March 2012 with immediate effect. Having reviewed the document, officers are satisfied that the adopted Core Strategy is consistent with the NPPF in most aspects, but that a minimal suite of changes are necessary.</p> <p>It is proposed to restrict the consultation for the NPPF Revision to the statutory minimum. Section 26 of the Planning and Compulsory Purchase Act 2004 requires that revisions to development plan documents (DPDs) go through the same statutory procedures as new DPDs. The consultation requirements are this initial notification of the intent to revise a DPD (Regulation 18 of the Town and Country Planning (Local Planning)(England) Regulations 2012), and a second formal consultation stage prior to submission to the Secretary of State (Regulation 19). This latter stage only looks at soundness, and the document that is consulted on is one which the local authority believes is sound and intends to submit to the Secretary of State. The 'soundness' tests are set out in paragraph 182 of the National Planning Policy Framework.</p> <ul style="list-style-type: none"> • <i>Notification of intent to revise local plan [Reg. 18] 1 May 2012</i> • Consultation on intention to revise local plan ends 15 June 2012 • Formal publication of local plan revisions [Reg. 19] summer 2012 • Submission to the Secretary of State [Reg. 22] autumn 2012 |

APPENDIX 1 LOCAL DEVELOPMENT SCHEME UPDATE

| | |
|-------|--|
| | <ul style="list-style-type: none">• Examination [Regs. 23 and 24] winter 2012• Publication of Recommendations [Reg. 25] spring 2013• Adoption [Reg. 26] spring 2013 |
| Notes | <p>The Core Strategy contains many of the policies, including spatial priorities for specific areas and the City of Westminster as a whole. However, additional policies will be needed to be added to this in order to provide a comprehensive Local Plan which provides a clear indication of how a decision maker should react to a development proposal (see also City Management Plan below).</p> |

APPENDIX 1 LOCAL DEVELOPMENT SCHEME UPDATE

2. General Development Management Policies Development Plan Document

| | |
|---|--|
| Title | City Management Plan DPD |
| Purpose | To set out criteria against which planning applications will be considered, to provide greater detail to those policies in the Core Strategy and ensure the development accords with the objectives set out in the Core Strategy. |
| Status | Development Plan Document |
| Content | Policies for: a) Sustainable economic growth. b) The creation of sustainable and unique places, including design, heritage and street management. c) Quality of life, health and well-being. d) Good quality housing. e) Safe and efficient movement. f) Open spaces and the Blue Ribbon Network. g) Implementation including planning obligations and enforcement. |
| Geographical coverage | City of Westminster |
| Time period | At least fifteen years from adoption. |
| Review Timescale | Annual monitoring of the effectiveness of the policies through the Authority's Monitoring Report. |
| Timetable (<i>italicised text already completed</i>) | <ul style="list-style-type: none"> • <i>Evidence gathering and initial consultation: May - November 2008</i> • <i>Notification of intent to prepare DPD [Reg. 25]: October - November 2008</i> • <i>On-going consultation including identification of policy options: from June 2009 to end of 2010</i> • <i>Consultation on policy options: January-February 2011</i> • <i>Informal consultation on Policy Draft: November 2011 – March 2012</i> |
| Notes | <p>Work on the City Management Plan to date has developed the policies necessary to create a comprehensive policy framework, together with the existing policies in the adopted Core Strategy. However, this workstream is being discontinued and instead the policies that have been developed will be inserted into the Core Strategy to create a single local plan for Westminster. Any necessary supporting text will also be included, although unnecessary and duplicated text will be omitted to create a concise and direct document whilst still providing adequate guidance and information to implement the policies.</p> <p>The revision to insert the CMP policies into the Core Strategy is set out in a separate table below.</p> |

APPENDIX 1 LOCAL DEVELOPMENT SCHEME UPDATE

3. Core Strategy – City Management Plan Revision

| | |
|-----------------------|---|
| Title | Local Plan |
| Purpose | To revise the local plan to insert the City Management Plan policies and any necessary supporting text. |
| Status | Revision to Development Plan Document |
| Content | See City Management Plan above |
| Geographical coverage | City of Westminster |
| Time period | At least fifteen years from adoption. |
| Review Timescale | Annual monitoring of the effectiveness of the policies through the Authority’s Monitoring Report. |
| Timetable | <p>The timetable and preparation will be governed by the Core Strategy NPPF Revision, and the procedure and timetable for this (see above).</p> <p>Section 26 of the Planning and Compulsory Purchase Act 2004 requires that revisions to development plan documents (DPDs) go through the same statutory procedures as new DPDs.</p> <ul style="list-style-type: none"> • <i>Evidence gathering and initial consultation: October 2008 - March 2012 (see City Management Plan above)</i> • <i>Notification of intent to prepare local plan [Reg. 18] 1 May 2012</i> • Informal consultation on Policy Draft showing the revisions to the Core Strategy: 6 week consultation only with those who have previously responded to the City Management Plan consultation – summer 2012 • Formal publication of local plan [Reg. 19] • Submission to the Secretary of State [Reg. 22] • Examination [Regs. 23 and 24] • Publication of Recommendations [Reg. 25] • Adoption [Reg. 26] |
| Notes | <p>It is considered that the Core Strategy as it is currently worded does not provide sufficiently detailed policies to meet Section 17 of the Planning and Compulsory Purchase Act. The more detailed policies developed in the City Management Plan are necessary to manage the complex Westminster environment and meet Section 17 of the Planning and Compulsory Purchase Act:</p> <p style="padding-left: 40px;"><i>(3) The local planning authority’s local development documents must (taken as a whole) set out the authority’s policies (however expressed) relating to the development and use of land in their area.</i></p> <p>The adopted Core Strategy/local plan which will not be subject to the revisions does not form part of the proposed revision. All revisions will be clearly marked so the public can readily identify the text which is open to consultation response.</p> |

APPENDIX 1 LOCAL DEVELOPMENT SCHEME UPDATE

4. Revised Statement of Community Involvement

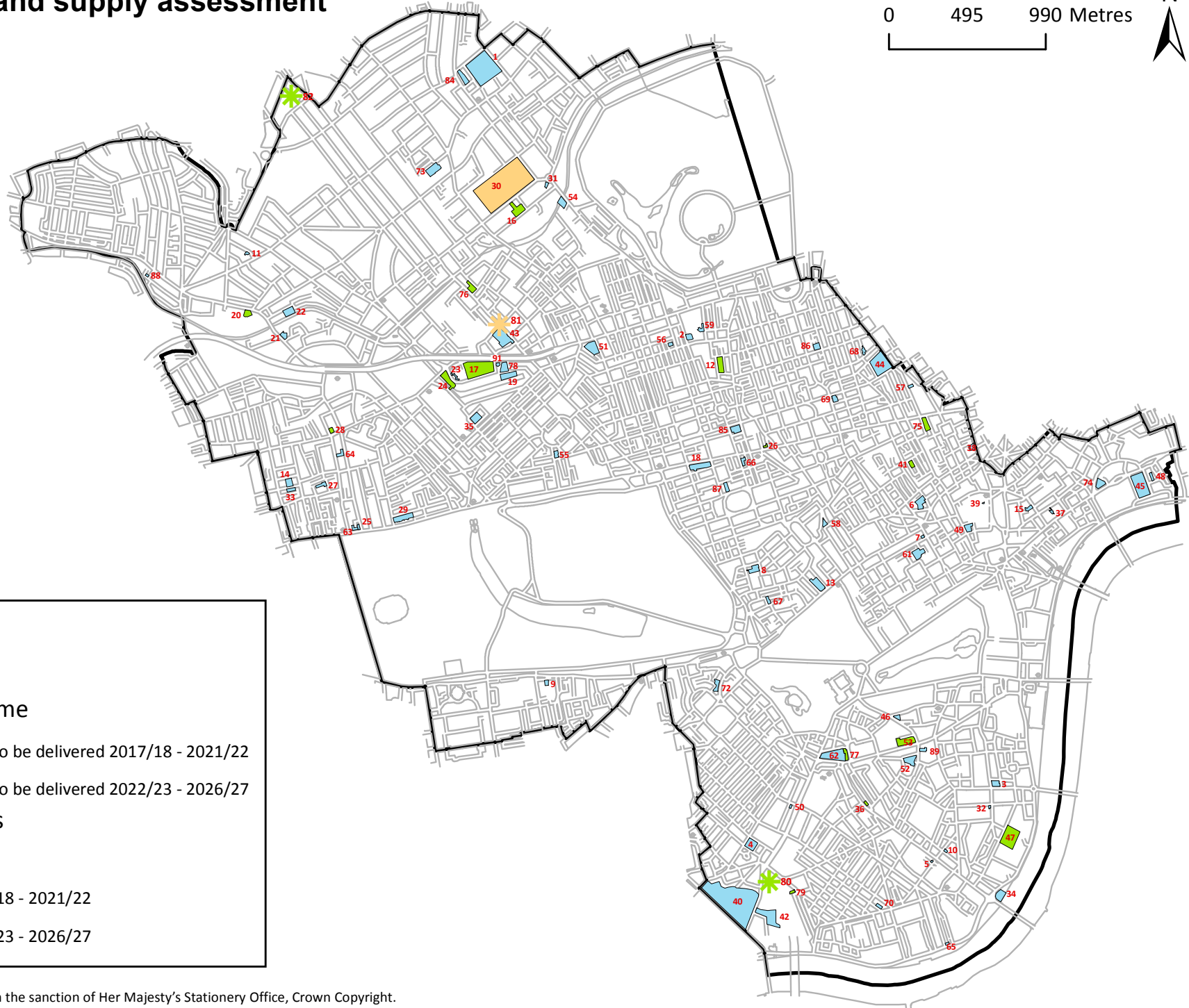
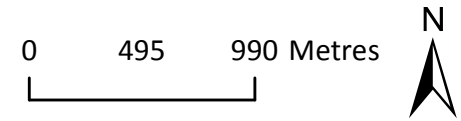
| | |
|-----------------------|--|
| Title | Statement of Community Involvement DPD |
| Purpose | To rewrite the Statement of Community Involvement to bring it up to date and include guidance for neighbourhood planning. |
| Status | Development Plan Document |
| Content | <p>Broad consultation principles and specific guidance for:</p> <ul style="list-style-type: none"> • local plan development • supplementary planning guidance • neighbourhood development plans • engagement with neighbourhood forums and parish councils • planning applications, and other types of applications such as listed building consent, Certificates of Lawfulness etc <p>The guidance will include both requirements and good practice, and will also set out which services are free and which will or may be charged for.</p> |
| Geographical coverage | City of Westminster |
| Time period | At least fifteen years from adoption. |
| Review Timescale | As necessary |
| Timetable | <p>The procedures for the preparation of an SCI are broadly the same as those for a DPD, as set out in section 18 of the Planning and Compulsory Purchase Act 2004:</p> <ul style="list-style-type: none"> • Notification of intent to revise the SCI [Reg. 18] • Formal publication of SCI [Regs. 19] • Submission to the Secretary of State [Reg. 22] • Examination [Regs. 23 and 24] • Publication of Recommendations [Reg. 25] • Adoption [Reg. 26] |
| Notes | Schedule 12, section 28 specifically excludes neighbourhood development orders from a Statement of Community Involvement. |

APPENDIX 1 LOCAL DEVELOPMENT SCHEME UPDATE

5. Waste Development Plan Document

| | |
|-----------------------|--|
| Title | Waste DPD |
| Purpose | To set out how the City Council will meet its planning for waste commitments. |
| Status | Development Plan Document |
| Content | To be developed alongside, and build upon, revisions to Westminster's Municipal Waste Management Strategy, and connect contractual obligations with waste planning and capacity provision within Westminster. The Waste DPD will secure any new waste sites that have been identified, and will also set out any joint working arrangements with other London Boroughs. |
| Geographical coverage | City of Westminster |
| Time period | Ten years from adoption. |
| Review Timescale | Annual monitoring of the effectiveness of the policies through the Authority's Monitoring Report. |
| Timetable | tbc |
| Notes | <p>The NPPF does not replace Planning Policy Statement 10 Waste (PPS10). This PPS will remain in place until the National Waste Management Plan is published. Until then local authorities preparing waste plans are advised to have regard to policies in the NPPF.</p> <p>Relevant guidance in the NPPF is as follows:</p> <p><i>156. Local planning authorities should set out the strategic priorities for the area in the Local Plan. This should include strategic policies to deliver:</i></p> <ul style="list-style-type: none"> • <i>the provision of infrastructure for ... waste ...</i> <p><i>162. Local planning authorities should work with other authorities and providers to:</i></p> <ul style="list-style-type: none"> • <i>assess the quality and capacity of infrastructure for... waste ... and its ability to meet forecast demands; and</i> • <i>take account of the need for strategic infrastructure including nationally significant infrastructure within their areas.</i> <p>In addition, the status of targets for waste within the London Plan is currently unclear. PPS10 is reliant on a framework of regional planning documents, which has now been abolished with the exception of London.</p> <p>It is prudent to wait until the National Waste Management Plan is published before undertaking further work on a Waste Plan to avoid abortive work. It has been reported by DEFRA that this now may not be until the end of 2013.</p> |

5 - 15 year housing land supply assessment 2012 - 2026/27



Key

- 1 Site number

Housing renewal programme

- * Housing renewal sites likely to be delivered 2017/18 - 2021/22
- * Housing renewal sites likely to be delivered 2022/23 - 2026/27

Future housing supply sites

- Deliverable 2012-2016/17
- Likely to be delivered 2017/18 - 2021/22
- Likely to be delivered 2022/23 - 2026/27

| Timescale (years) | Area Team | Source | Reference Number | Address | Proposed/Estimated Units | Net Units | Affordable units | Site Area (ha) | Date Permitted | Description of Scheme | Development status | Notes: Discussions with developers and uncertainties as to delivery, planning status | Expected date of delivery | Map reference |
|-------------------|-----------|----------------------|------------------|--|--------------------------|------------|---|----------------|----------------|---|--|---|---------------------------|---------------|
| 5 | South | Planning application | 06/07097/FULL | Grosvenor Waterside Development. Depot, Gatliff Road, London SW1W 8QN (Block A) | 164 | 164 | 267 | 0.92 | 23/07/2007 | Erection of two buildings (A and B): 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. | Under construction | Nearing completion | 2011 | 42 |
| 5 | South | Planning application | 06/07097/FULL | Grosvenor Waterside Development. Depot, Gatliff Road, London SW1W 8QN (Block B) | 159 | 159 | | | 23/07/2007 | Erection of two buildings (A and B): 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 | Some units already occupied, nearing completion | 2011 | 42 |
| 5 | North | Planning application | 08/02348/FULL | 75 - 89 Lancaster Gate, London, W2 3NN | 85 | 85 | 14 | 0.61 | 18/06/2008 | Change of use from hotel to 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. | Under construction | Expected completion mid/late 2011. Approved Section 106 dated 28/05/2010. Nine affordable units approved off site as of 28/05/10 | 2011 | 29 |
| 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. | Under construction. | Legal agreement signed. The applicants believe they have made a technical commencement to keep the planning permission alive | 2011/12 | 84 |
| 5 | South | Planning application | 10/05355/FULL | Greenwood Court, 155 Cambridge Street, London, SW1V 4QD | 16 | 16 | 16 | 0.08 | 16/09/2010 | Conversion of Greenwood Court (sheltered housing for the elderly) to 8x3 bed and 8x4 bed self-contained affordable housing units, including the creation of terraces at rear first floor level, installation of photovoltaic panels to roof, alterations to fenestration and installation of front lightwell steps. | Under construction | - | 2011 | 70 |
| 5 | South | Planning application | 05/09741/FULL | 3-10 Grosvenor Crescent, London, SW1X 7EE | 15 | 15 | 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 15 residential flats (2x1-bed, 4x2-bed, 5x3-bed and 4x4-bed) including one residential unit fronting Wilton Row, and basement car park for 22 cars accessed from Wilton Row. | Under construction | - | 2012 | 72 |
| 5 | South | Planning application | 08/04386/FULL | Development Site At 13 Bull Inn Court And 12 Maiden Lane, London, WC2E 7NA | 14 | 14 | 0 | 0.05 | 19/08/2008 | Alterations during the course of construction to a scheme granted planning permission dated 14 September 2004 (RN: 04/00665 as amended by planning permission 05/10428/FULL) namely, new shopfront for (Class A3) unit on Maiden Lane, new fire escape to (Class B1) unit onto Maiden Lane, use of basement Class B1c unit for purposes within (Class B1a, b or c), alteration to layout and mix of 14 residential units (Class C3). | Under construction | Construction halted in 2010, recommenced 2011 | 2012 | 37 |
| Sub totals | | | | | 519 | 510 | 314 | | | | | | | |
| 5 | North | Planning application | 10/09758/FULL | Land At Harbet Road, London, W2 1JU (Building 3) | 201 | 201 | 42 | 0.27 | 04/08/2011 | Redevelopment comprising the erection of a 21 storey building to provide a maximum of 201 market and affordable residential flats (and no less than 195 residential flats) (Class C3), retail uses (A1/A2/A3/A4/A5), nursery and community space, provision of basement parking, servicing and ancillary space, highway works, new vehicular and pedestrian access and associated hard and soft landscaping (Building 3). | Unimplemented | Likely to commence 2012 | 2013 | 19 |
| 5 | South | Planning application | 09/06111/FULL | Magistrates Court, 70 Horseferry Road, London, SW1P 2AX | 144 | 144 | 0 (off site at Seymour Place - see 09/05979/FULL) | 0.27 | 28/06/2010 | Demolition of the Magistrates Court and redevelopment to provide a building comprising 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, (7x studios, 36x1 bed, 57x2 bed and 44x3 bed) ; 130 car parking spaces at basement level in automated car park accessed from Romney Street and 190 cycle spaces. | Unimplemented | Developer has 3 years to implement. Application to vary the mix of units (7x studio, 34x1 bed, 57x2 bed, 46x3 bed) being considered (09/06354/FULL) | 2013 | 3 |
| 5 | South | Planning application | 10/05666/FULL | Johnson House, Cundy Street, London, SW1W 9JY | 71 | 11 | 1 (off site) | 0.37 | 23/03/2011 | Demolition of existing building (60 flats) and construction of two new residential buildings with a total of 71 flats. Building 1 faces Ebury Street and comprises ground plus four storeys. Building 2 faces Ebury Square and comprises ground plus six storeys. Provision of three basement levels to provide 87 car parking spaces with access from Semley Place. Provision of hard and soft landscaping. | Unimplemented | Due to commence November 2011 | 2013 | 4 |
| 5 | North | Planning application | 10/06286/FULL | 171, 173 & 175 Seymour Place, London, W1H 4PN | 66 | 66 | 62 | 0.18 | 14/10/2010 | 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 23x1bedroom, 26x2 bedroom and 15x3 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 create rear landscaped communal residents garden and play space. This proposal is the affordable element of the Horseferry Road Magistrates Court development. Demolition of existing building at No.173 Seymour Place and erection of a six storey building comprising six residential units (2x2 bed affordable housing units and 4x2 bed market housing units) between ground and fifth floor levels. | Under construction | - | 2012/13 | 51 |
| 5 | South | Planning application | 08/09077/FULL | Wellington House, 67-73 Buckingham Gate, London, SW1E 6BE | 59 | 59 | 0 (financial contribution) | 0.14 | 07/10/2009 | 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. | Under construction | Demolition works nearly complete | 2012/13 | 46 |
| 5 | North | City West Homes Site | - | Warwick Day Nursery, 17 Cirencester Street, W2 5SR & Warwick Community Hall | 50 | 50 | 40 | 0.25+ | - | Part of Housing Renewal Scheme and located within the NWEDA. | No planning permission/application yet | City West Homes pre-application advice is that 100+ residential units is an overdevelopment of the site | 2012/13 | 21 |
| 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 | Permission expires 16/05/12. New permission being considered which would provide 206 units (10/01280/FULL) | 2012/13 | 48 |

| Timescale (years) | Area Team | Source | Reference Number | Address | Proposed/Estimated Units | Net Units | Affordable units | Site Area (ha) | Date Permitted | Description of Scheme | Development status | Notes: Discussions with developers and uncertainties as to delivery, planning status | Expected date of delivery | Map reference |
|-------------------|-----------|----------------------|------------------|---|--------------------------|------------|-----------------------------|----------------|----------------|--|--------------------|--|---------------------------|---------------|
| 5 | North | Planning application | 07/08532/FULL | 2 Hyde Park Square, London, W2 2JY | 36 | -37 | 0 | 0.12 | 06/03/2008 | Use of existing building as 36 self contained residential flats (8x1 bedroom flats, 12x2 bedroom flats and 16x3 bedroom flats), with associated external alterations including alterations to fenestration and replacement of projecting bays, installation of green roofs, erection of a three storey rear extension, and single storey roof extensions to the Connaught Street elevation and at main roof level. Associated installation of 10 air conditioning condenser units at ground floor level and 2 air conditioning condenser units at eighth floor level within acoustic enclosures and enclosure of existing full height kitchen extract duct. | Under construction | - | 2012/13 | 55 |
| 5 | South | Planning application | 08/05789/FULL | 1-7 Howick Place, London, SW1P 1BB | 33 | 33 | 10 | 0.28 | 28/01/2009 | 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 (3x1 bed, 4x2 bed and 3x3 bed). Seven car parking spaces at basement level and refuse storage areas. Service Yard at rear on Spencer Place. | Under construction | Demolition currently taking place | 2012/13 | 52 |
| 5 | North | Planning application | 09/03456/FULL | 77-79 Fermoy Road, London, W9 3NU | 32 | 32 | 32 | 0.06 | 17/09/2010 | Redevelopment by Pocket of the site and construction of a new part four, part five storey building containing 32 intermediate affordable residential units with balconies, a roof terrace and conservatory and a green wall. | Under construction | - | 2012/13 | 88 |
| 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. | Under construction | - | 2012/13 | 50 |
| 5 | South | Planning application | 10/07939/FULL | Westminster Palace Gardens, 2-4 Artillery Row, London | 21 | 21 | 0 | 0.2 | 02/02/2011 | Use of 21 office suites (Class B1) as 21 self-contained residential flats (Class C3) (8 x 1 bed, 6 x 2 bed and 7 x 3 bed). Internal alterations. | Under construction | - | 2012/13 | 89 |
| 5 | South | Planning application | 11/02894/FULL | 17-19 Bedford Street, London, WC2E 9HE | 18 | 18 | 0 (financial contribution) | 0.1 | 26/09/2011 | Partial demolition and rebuilding of the rear extension to 17-19 Bedford Street including the erection of an additional floor. Installation of plant at basement level and the creation of a loading bay and refuse area to the rear of the building (accessed from Bedford Court). Installation of photovoltaic panels at roof level of the new extension. Use of the building as 18 residential units with retail (Class A1) at ground and lower ground floor level. | Unimplemented | Will be implemented shortly | 2012/13 | 15 |
| 5 | North | Planning application | 03/04769/FULL | Land At Rear Of Grove Hall Court Hall Road, London, NW8 9NY | 15 | 15 | 2 | 0.42 | 29/07/2004 | Demolition of existing garages and redevelopment to provide 13 houses for sale, and two mews houses (affordable units), a gatehouse plus a basement car park for 138 vehicles. | Under construction | Although permission started to be implemented, it has now ceased and no major work has been started. Permission granted for modifications to the approved design in May 2009. | 2012/13 | 73 |
| 5 | North | Planning application | 09/05355/FULL | 10 - 11 Salem Road, London, W2 4DL | 15 | 0 | 0 (financial contribution) | 0.09 | 22/10/2009 | Demolition of rear vacant warehouse in connection with the redevelopment to provide 15 residential units with basement car parking. Conversion of the front part of the Salem Road building from auctioneers to Class B1 offices. | Under construction | - | 2012/13 | 27 |
| 5 | South | Planning application | 10/06833/FULL | 75 Page Street, London, SW1P 4LT | 14 | 14 | 0 (financial contribution) | 0.03 | 13/06/2011 | Extension of time for the commencement of development granted planning permission 16 April 2008 (extant permission: RN: 07/05190); namely, for 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, 7 x 2 bed and 4 x 3 bed) on the upper floors. | Unimplemented | 07/05190/FULL was granted on appeal in 2008. This was about to expire and an extension of time application was submitted in 2011 which was granted in June 2011 | 2012/13 | 32 |
| 5 | North | Planning application | 10/01392/FULL | 151 Park Road, London, NW8 7JB | 14 | 14 | 0 (financial contribution) | 0.05 | 17/05/2010 | Extension of time for the commencement of development granted planning permission on 4 May 2007 (Extant permission RN: 06/10129/FULL), namely for redevelopment to provide a new building of ground and six upper floors, comprising ground floor showroom and 14 residential flats. | Unimplemented | Site cleared, construction not commenced. Extension of time granted to 2011/12. Pre application discussions due. Expect planning application October 2011 | 2012/13 | 31 |
| 5 | South | Planning application | 11/03825/FULL | 107-111 Charing Cross Road, London, WC2H 0DU | 13 | 13 | 0 (financial contribution?) | 0.15 | - | Alteration and extension to the existing building at 107-109 Charing Cross Road, including the demolition and reconstruction of the fifth floor, the erection of a new top (sixth) floor, a new extension at rear ground to second floors and the replacement of windows. Use of basement, ground to part third floors as Class A1 retail; 13 residential units (Class C3) at fourth to sixth floors; and Class D1 use at part third floor. Associated plant, landscaping, roof level photovoltaic panels and new shopfronts. | Decision pending | Currently awaiting completion of S106 legal agreement, following this, it should be implemented shortly. Went to committee on 4th August 2011. | 2012/13 | 38 |
| 5 | South | Planning application | 10/08321/FULL | 4-5 Princes Gate, London, SW7 1NS | 10 | 10 | 0 | 0.06 | 24/02/2011 | Demolition of existing building and redevelopment to provide a new building of lower ground floor, ground floor and seven upper storeys, plus excavation of a basement plant room, for use as 10 self-contained residential apartments with a terrace at seventh floor level, green roofs, lower ground car parking, construction of a new vehicular crossover and installation of solar panels at roof level. | Under construction | - | 2012/13 | 9 |
| 5 | North | Planning application | 09/05824/FULL | 117-118 Bayswater Road, London, W2 3JH | 10 | 10 | 0 | 0.03 | 20/10/2009 | Development of Nos. 117 - 118 Bayswater Road for a mix of ground floor retail (Class A1) and 10 residential units (Class C3) on five floors above ground level plus basement parking for residential use. | Under construction | Conditions discharged. Ready to start work | 2012/13 | 63 |
| Sub totals | | | | | 889 | 725 | 206 | | | | | | | |
| 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). | Under construction | Applicant has discharged the pre-commencement conditions, implementation begun on site in Sept 2010 to Block E.1 which fronts onto Paddington Green, but no major work is being carried out. | 2013/14 | 43 |

| Timescale (years) | Area Team | Source | Reference Number | Address | Proposed/Estimated Units | Net Units | Affordable units | Site Area (ha) | Date Permitted | Description of Scheme | Development status | Notes: Discussions with developers and uncertainties as to delivery, planning status | Expected date of delivery | Map reference |
|-------------------|-----------|----------------------|------------------|---|--------------------------|-----------|---|----------------|----------------|---|--------------------------------|---|---------------------------|---------------|
| 5 | South | Planning application | 08/08518/FULL | Arundel Great Court, Surrey Street, London, WC2R 2NE | 151 | 151 | 0 (provided earlier with credits at Wilton Plaza) | 1.2 | 12/11/2009 | 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. | Unimplemented | Application initially refused. Allowed on appeal. Developer has 5 years to implement | 2013/14 | 45 |
| 5 | North | Planning application | 08/10114/FULL | St Johns Wood Barracks, 2 And 6 Queen's Terrace, Ordnance Hill, London, NW8 6PT | 133 | 117 | 66 | 2.2 | 17/05/2011 | Demolition of existing Barracks buildings (except for the listed Riding School) and redevelopment for residential use (Class C3), to provide a total of 139 units (including the conversion of the upper floors of Nos. 2-6 Queen's Terrace). Use of the listed Riding School as a leisure centre with internal and external alterations. Creation of landscaped areas and reconfigured vehicular and pedestrian access together with associated works including the provision of parking at basement and lower ground floor, circulation space, servicing and plant areas. (The planning application is accompanied by an Environmental Impact Assessment (EIA)). | Unimplemented | Work expected to start 2012 onwards when Barracks move. Permission, listed building and conservation area consent granted with a legal agreement. | 2013/14 | 1 |
| 5 | North | Proposals Site | 11/06435/COFUL? | Dudley House, North Wharf Road & 138-147 Harrow Road, W2 1LE | 93 | 43 | 50 | 0.35 | - | Dudley House is a City Council owned housing block of 50 units in poor condition which the council wishes to redevelop. Demolition of Dudley House and 139-147 Harrow Road; erection of five storey building fronting Harrow Road, a 14 storey tower and six storey building fronting North Wharf Road, comprising a total of 93 affordable and private residential units (9,517m2); ground floor (Class D1) community use (233m2); flexible ground floor active frontage (Class A1-A3/B1) business use (454m2); (Class A4) (233m2); basement car parking, cycle and motorcycle parking; provision of shared amenity space, play area and landscaping; amended vehicular and pedestrian access.(Council's Own Development) | Decision pending | Housing Renewal site. Application for the redevelopment of this site submitted. | 2013/14 | 23 |
| 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 | New owner. Works to recommence shortly | 2013/14 | 74 |
| 5 | North | Planning Brief | - | Amberley Adult Education Centre, Amberley Road, London, W9 2JJ | 60 | 60 | 30 | 0.31 | - | Within the NWEDA. On a scheme shown to us in April 2010 a possible total of 60 units proposed. | Brief adopted February 2009 | - | 2013/14 | 22 |
| 5 | Central | 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 | 01/05/2008 | 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. | Under construction | Commenced May 2010. On site Spring 2010 | 2013/14 | 18 |
| 5 | South | Planning application | 10/03859/FULL | Development Site At 2-6 Moreton Street, London, SW1V 2PS | 39 | 37 | 31 | 1.03 | 30/09/2011 | Demolition of existing buildings and erection of a new part four, part five storey building comprising 39 residential units (31 intermediate affordable units and 8 private units). Balconies at first to third floor levels fronting St James the Less Church Square, green roof at fourth floor and roof level and roof level photovoltaic canopy. | Unimplemented | - | 2013/14 | 5 |
| 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 | - | 2013/14 | 49 |
| 5 | Central | Planning application | 10/06798/FULL | Site Bounded By 5-10 Denman Street, 35-36 Great Windmill Street, 14-18 Ham Yard And 1 - 7 Smith's Court, London | 24 | 17 | 0 (financial contribution) | 0.29 | 11/08/2011 | Redevelopment of the site to provide a building over basement, ground first to third and part fourth to sixth storeys and roof plant. Comprising a 92 bedroom hotel (Class C1) including: ancillary restaurant, bar, function rooms, screening room and theatre, gym, four lane bowling alley and fourth floor roof terrace; 12 retail units (Class A1), one restaurant unit (Class A3) and 24 residential units (Class C3) with 15 basement residential car parking spaces; associated public realm works and landscaping together with modifications to Ham Yard and highway improvement works on part of Denman Street, Great Windmill Street, Archer Street and Ham Yard. | Construction to commence soon | Site clearance taking place | 2013/14 | 6 |
| 5 | Central | Planning application | 10/03464/FULL | 23 - 24 Newman Street, London, W1T 1PJ | 23 | 23 | 7 | 0.06 | 20/07/2010 | Erection of extension at fifth floor and sixth floor levels on the Newman Passage elevation, roof extension at seventh floor level, re cladding facade with associated terraces and balconies, in connection with retention of part ground floor and basement as offices and use of the remainder of the building as 23 flats (16 market and 7 affordable). Provision of associated car and cycle parking. (Part of land use swap with 289 - 293 and 295 Regent Street and 33 Margaret Street (RN: 10/03455/FULL). | Under construction summer 2011 | - | 2013/14 | 57 |
| 5 | Central | Planning application | 10/04744/FULL | 210-214 Piccadilly And 3-4 Eagle Place And 18-23 Jermyn Street And 27 Regent Street, London | 16 | 13 | 3 | 0.18 | 27/08/2010 | Part demolition/part redevelopment including new six storey buildings plus basements and rooftop plant storeys at 212-214 Piccadilly and 3-4 Eagle Place/21A-23 Jermyn Street; rebuilding of 210-211 Piccadilly plus new storey and rooftop plant storey on return to Eagle Place; redevelopment behind retained facades at 18-21 Jermyn Street and new fifth and sixth floors plus rooftop plant storey; to provide offices (Class B1), retail shops (Class A1) and five residential units (Class C3). Refurbishment and conversion of 27 Regent Street to provide retail (Class A1) and eleven residential units. Associated public realm improvements. | Under construction | - | 2013/14 | 7 |
| 5 | Central | Planning application | 09/02036/FULL | 24-26 Binney Street And 55 - 73 Duke Street, London, W1K 5NS | 16 | 11 | 0 (financial contribution) | 0.1 | 05/06/2009 | Use of part ground and upper floors of 55-73 Duke Street and 24-26 Binney Street as residential (Class C3), to create 16 residential units, use of part ground floor and basement for Class A1 retail, Class A3 restaurant and Class A4 drinking uses; internal alterations, rear extensions, new shopfronts, roof level plant to 55-73 Duke Street and roof extension on 24-26 Binney Street. | Under construction summer 2011 | - | 2013/14 | 66 |

| Timescale (years) | Area Team | Source | Reference Number | Address | Proposed/Estimated Units | Net Units | Affordable units | Site Area (ha) | Date Permitted | Description of Scheme | Development status | Notes: Discussions with developers and uncertainties as to delivery, planning status | Expected date of delivery | Map reference |
|-------------------|-----------|----------------------|------------------|--|--------------------------|------------|---|----------------|----------------|---|--|--|---------------------------|---------------|
| 5 | Central | Planning application | 07/06245/FULL | 79 To 95 Wigmore Street 21 To 23 And 25 Duke Street 3 To 4 Pickton Place 37 James Street Marylebone, London, W1U 1LB | 15 | 14 | 2 | 0.24 | 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. | Under construction summer 2011 | - | 2013/14 | 85 |
| 5 | North | Planning application | 09/07053/FULL | 8-16 Princes Square, London, W2 4NP | 14 | 14 | 0 (financial contribution) | 0.11 | 23/11/2009 | Use as seven dwellinghouses (Nos. 8, 9, 10, 11, 14, 15 and 16) and seven self-contained flats (3x1 bed, 2x2 bed and 2x3 bed) in Nos. 12 and 13, with associated external and internal alterations including first floor rear extensions to Nos. 8-14, and creation of access hatches at roof level. | Unimplemented | Still operating as a hotel. No conditions have been discharged to date. Not commenced to date. New application submitted (11/08128/FULL) which proposed 23 flats pending consideration | 2013/14 | 33 |
| 5 | South | Planning application | 10/04950/FULL | 1 Bear Street, London, WC2H 7AR | 11 | 11 | 0 (financial contribution) | 0.01 | 03/09/2010 | Extension of time for the commencement of development granted planning permission on 27 September 2007 (extant permission reference: 07/04254) for the 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 purposes (Class A3), 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). | Unimplemented | Application approved to extend time limit until 03.09.13 Has three years to implement | 2013/14 | 39 |
| Sub totals | | | | | 1066 | 977 | 406 | | | | | | | |
| 5 | North | Planning application | 10/09756/FULL | Land At Harbet Road, London, W2 1JU (Building 1) | 222 | 222 | 0 | 0.25 | 04/08/2011 | Redevelopment comprising the erection of a 42 storey building to provide a maximum of 222 market residential units (and no less than 213 residential units) (Class C3), hotel (Class C1), provision of basement parking, servicing and ancillary space, highway works, new vehicular and pedestrian access and associated hard and soft landscaping (Building 1). | Unimplemented | Will not be commenced until late 2013 at the earliest | 2014/15 | 91 |
| 5 | South | Planning application | 08/08205/FULL | Development Site Including Land Bounded By Victoria Street, Buckingham Palace Road, Bressenden Place And Allington Street, London, SW1 | 170 | 108 | 108 intermediate | 1.78 | 09/10/2009 | 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. | Unimplemented | Developer has 5 years to implement. Includes Buckingham Palace Road flats (170 units) | 2014/15 | 62 |
| 5 | North | Planning application | 10/09762/FULL | Land At Harbet Road, London, W2 1JU (Building 6) | 119 | 119 | 110 | 0.27 | 04/08/2011 | Redevelopment comprising the erection of a 15 storey building comprising 119 market and affordable residential flats (Class C3), retail uses (Class A1/A2/A3/A4/A5), medical centre (Class D1), basement to provide parking, servicing and ancillary space, highway works, new vehicular and pedestrian access and associated hard and soft landscaping (Building 6). | Unimplemented | Will not be commenced until late 2013 at the earliest | 2014/15 | 78 |
| 5 | Central | Planning application | 08/10831/FULL | 95 - 99 Baker Street And 4 - 6 Durweston Mews, London, W1U 6RN | 24 | 24 | 5 | 0.07 | 26/02/2009 | External alterations, roof extension and conversion at 95-99 Baker Street to create a total of 24 residential units (Class C3) together with retained (Class A1) and (Class A2) uses at basement and ground floor level. Installation of plant at roof level. | Unimplemented. | AODs discharged. Work likely to start this year | 2014/15 | 56 |
| 5 | Central | Planning application | 10/00366/FULL | Macdonald Buchanan House, Ogle Street, London, W1W 6DN | 22 | 22 | 22 | 0.07 | 08/02/2010 | Demolition of existing building & erection of building comprising lower ground, ground & 7 upper floors for use as 22 residential (Class C3) dwellings with balconies/terraces, ancillary cycle parking, plant & storage areas at ground floor & basement levels, plant room, solar panels & sedum roof at roof level & associated highway works, including resiting of motor cycle bays & new parking bays, & removal of the smaller Plane tree immediately to the north of the site. REVISED APPLICATION, incl. reduction in new building by 1 storey, change in materials of main facade to red brick & natural stone, reduction in No. of flats from 22 to 21, change in mix & increased height & opacity of balustrades to terraces. | Unimplemented | - | 2014/15 | 68 |
| 5 | Central | - | - | Community Build Site, Luxborough Street, London, W1 | 19 | 19 | ? | - | - | 19 units proposed on the site of under-used play space. A mixture of market, intermediate and social housing with the market housing comprising of about one third of total units in Community Build Programme overall. | No planning permission/application yet | Council owned site | 2014/15 | 59 |
| 5 | Central | Planning application | 10/00372/FULL | Albany House, 324 Regent Street, London, W1B 3BL | 18 | 18 | 0 (off site at Macdonald Buchanan House, Ogle Street) | 0.03 | 08/12/2010 | Conversion of existing building and erection of single storey roof extension to fifth floor level (on 101-105 Mortimer Street) to provide 18 residential (Class C3) dwellings (1x studio, 6x1 bedroom, 10x2 bedroom and 1x3 bedroom) at first to sixth floor levels; internal and external alterations including internal demolition works and reconfiguration of ground floor (Class A1) shop unit at 324 -326 Regent Street and removal of kiosk at 101 Mortimer Street to create a residential entrance/reception and ancillary storage and cycle parking, erection of plant, solar panels and terrace at roof level [site includes 101-105 Mortimer Street]. | Unimplemented | - | 2014/15 | 69 |
| 5 | South | Planning application | 10/07147/FULL | Development Site At 5 To 6 St James's Square And 10-11 Babmaes Street, London, SW1Y 4LD | 14 | 14 | 0 | 0.35 | 15/11/2010 | Extension of time for the commencement of development granted planning permission on 14 December 2007 (extant permission: RN: 07/01534), namely for 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 | Demolition due to commence | 2014/15 | 61 |
| Sub totals | | | | | 608 | 546 | 245 | | | | | | | |

| Timescale (years) | Area Team | Source | Reference Number | Address | Proposed/Estimated Units | Net Units | Affordable units | Site Area (ha) | Date Permitted | Description of Scheme | Development status | Notes: Discussions with developers and uncertainties as to delivery, planning status | Expected date of delivery | Map reference | |
|-------------------|-----------|----------------------|------------------|--|--------------------------|------------|-------------------------------|----------------|----------------|---|--------------------|--|---------------------------|---------------|--|
| 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. | Unimplemented | Work has stopped and site is on the market. A new planning permission (11/08831/FULL) has been submitted and is pending consideration | 2015/16 | 44 | |
| 5 | Central | Planning application | 10/10305/FULL | 22-28 Paddington Street, And Car Park 74-76 Chiltern Street, London | 60 | 60 | 16 (+ financial contribution) | 0.14 | - | Demolition of the existing building (excluding existing public house) and construction of a new building comprising three basement levels, ground and up to seven upper floors, containing 60 residential units (including 16 affordable units), health and fitness club (Class D2), retail accommodation (Class A1); storage facilities (Class B8); car parking (for occupants of the development and local residents) and replacement accommodation for street cleansing facilities. | Decision pending | Went to sub committee on 25/08/2011. Section 106 to be completed | 2015/16 | 2 | |
| 5 | Central | Planning application | 08/05709/FULL | 20 Grosvenor Square, London, W1K 6LE | 41 | 41 | 0 (yet to be determined) | 0.25 | 25/05/2011 | Demolition of part of building on the Providence Court frontage and its replacement with new section of building; roof extensions; alterations to frontage on North Audley Street; basement car parking with access from Providence Court; all in association with use of building as 41 residential apartments. | Unimplemented | New alternative scheme submitted and is pending consideration | 2015/16 | 87 | |
| 5 | Central | Planning application | 10/08597/FULL | Development Site At 82-84 Piccadilly, 29 Bolton Street And 1-12 Clarges Street, London | 36 | 36 | 12 | 0.40 | 23/09/2011 | Demolition of existing buildings at 82-84 Piccadilly, 29 Bolton Street and 1-5 Clarges Street, partial demolition of existing building at 6-12 Clarges Street, and part redevelopment /part refurbishment and alteration of the site over four blocks as follows: Block A (fronting Piccadilly): construction of a new building comprising three basement levels, ground and nine upper floors containing plant at third basement level, residential car parking at second basement level, ancillary residential and retail (Class A) use at first basement and ground levels, and residential (Class C3) use on all upper floors. Block B (fronting both Bolton Street and Clarges Street): construction of a new office (Class B1) building comprising two basement levels, ground and six upper floors containing car parking and ancillary plant at lower basement level and office and ancillary uses on all other floors. Block C (fronting Clarges Street): refurbishment of the retained part of the existing building at 6-13 Clarges Street for mixed use as a members' club and offices for the Kennel Club including vehicle parking, plant and ancillary uses at basement level. Block D (fronting Bolton Street): construction of a new building comprising basement, ground and five upper levels containing plant, ancillary space and residential use at basement level, residential use and vehicle parking at ground level, and residential use (Class C3) on all upper floors. | Unimplemented | - | 2015/16 | 13 | |
| 5 | North | Planning application | 05/01932/FULL | 127 - 131 Park Road, London, NW8 8JN | 29 | 6 | 0 (financial contribution) | 0.15 | 08/09/2005 | Demolition of existing buildings and petrol filling station, in connection with the redevelopment of a new part seven/part eight storey building providing 29 residential apartments together with associated basement car parking and ancillary areas. | Under construction | Existing buildings demolished but rest of application unimplemented. Site for sale. | 2015/16 | 54 | |
| 5 | North | Planning application | 09/05653/FULL | 138-142 Queensway, London, W2 6LS | 20 | 20 | 5 | 0.25 | 29/10/2009 | Part demolition of retail (Class A1) unit (leading to Inverness Terrace), demolition of warehouse structure parallel to Inverness Terrace and erection of four storey mixed use building comprising 20 residential units, retail (Class A1) and basement parking. (Site includes rear of 138-150 Queensway). | Unimplemented | Conditions yet to be discharged. Section 106 not signed - in relation to a grampian condition | 2015/16 | 64 | |
| 5 | North | Planning application | 11/03296/FULL | Maida Hill Delivery Office, Lanhill Road, W9 | 18 | 18 | 14 | 0.02 | - | Demolition of existing building and construction of new buildings of up to five storeys plus lower ground building (lower ground, ground, first, second, third and fourth floors) to provide 18 flats (2x studios; 7x1 bedroom; 7x2 bedroom; 2x3 bedroom) of these 14 affordable and four private units, with associated gardens, terraces and balconies. (Revisions include revised bulk and design, changes to terraces, mix of unit sizes, revised day light and sunlight survey etc). | Decision pending | Pre-application advice given on a recent scheme (March 2010). Application expected end of 2010. RSL (Dolphin Square Foundation) scheme. | 2015/16 | 11 | |
| 5 | Central | Planning application | 11/05342/FULL | 79 New Cavendish Street, London, W1G 7LT | 16 | 16 | 0 (yet to be determined) | 0.07 | - | External alterations including the redesign and re-cladding of all facades in association with the use of part basement, part ground, and first to fifth floor levels as 16 residential units (Class C3) and part ground floor and basement as three retail units; other alterations including extension to existing plant room at roof level to provide additional residential floorspace, creation of a roof terrace and observation deck at roof level, creation of projecting balconies on Hallam Street elevation and terraces on Cavendish Mews North elevation, installation of mechanical plant and photovoltaics at roof level and residential parking at basement level. | Decision pending | - | 2015/16 | 86 | |
| 5 | South | Planning application | 10/07692/FULL | Douglas House, 16-18 Douglas Street, London, SW1P 4PB | 10 | 10 | 0 | 0.12 | 17/01/2011 | Demolition and rebuilding an enlarged fourth floor, erection of fifth floor extension and roof top plant, alterations including balconies and fifth floor terrace in connection with the use of the building as 10 self contained residential flats, with parking at part ground and lower ground floor levels. | Unimplemented | Section 106 ready for completion, awaiting engrossments from applicants | 2015/16 | 10 | |
| 5 | South | Planning application | 09/08043/FULL | 123 St George's Square, London, SW1V 3QP | 10 | 9 | 0 | 0.03 | 17/12/2009 | Use of building as nine self-contained flats (4x1 bed, 2x2 bed, 3x3 bed) with associated external alterations. Demolition of existing single storey extension on Grosvenor Road and construction of dwelling house (3 bed) at basement, ground and first floor levels. | Under construction | Currently on the market | 2015/16 | 65 | |
| Sub totals | | | | | 501 | 477 | 126 | | | | | | | | |
| 5 | South | Planning application | 10/10496/OUT | Chelsea Barracks, Chelsea Bridge Road, London, SW1 | 448 | 448 | 123 | 5.15 | - | Demolition of existing former barracks buildings and warehouse (Dove Walk) in connection with the redevelopment of the site for mixed use purposes comprising residential (a maximum of 448 units), sports centre (Class D2), retail (flexible use within Class A1/A2/A3), health centre (Class D1), non-residential institution/leisure uses (flexible use within Classes D1 and/or D2); hard and soft landscaping and open space; reconfigured and new vehicular and pedestrian accesses and works to the public highway; together with all associated works including the construction of basement to provide ancillary vehicular and cycle parking, circulation, servicing and plant areas. Alterations to perimeter railings. | Decision pending | First phase could potentially be delivered within next 5 years but unknown how many units this will be. Still negotiating S106 agreement. Went to committee on 20th June 2011. | 2016/17 | 40 | |
| Sub totals | | | | | 448 | 448 | 123 | | | | | | | | |

| Timescale (years) | Area Team | Source | Reference Number | Address | Proposed/Estimated Units | Net Units | Affordable units | Site Area (ha) | Date Permitted | Description of Scheme | Development status | Notes: Discussions with developers and uncertainties as to delivery, planning status | Expected date of delivery | Map reference |
|---------------------------------------|-----------|----------------------|------------------|---|--------------------------|-------------|----------------------------|----------------|----------------|---|--------------------|--|---------------------------|---------------|
| 5 | North | Planning application | 11/04623/FULL | Paddington Sorting and Delivery Office, 31 London Street, W2 1AA | 141 | 141 | 36 | 0.45 | – | Retention of 1907 facade to London Street and demolition of rear building to allow the erection of an eight storey office (Class B1) building with ground floor retail and restaurant uses (Classes A1 and A3), the erection of two residential buildings 7-9 storeys in height between Winsland Street and Winsland Mews to provide 105 residential units (Class C3). Demolition of pedestrian link across Winsland Mews, conversion of building between Winsland Mews and fronting Praed Street, the erection of a roof extension, the infilling of the colonnade and re-cladding works to provide 36 residential units (Class C3) with ground floor retail and restaurant uses (Classes A1 and A3). Provision of 86 parking spaces, retention / alteration of existing basement to provide 84 parking spaces. Other associated work concerned with landscaping, servicing, plant accommodation and providing access. | Decision pending | – | ? | 35 |
| 5 | South | Planning application | 11/09680/FULL | Riverwalk House, Millbank SW1 | 121 | 121 | See 11/09679/FULL | 0.30 | – | Demolition of the existing building and erection of new building to provide two buildings of 17 and 7 storeys linked by a central podium for use as 121 residential units (Class C3); ground floor cafe/restaurant/gallery (Class A1/A3/A4/D1); three levels of basement including car parking and plant area; replacement stair and lift linking the river walk with Vauxhall Bridge and other associated works to the river walk and adjacent public landscape; works of hard and soft landscaping and other works incidental to the application. | Decision pending | Applications review meeting on 16th November 2011 | ? | 34 |
| 5 | Central | Planning application | 08/07120/FULL | Audley Square Garage, 5 Audley Square, 49 Hill Street And 5-7 Waverton Street, London, W1K 1DS | 24 | 24 | 0 (financial contribution) | 0.25 | 17/02/2010 | Demolition of existing buildings and erection of new building of eight /nine storeys (plus lower ground floor and four basement levels) to provide 24 residential units with swimming pool and gymnasium, creation of roof terraces, green roof and solar collectors; car parking and cycle parking; a Council street sweeping depot; vehicular access from Waverton Street; and landscaping on Audley Square. | Unimplemented | Unlikely to be implemented | ? | 8 |
| 5 | North | Planning application | 10/10822/FULL | Development Site At 119-122 Bayswater Road, London, W2 3JH | 22 | 22 | 0 | 0.08 | – | Redevelopment with retention of facade and party walls to No.122 Bayswater Road to provide a new seven storey plus basement building comprising retail (Class A1) and restaurant (Class A3) on the ground floor and part basement and 22 flats (1x1 bed, 14x2 bed and 7x3 bed) over first to sixth floors with roof top and basement plant and 27 cycle parking spaces. | Decision pending | Section 106 not yet signed. Additional application pending consideration for seven residential units (10/07933/FULL) | ? | 25 |
| 5 | North | Planning application | 11/08591/FULL | 52-57 Princes Square, London, W2 4QB | 15 | 15 | 0 | 0.08 | – | Use as 15 residential apartments (Class C3) (2x1 bed, 7x2 bed, 6x3 bed) and associated internal and external alterations including demolition rebuilding of roof, internal floors and walls. | Decision pending | – | ? | 14 |
| 5 | Central | Planning application | 09/09841/FULL | 2 Stanhope Row; 16 Stanhope Row 36 And 37 Hertford Street, 16a, 16b And 17 Market Mews, London, W1J 7BT | 15 | -2 | 0 | 0.11 | 04/03/2010 | Demolition and redevelopment of 37 Hertford Street, 16 Stanhope Row, 16a, 16b and 17 Market Mews and the Park Lane Mews Hotel (2-6 Stanhope Row) and refurbishment and extension of 36 Hertford Street to provide a new 44 bedroom hotel (Class C1) with restaurant at lower ground floor, and 15 residential units (Class C3), with associated plant. | Unimplemented | Site is on the market so unlikely to be implemented | ? | 67 |
| 5 | Central | Planning application | 10/02099/FULL | Development Site At 8-10 Grafton Street And 22-24 Bruton Lane, London, W1S 4EN | 11 | 11 | 0 (financial contribution) | 0.1 | 18/03/2011 | Extension of time for the commencement of development granted permission on 3 April 2008 (extant planning ref 06/06954/FULL) for redevelopment to provide i) a seven storey plus basement office building on Grafton Street comprising ground floor retail use, offices and roof plant enclosure and ii) an 11 storey plus basement building, with roof level plant enclosure, comprising a mix of offices and 11 self-contained flats, fronting Bruton Lane; provision of open space and associated landscaping. | Unimplemented | Scheme unlikely to be implemented as pre-application discussions refer to non-residential uses | ? | 58 |
| Sub totals | | | | | 349 | 332 | 36 | | | | | | | |
| TOTAL PROPOSED/ESTIMATED UNITS | | | | | 4380 | 4015 | 1456 | | | | | | | |

| Timescale (years) | Area Team | Source | Reference Number | Address | Proposed/ Estimated Units | Net Units | Affordable units | Site Area (ha) | Date Permitted | Description of Scheme | Development status | Notes: Discussions with developers and uncertainties as to delivery, planning status | Expected date of delivery | Map reference |
|-------------------|-----------|---------------------------------|------------------|---|---------------------------|-----------|------------------|-----------------------------------|----------------|---|---|--|---------------------------|---------------|
| 6-10 | North | Planning brief / Proposals site | 10/10215/COFUL | North Westminster Community School Site, North Wharf Road, W2 1XN | 434 | 434 | 145 | 3.25 | - | Demolition of existing buildings and redevelopment comprising erection of five buildings of between 11 and 17 storeys in height to provide 434 market and affordable residential units (Class C3), offices (Class B1), flexible community space, affordable business units, ground floor retail uses (Class A1-A4), landscaping and central public open space, highway works including new vehicular and pedestrian access, off street ground floor service bay and basement comprising car and cycle parking, energy centre and ancillary servicing space. | Brief adopted March 2010 | Resolution to approve PCD Comms 07/07/2011. Section 106 under negotiation, expect decision by December 2011. Corporate property are in the process of selling the site to private developers and further applications likely in 2012 | - | 17 |
| 6-10 | South | Proposals site | - | Queen Alexander Military Hospital, John Islip Street, London | 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. | No planning permission application yet | Pre-application discussions taken place | - | 47 |
| 6-10 | - | Confidential site | - | Confidential Site | 150 | - | - | - | - | Housing expected. | No planning permission application yet | Pre-application discussions | - | - |
| 6-10 | North | Proposals site | 09/09773/FULL | 38-44 Lodge Road, London, NW8 | 120 | - | - | 0.73 | - | Redevelopment to provide 129 flats (private and affordable) | Decision pending | Pre-application discussions taken place. Still pending October 2011. Looking at residential units viability. | - | 16 |
| 6-10 | Central | Planning brief / Proposals site | 11/10043/FULL? | Crossrail site; Tottenham Court Road sites (Western ticket hall) | 100 | - | - | 1.51 | - | Tottenham Ct Road: No firm plans. Residential led scheme expected but no developer identified to date. | Brief adopted September 2009 | Residential elements of Crossrail scheme not expected until after Crossrail is complete. Application received 19th October 2011 | 2020? | 75 |
| 6-10 | North | Planning application | 03/05999/FULL | 55 - 65 North Wharf Road, London, W2 1LA | 100 | 100 | 16 | 0.48 | 18/04/2011 | Redevelopment to provide mixed use development comprising Class B1 (offices), Class A1 (retail) and/or A2 (financial and professional) and/or A3 (food and drink) units and 100 Class C3 (residential) units, parking, open space and associated works. | Unimplemented | This scheme will possibly not go ahead, but a similar one might. Section 106 agreement being finalised before planning application released | - | 24 |
| 6-10 | Central | Planning brief | - | Trenchard House, Broadwick Street, London (Berwick Street Planning Brief), W1F 0DF | 50 | 50 | 77 | 1.06 | 1/03/2007 | Owned by English Partnerships, pre-application discussions with First Base. | Brief adopted 2007 | Pre-application discussions are on going, application review meeting on 16th November 2011, application expected Spring 2012 | - | 41 |
| 6-10 | Central | Planning brief | - | Moxon Street Car Park Site, W1U | 50 | 50 | - | 0.34 | - | Preferred uses housing and commercial. | Brief adopted February 2009 to guide development | Council owned site about to be marketed | - | 12 |
| 6-10 | North | - | - | Block n3 at Carlton Gate, Elmfield Way, London, W9 3TX | 40 | 40 | 20 | New larger site in excess of 0.25 | - | Vacant site which has a nursing hostel use by virtue of 1988 outline consent- now surplus to health authority needs. Located within the NWWSPA. Estimates based on the earlier consent for medical staff hostel use. The site together with adjoining disabled flats in Elmfield Way and 219 Harrow Road may form part of a larger site to create a mixed redevelopment of special needs flats, affordable flats and commercial. | No planning permission application yet. Planning brief adopted 04/10/2011 | - | - | 20 |
| 6-10 | South | 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 | 09/10/2009 | 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. | Unimplemented | Planning permissions granted October 2009. Flats unlikely to be complete until 2018 at earliest because of Victoria Station Upgrade | - | 77 |

| Timescale (years) | Area Team | Source | Reference Number | Address | Proposed/ Estimated Units | Net Units | Affordable units | Site Area (ha) | Date Permitted | Description of Scheme | Development status | Notes: Discussions with developers and uncertainties as to delivery, planning status | Expected date of delivery | Map reference |
|-------------------|-----------|---------------------------------|-------------------|--|---------------------------|-----------|------------------|----------------|----------------|--|--------------------|---|---------------------------|---------------|
| 6-10 | South | Planning application | 11/09679/ FULL | 232 - 242 Vauxhall Bridge Road, London, SW1V 1AU | 25 | 25 | 25 | 0.05 | – | Alterations and extensions comprising the demolition and replacement of the fifth floor; erection of roof extension at sixth floor level with associated roof terrace. Use of the building as 25 affordable residential units (Class C3) and the retention of the Class B1 office at part ground and lower ground floor levels. Creation of new lightwell to the rear (King's Scholars Passage elevation), external alterations and other works incidental to application. Also connected to the application for the redevelopment of Riverwalk House, Millbank (RN 11/09680). | Decision pending | Applications review meeting on 16th November 2011 | ? | 36 |
| 6-10 | Central | Planning brief / Proposals site | 11/03852/ FULL | Crossrail site; 354-358 Oxford Street, London, W1C 1JJ | 11 | -1 | 0 | 0.03 | 26/09/2011 | Redevelopment to provide retail use (Class A1) at part basement, ground and first floors and 11 residential units (Class C3) on the second to fifth floors (3x1 bedroom, 6x2 bedroom and 2x3 bedroom); installation of plant at roof level with associated enclosure, adjacent living roof on the western side of the roof and photovoltaic cells. | Unimplemented | Residential elements of Crossrail scheme not expected until after Crossrail is complete | 2018/20 | 26 |

| Timescale (years) | Area Team | Source | Reference Number | Address | Proposed/ Estimated Units | Net Units | Affordable units | Site Area (ha) | Date Permitted | Description of Scheme | Development status | Notes: Discussions with developers and uncertainties as to delivery, planning status | Expected date of delivery | Map reference |
|---------------------------------------|-----------|---------------------|------------------|---|---------------------------|------------|------------------|----------------|----------------|--|--|--|---|---------------|
| 11-15 | North | Planning permission | - | Church Street/Edgware Road Housing Renewal Area | - | 120 | 90 | - | - | Proposed Housing Renewal Area for remodelling of existing Council housing estates. Masterplanning phase 2009/10. Will provide a mixture of market, intermediate and social housing with the market housing comprising of about one third of total units overall. Known housing site comprising Parsons House podium (100 units expected) and Adpar House (20 units expected). Other sites expected to come forward as part of this scheme. | No planning permission application yet | Planning briefs (Parsons House, Cosway Stret, Penn House and Lilestone Street) being prepared | Development will be phased over time but will depend on financing and planning approval | 81 |
| 11-15 | North | - | - | Lords Cricket Ground Masterplan | - | - | - | - | - | Possible mixed cricket, hotel and residential development. | No planning permission application yet | Indicated in the press that the developers are reviewing the masterplan, to reduce its scale , but no recent discussions with the planners | | 30 |
| TOTAL PROPOSED/ESTIMATED UNITS | | | | | - | 120 | 90 | | | | | | | |

| Area Team | Reference | Address | Proposed units | Site Area | Proposal | Reason taken out of schedule | Date moved to audit trail |
|-----------|---------------|--|----------------|-----------|--|---|---------------------------|
| South | 09/10322/FULL | Douglas House, 16-18 Douglas Street, London, SW1P 4PB | 14 | 0.03 | Demolition and rebuilding an enlarged 4th floor, erection of 5th floor extension and roof top plant, alterations including 4th floor balcony and 5th floor terrace in connection with the use of the building as 14 self contained residential flats, with parking at part ground and lower ground floor levels. | Superseded by 10/07692/FULL | October 2011 |
| South | 07/01534/FULL | Development site at 5-6 St James's Square and 10-11 Babmaes Street, London, SW1Y 4LD | 14 | 0.35 | 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). | Superseded by 10/07147/FULL | October 2011 |
| South | 09/08087/FULL | 107-111 Charing Cross Road, London, WC2H 0DU | 28 | 0.15 | Use of part of existing educational institution (St Martin's College) (Class D1) to provide retail (Class A1) at part basement, ground and first floor; 28 residential flats (Class C3) at second to sixth floors and community uses (Class D1) at ground floor. Erection of a single storey roof extension at sixth floor level and associated alterations, landscaping, plant, storage and cycle parking. Site comprises 107 to 109 only. | Superseded by 11/03825/FULL | October 2011 |
| South | 07/04254/FULL | 1 Bear Street, London, WC2H 7AR | 11 | 0.01 | 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. | Expired. Superseded by 10/04950/FULL | Nov 2010 |
| South | 05/08771/FULL | 1 Vincent Square, London, SW1P 2PT | 27 | 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. | Refurbished as offices instead | Nov 2010 |
| North | 06/10129/FULL | 151 Park Road, London, NW8 7JB | 14 | 0.05 | Redevelopment to provide a new building of ground and six upper floors, comprising ground floor showroom and 14 residential flats. | Superseded by 10/01392/FULL | Nov 2010 |
| South | 04/07050/FULL | 135 Grosvenor Road, London, SW1V 3JY | 12 | 0.05 | 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. | Superceded by 10/05221 which only proposes 8 units | Nov 2010 |
| North | 09/05979/FULL | 171, 173 & 175 Seymour Place, London, W1H 4PN | 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 1 bedroom, 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 create rear landscaped communal residents garden and play space. This proposal is the affordable element of the Horseferry Road Magistrates Court development. | Superseded by 10/06286/FULL | Nov 2010 |
| South | 07/01574/FULL | Magistrates Court, 70 Horseferry Road, London, SW1P 2AX | 144 | 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. | Withdrawn and replaced with 09/06111/FULL and 09/06354/FULL | Nov 2010 |
| North | 08/06072/FULL | 10-11 Salem Road, London, W2 4DL | 15 | 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. | Superseded by 09/05355/FULL | Oct 2010 |
| Central | 09/01102/FULL | 210-214 Picadilly and 3-4 Eagle Place and 18-23 Jermyn Street and 27 Regent Street, London | 15 | 0.19 | Part demolition/part redevelopment including new six storey buildings plus basements and rooftop plant storeys at 212-214 Piccadilly and 3-4 Eagle Place/21A-23 Jermyn Street; rebuilding of 210-211 Piccadilly plus new storey and rooftop plant storey on return to Eagle Place; redevelopment behind retained facades at 18-21 Jermyn Street and new fifth and sixth floors plus rooftop plant storey; to provide offices (Class B1), retail shops (Class A1) and six residential units (Class C3). Refurbishment and conversion of 27 Regent Street to provide retail (Class A1) and nine residential units. Associated public realm improvements. | Superseded by 10/04744 | Oct 2010 |
| Central | 08/02369/FULL | 23 - 24 Newman Street, London, W1T 1PJ | 22 | 0.06 | Erection of an extension at fifth floor level on the Newman Passage elevation and sixth floor terrace above, new plant enclosure and solar panels at seventh floor roof level on Newman Street, and recladding facade, in connection with retention of part ground floor and basement as offices and use of the remainder of the building as 22 flats (16 market and six affordable). | Superseded by 10/03464/FULL | Oct 2010 |
| Central | 04/08971/FULL | 40 - 44 Newman Street, London, W1T 1QD | 14 | 0.05 | 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. | Permission expired | Oct 2010 |
| South | 08/11063/FULL | 4-5 Arlington Street, London, SW1A 1RA | 10 | 0.04 | Use of building as ten self contained flats and associated internal and external alterations including roof top terrace; plant room at fifth floor level; installation of recessed windows within existing fifth floor mansard. | Superseded by 09/07018/FULL which only proposes 5 units | Oct 2010 |
| North | 08/08862/FULL | 8-16 Princes Square, London, W2 | 14 | 0.10 | Use as seven dwelling houses (No.s 8, 9, 10, 11, 14, 15 and 16) and seven self contained flats (2x1 bed, 3x2 bed and 2x3 bed) in No.s 12 and 13, with associated external and internal alterations including first floor rear extensions to No.s 8-14, creation of second floor rear roof terraces and creation of flat roofs and access hatches at roof level. | Application withdrawn | Oct 2010 |
| Central | 08/07120/FULL | Masterpark car park, South Audley Street, W1K 1DS | 24 | 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. | Superseded by 08/07120/FULL | Oct 2010 |

| Area Team | Reference | Address | Proposed units | Site Area | Proposal | Reason taken out of schedule | Date moved to audit trail |
|-----------|---------------|---|----------------|-----------|--|--|---------------------------|
| Central | 07/02955/FULL | 204A Great Portland Street, London, W1W 5NP | 15 | 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 (sui generis) or as four self-contained flats (2 x 2 bed and 2 x 3 bed). | Application withdrawn | October 2011 |
| Central | 06/06954/FULL | At 8 - 10 Grafton Street And 22 - 24 Bruton Lane, | 11 | 0.1 | Redevelopment to provide (i) a 7 storey plus basement office building on Grafton Street comprising ground floor retail use, offi | Superseded by 10/02099/FULL | October 2011 |
| Central | 11/01182/FULL | Crossrail site; 18-19 Hanover Square | 6 | 0.5 | Erection of a nine storey building (with basement and roof level plant) above and around Bond Street Eastern Ticket Hall Cros | Planning application proposed less than ten units | October 2011 |
| North | - | Brunel Estate, London | - | - | Proposed Housing Renewal Area for remodelling of existing Council housing Estates. Masterplanning phase 2010. Developme | Housing have dropped this scheme | October 2011 |
| North | 06/00929/FULL | Land At Harbet Road, London, W2 1JU (Building A) | 212 | 0.74 | Redevelopment by the erection of a 43 storey residential tower, comprising 212 residential units, with ground floor Class A1/A | Superseded by 10/09756/FULL | October 2011 |
| North | 06/00952/FULL | Land At Harbet Road, London, W2 1JU (Building F) | 146 | 0.66 | Redevelopment by the erection of a 16 storey residential building comprising 146 residential units with ground floor Class A1/A | Superseded by 10/09762/FULL | October 2011 |
| South | 07/05190/FULL | 75 Page Street, London, SW1P 4LT | 14 | 0.03 | 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 (3x1-bed, 7x2-bed and 4x 3-bed) on the upper floors. | Superseded by 10/06833/FULL | October 2011 |
| South | 05/04191/FULL | 34 Henrietta Street, London, WC2E 8NA | 12 | 0.02 | Extension of time for the commencement of development granted planning permission on 15 September 2005 (extant permission reference: RN: 05/04191/FULL); namely, 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 2x studios, 8x one-bed units, 1x two-bed unit and 1x three-bed unit. | Superseded by 10/05050/FULL which proposes only four net units | October 2011 |

| Area Team | Reference | Address | Proposed units | Site Area | Proposal | Date completed | Date moved to audit trail |
|-----------|---------------|---|----------------|-----------|--|-------------------------|---------------------------|
| Central | 06/06330/FULL | 5 - 17 Baker Street And 51 - 65 George Street And 26 - 31, Portman Close, London, W1U 8LT | 22 | 0.25 | 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. | Complete Winter 2011-12 | October 2011 |
| Central | 08/09782/FULL | 37-39 Great Marlborough Street, London, W1F 7JB | 10 | 0.04 | Dual/alternative use of the first to third floors as offices (Class B1) and/or residential (4x1, 2x2 and 1x3) (Class C3). Erection of extensions at rear fourth and fifth floor levels, in connection with reconfigured residential (2x2 bed and 1x1 bed). Alterations to front and rear elevations including replacement windows. Extension of existing extract duct to rear and installation of solar panels at roof level. | Summer 2011 | October 2011 |
| Central | 07/03088/FULL | Marshall Street Leisure Centre, Dufours Place Cleansing Depot, Poland and Broadwick Street Car Parks, Fouberts Place, W1F 7EW | 52 | 0.19 | 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. | Summer 2011 | October 2011 |
| South | 05/07487/FULL | Bowater House, 68 Knightsbridge, London, SW1X 7LT | 86 | 1.28 | 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. | Summer 2011 | October 2011 |
| South | 08/06832/FULL | Metropole Buildings, Northumberland Avenue, London, WC2N 5BL | 13 | 0.5 | 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. | Summer 2011 | October 2011 |
| South | 08/00199/FULL | X Block, Peabody Avenue, London, SW1V 4AY | 55 | 1.6 | 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. | Summer 2011 | October 2011 |
| North | 08/04448/FULL | 74 Queensborough Terrace, London, W2 3SH | 10 | 0.03 | External alterations including demolition and refacing of the existing facade in connection with conversion to 10 residential flats. [Part of land-use swap with 45 Park Lane (RN: 08/04411/FULL)] | Autumn 2010 | Nov 2010 |
| North | 04/02732/FULL | Development site at Cornwall Mansions, Allsop Place, London, NW1 5LH | 32 | 0.05 | Demolition of existing building and construction of seven storey residential block consisting of 32 flats and 12 car parking spaces. | Autumn 2010 | Nov 2010 |
| South | 09/01587/FULL | Emanuel House and Car Park, 8-36 Rochester Row London, SW1P 1JU | 56 | 0.08 | Alterations during the course of construction to a scheme granted planning permission on 28 December 2005 (RN: 05/00566) for redevelopment comprising retail and office uses (Class A1, A2 or B1) at ground floor level with 56 residential units (39 private units and 17 affordable units) on the upper floors and 40 car parking spaces at basement level; namely, reduction in number of private units to 34 and alterations to the mix and size of private units, loss of one car parking space, increase of ten cycle spaces, relocation of affordable units, infill extension at eighth floor level to form extended lift core and stairwell, increase in building height by 600mm, alterations to commercial layout, alterations to fenestration, and amendments to elevations including provision of public art to Rochester Row elevation. | Autumn 2010 | Nov 2010 |
| Central | 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 | 0.13 | 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. | Autumn 2010 | Oct 2010 |
| Central | 05/04298/FULL | Development site at 43 - 48 Dover Street, London, W1S 4NX | 2 | 0.08 | 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). | Autumn 2010 | Oct 2010 |
| North | 07/01175/FULL | Development site at 2 - 12 Cornwall Terrace, London, NW1 4QP | 11 | 0.21 | 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. | Summer 2010 | Oct 2010 |
| North | 06/07007/FULL | 38 Elgin Avenue, London, W9 3QT | 15 | 0.03 | Demolition of existing surgery and construction of new five storey building with medical surgery premises at ground floor level and 15 flats above. | Summer 2010 | Oct 2010 |
| North | 05/03755/FULL | Baptist Church and School, 16A Abbey Road, London, NW8 9BD | 13 | 0.17 | 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 1 storey and associated alterations. | Summer 2010 | Oct 2010 |

| Area Team | Reference | Address | Proposed units | Site Area | Proposal | Date completed | Date moved to audit trail |
|-----------|-----------------|---|----------------|-----------|---|----------------|---------------------------|
| South | 05/10430/FULL | Development site at 60 - 62 St Martin's Lane and 23 - 26 New Row, London, WC2N 4LN | 12 | 0.1 | 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. | Summer 2010 | Oct 2010 |
| South | 06/03628/FULL | 1 - 3 and 17 Grosvenor Gardens Mews, North Belgrave Yard and 1 - 8 Lygon Place, London | 13 | 0.35 | 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. | Summer 2010 | Oct 2010 |
| South | 06/10149/FULL | Charlwood House, Vauxhall Bridge Road, London, SW1V 2SY | 22 | 0.23 | 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. | Summer 2010 | Oct 2010 |
| South | 07/06154/FULL | Murray House, 3 - 5 Vandon Street, London, SW1H 0AL | 41 | 0.1 | 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. | Summer 2010 | Oct 2010 |
| South | 07/05508/FULL | 21 - 23 Villiers Street, London, WC2N 6ND | 20 | 0.06 | 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. | Summer 2010 | Oct 2010 |
| Central | 06/01329/FULL | Swiss Centre, 10 Wardour Street, London, W1D 6QF | 10 | 0.16 | 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. | Summer 2011 | October 2011 |
| Central | 08/08730/FULL | 46 And 50 Maddox Street And Ground Floor Of 52 Maddox Street, 12 - 14 St George Street, London, W1S 2PG | 18 | 0.13 | Alterations during the course of construction to planning permission dated 22 February 2008 namely, extension at rear fourth floor level for office use at 12-14 St George Street, use of first and second floors of 46 Maddox Street for residential purposes (2x1 bed flat), use of third and fourth floors of 50 Maddox Street for residential purposes (1x3 bed flat) and use of basement of 46 Maddox Street to (Class A1) retail. Installation of plant at roof level and rooflights to front and rear roofslope. | Summer 2011 | October 2011 |
| North | 06/00944/FULL | Land at Harbet Road, London, W2 1JU (Building D) | 196 | 0.33 | 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). | Summer 2011 | October 2011 |
| North | 04/01167/FULL | Development Site At 371 - 375 Harrow Road, London, W9 3NA | 10 | 0.04 | 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. | Summer 2011 | October 2011 |
| North | 10/05263/CLEU D | 18 Leinster Gardens, London, W2 3BH | 37 | 0.06 | Use of premises as thirty seven self-contained residential flats. | Summer 2011 | October 2011 |
| South | 07/04543/FULL | 7 - 13 Mercer Street, London, WC2H 9QJ | 14 | 0.11 | 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. | Summer 2011 | October 2011 |
| South | 07/04116/FULL | 46 Princes Gardens, London, SW7 2PE | 15 | 0.08 | 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. | Summer 2011 | October 2011 |

Comments or questions about the Westminster LDF Annual Monitoring Report 2010-11 should be made to:

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