

# Westminster's LDF: Authority Monitoring Report 2012 - 13

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



Local Development Framework

March 2014



City of Westminster

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## INTRODUCTION AND EXECUTIVE SUMMARY

Westminster is a residential, commercial and cultural centre of international importance and is distinguished by being home to the monarchy and seat of government. It includes the capital's principal areas of shopping, entertainment and tourism and the headquarters of commercial and professional organisations, together with a residential population of over 223,000 people. It is geographically, culturally and administratively at the centre of the capital and the nation. This central role was demonstrated by the 2012 Games, during which Westminster was an Olympic venue and a centre for Games administration and media, providing a globally recognised backdrop for an event viewed and enjoyed across the world.

The data in this monitoring report cover the twelve months between 1<sup>st</sup> April 2012 and 31<sup>st</sup> March 2013 – a very busy year for the Council's work on Westminster's built environment as it prepared for the Games and welcomed the huge numbers who visited the City during the event; drew up planning policies to shape the City as it plays its part in meeting the challenges of London's growth and provided a planning service to support and manage development and a range of activities to ensure a high quality, liveable urban realm.

Following changes to the law, the Council has decided to have a single "Westminster City Plan" combining the Core Strategy and the City Management Plan. This year saw the City Council continue to make good progress towards this, preparing an updated the Core Strategy (the Council's statement of strategic planning policies, adopted in January 2011) to take account of Government planning policies set out in the National Planning Policy Framework (published in March 2012) and the London Plan (formally published July 2011). Following an examination in public in May 2013, the Council formally adopted the updated document as Westminster's City Plan: Strategic Policies in November 2013 – the first authority in London to have gone through all the statutory stages to prepare such an updated plan after publication of the NPPF.

The Strategic Policies document is the base on which the new City Plan will be built. A City Management Policies Review has now started to develop the more detailed policies needed to support the recently adopted strategic ones. Once this is completed, there will be a single Local Plan for Westminster, with both strategic and detailed policies. This will replace all the remaining policies in the UDP.

Over the period covered by this Report, 12,000 planning applications were received, a 9% increase on the previous year, making Westminster the busiest planning authority in the country. Two out of three of the government's targets for determining applications were met. The year also saw successful implementation of systems to collect the Mayor of London's Community Infrastructure Levy (which came into force on 1 April 2012).

Successful initiatives included Piccadilly Two Way which, after the success of the first phase on Pall Mall, St James's Street, the Circus and Piccadilly, has completed the plans to smarten up the streets, reduce street clutter, ease road congestion and enhance the area and history of Lower Regent Street, Haymarket, Waterloo Place and Charles II Street. The Council has also extended its successful City of Sculpture Festival, displaying the best in public art at twenty sites across Westminster. Nine schemes in Westminster achieved design awards in 2012/13 and another four achieved commendations.

The Council has been to the fore in responding to changes in national legislation and innovation in the planning system. This year saw approval of London's first Parish Council since the 1930s and significant progress in responding to the Government's localism agenda with the Council supporting more neighbourhood areas than any other London authority. The pace of change saw no let up as the year progressed – in February 2013 the Council successfully argued for an exemption for the part of its area within the Central Activities Zone from Government proposals to deregulate permitted development rights affecting offices.

While Westminster faces the same challenges as any other local planning authority, the nature of the City and its position at the centre of London and the nation mean they are experienced here in unique and frequently more intense ways. Addressing all the demands for space in an already densely-developed area, and ensuring these demands are accommodated in ways that meet the needs of residents, businesses, visitors means that proper planning is essential. As this Report shows, important steps were taken during the year covered to ensure this can be done – progress that will be maintained in the years that follow.



**Councillor Robert Davis DL**  
**Deputy Leader, Westminster City Council**  
**Cabinet Member for Built Environment**

Colours indicate progress since 2011-12:

### Housing Units

Nearly 600 units were completed across Westminster, with a further 2,756 under construction and 1,928 permitted but yet to be started.

### Affordable Housing Units

127 affordable units were completed out of a total of 592 units (22% of the total units) between 1<sup>st</sup> April 2012 and 31<sup>st</sup> March 2013. Since 2009/10, 23% of the total units built were affordable, 7% below the Council's new target. Agreements were signed for over £43.5m in lieu of provision of affordable housing.

### Sustainable & Inclusive Housing

Data suggest that the Council is under performing in providing Lifetime Homes, Wheelchair Accessible Homes and Sustainable Homes, however improvements have been made in recording and monitoring these measures and this is reflected in the later schemes which are under construction or not started.

### Mixed Use Floorspace

5 new residential units (1,000 sqm) were completed with an associated 10,000 sqm of commercial floorspace. A further £1.3 million was received in lieu of not providing on site residential provision or no affordable housing units.

### Office Floorspace

Nearly 56,000 sqm of office floorspace was lost with a further loss of 44,000 sqm under construction as at 31<sup>st</sup> March 2013. 40% of the office floorspace lost went to residential use, 27% to social and community use, 21% retail use and 12% other uses.

### Retail Floorspace

Overall net A1 floorspace is healthy with 27,743 sqm generated from developments in the West End.

### Hotel Rooms

Hotel proposals have seen 919 bedrooms completed in Westminster in 2012/13. From a quarter of the completions (5 hotels) 864 rooms were gained.

### Entertainment Floorspace

There has been just 186 sqm of A3 floorspace completed in 2012/13. Most entertainment related planning permissions and development activity in 2012/13 has been in relation to A4 Bar / Pub and Sui Generis use.

### Social and Community Floorspace

Social and community permissions have delivered 38,858 sqm of net floorspace in 2012/13. The majority of this floorspace gain has been from the education sector and institutions such as the London School of Economics developing in the Core CAZ.

### Light Industrial Floorspace

In the current monitoring period 8 completed developments resulted in 4,309 sqm of industrial floorspace across Westminster being lost.

### Awards

Nine schemes in Westminster achieved design awards from the Royal Institute of British Architects, the Civic Trust, New London Architecture, The British Construction Industry for the 2012/13 period as well as four commendations.

### Sustainability measures

Some 1,062 sustainability measures have been secured during 2012/13 against 1,465 measures secured in the previous monitoring year.

## CITY OF WESTMINSTER 2012/13 AT A GLANCE

This is the City of Westminster's Authority Monitoring Report (formerly the "Local Development Framework (LDF) Annual Monitoring Report") for 1 April 2012 to 31 March 2013 produced under section 35 of the Planning and Compulsory Purchase Act 2004 (as amended) and regulation 34 of the Town and Country Planning (England) Regulations 2012.

The legislation requires this report to:

- Set out a timeline for the production of documents set out in the Local Development Scheme (LDS) (page 14)
- Report on the extent to which policies are being achieved and, where they are not, the steps being taken to secure policy implementation (page 26)
- Provide annual figures on the provision of all new dwellings and, in particular, affordable dwellings (page 26)
- Provide details of neighbourhood development orders or development plans (page 17)
- Report on the implementation of the Community Infrastructure Levy (CIL) (page 16)
- Provide details where the Council has co-operated or worked in partnership with other local authorities or bodies (page 18)

The report also:

- Reports on the Council's development management activities (page 24)
- Highlights the Council's innovative built environment initiatives (page 90)
- Highlights the crucial role of spatial planning in delivering sustainable development (page 93)

### London's Heart: Global and Local City

Westminster is at the heart of London, the core of a truly world city. It is a diverse and multifunctional place; one of the country's most important commercial, tourist and entertainment centres and home to national government, the monarchy, many embassies, places of worship and other functions of state. Westminster also has a large, growing and very diverse resident population of over 223,860 people, while the daytime population swells to over 1 million people due to the influx of workers and visitors. It is a 24 hour city, with many parts of the central area busier after dark than during the day.



Westminster at the heart of Greater London

## Population and Society<sup>1</sup>

- 223,860 residential population (ONS, Mid Year Estimates 2012).
- Population projected to rise to 236,492 by 2020 (GLA 2012 SHLAA based population projections).
- At least 120 languages spoken.
- 50% of the adult population educated to degree level, but 13% of residents have no educational qualifications.
- An average priced 2 bed property cost £752,900, or £747 per week with a standard mortgage. (Hometrack July 2013).
- Lower quartile house price average was £450,000 and the lower quartile house price to earnings ratio is 22:1, highlighting issues of affordability for many residents. (Hometrack July 2013)
- Westminster is the 87<sup>th</sup> most deprived out of 326 local authority districts in England (IMD 2010). Furthermore, Queen's Park ward has the highest rate of children living in income deprived households in England and Wales.

## Development Activity

- Busiest planning authority in UK – over 12,000 applications received 2012/13.
- £10 million secured as financial contributions through signed section 106 planning agreements (2012/13).

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<sup>1</sup> Note: Where information is not directly sourced it has been produced from within the City Council.

## Heritage

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

## Housing

- Stock: 119,250 residential units, of which 77% are privately owned.
- 10,890 new housing units built since 2000, with 24% of these being affordable housing.

## Transport

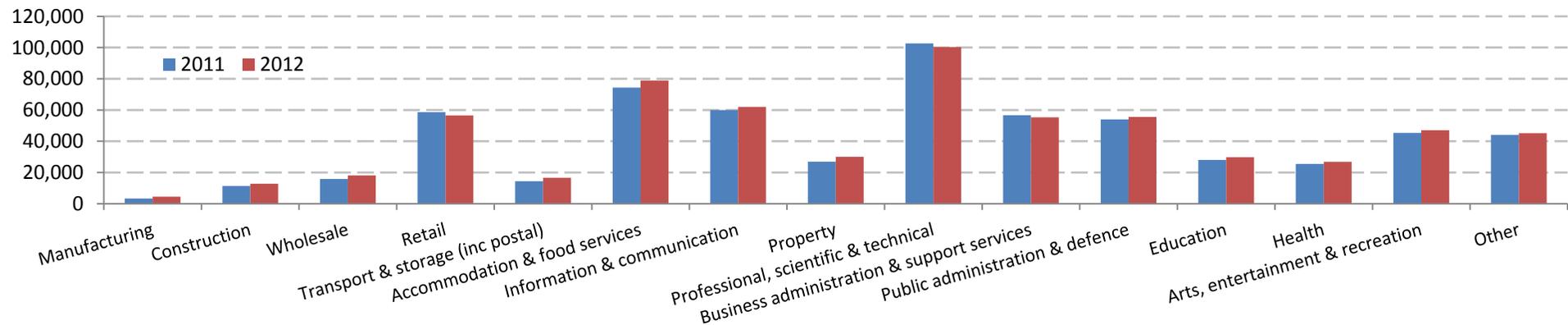
- 10 out of 12 Underground lines and 157 bus routes.
- 4 mainline stations, two of which have high speed direct airport connections (Paddington and Victoria) Of these, three are among the UK's top ten busiest mainline stations. Victoria in second place with 76 million passengers (after Waterloo, with 94 million passengers in 2012).
- 3 of the ten busiest London Underground stations (Victoria had 83 million passengers 2012, second again to Waterloo). In total, Westminster tube stations handle 658 million passengers (TfL, 2012).
- Crossrail 1 – an east-west railway line passing through Paddington, Bond Street and Tottenham Court Road - under construction in Westminster. A new north-south line likely to run through Westminster (Crossrail 2) being proposed.
- Intense pedestrian activity: 250,000 people pass through Leicester Square each day.
- The influx of workers and tourists swells the daytime population to over 1 million people.

## Employment and Economic Activity

- Largest employment centre in the UK - 671,000 jobs (13% of all of London's jobs). Projected 14% growth in employees in the next 25 years. (GLA Further Alterations to the London Plan 2014)
- 49,410 businesses (ONS Business Demography, 2013).
- £46.6 billion annual GVA generated (Peter Brett Assoc, 2012 projections) – 16.5% of 2012 London GVA and 3.5% of 2011 UK GVA).
- £1.4 billion 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 and over 20 casinos.
- Largest night time economy in the country, generating £3 billion, with 3,800 firms employing nearly 60,000 people.

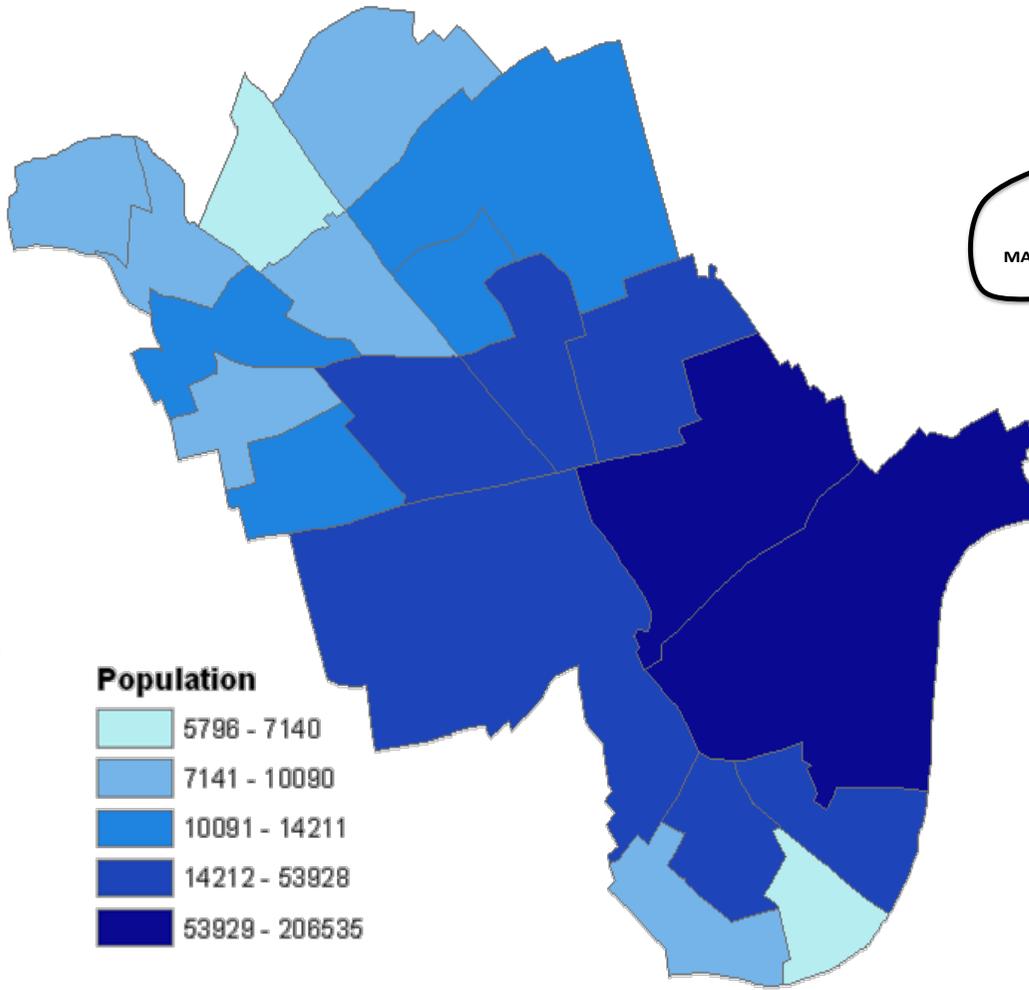
Westminster has experienced growth in employment from 621,172 to 639,576. Growth was experienced across most industry sectors with the largest increases being property and accommodation / food services. Financial service companies experienced the largest percentage growth in 2012/2013 17%. In absolute growth terms, retail is the fastest growing industry sector.

### Westminster Employees (BRES 2011-2012)

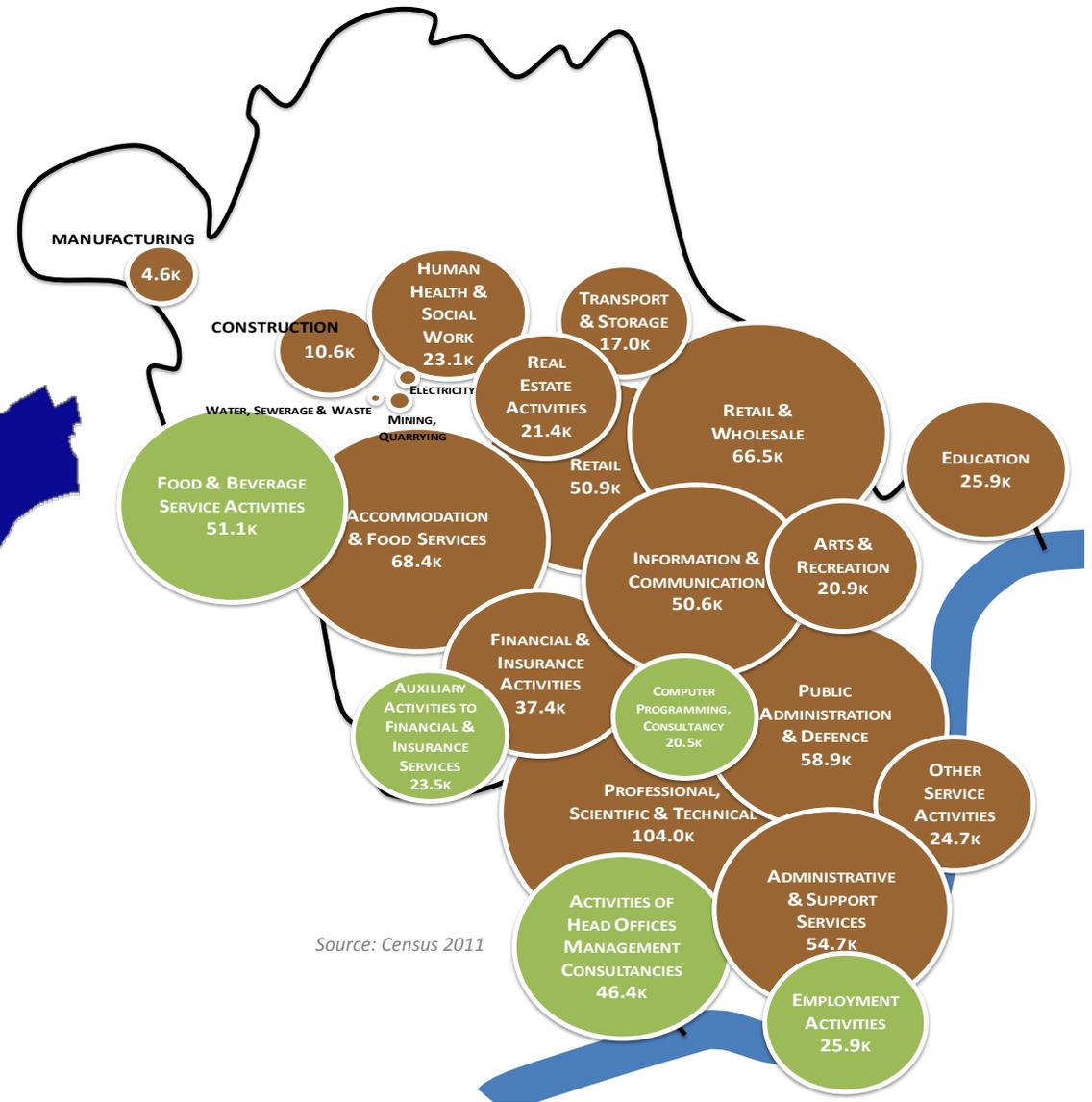


Source: BRES 2013

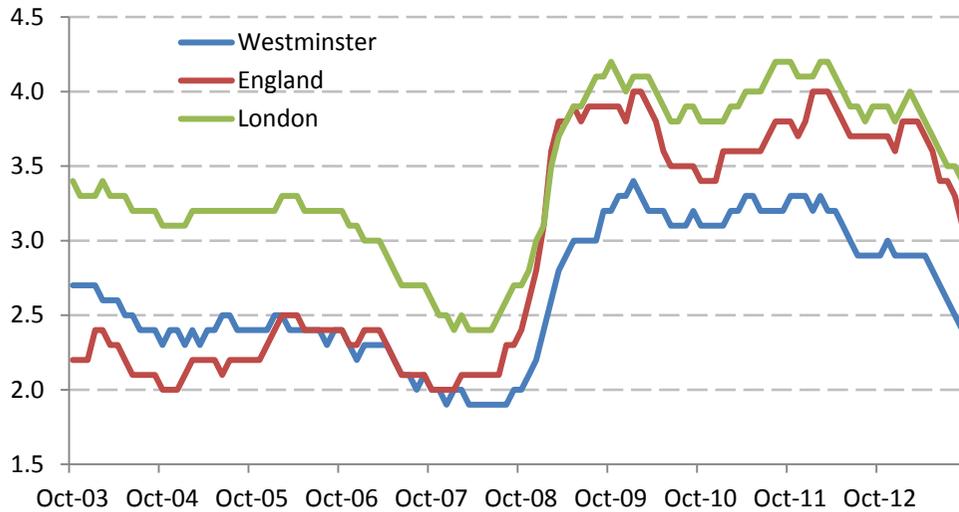
Workday distribution of population across Westminster



Westminster's Economy by Industry



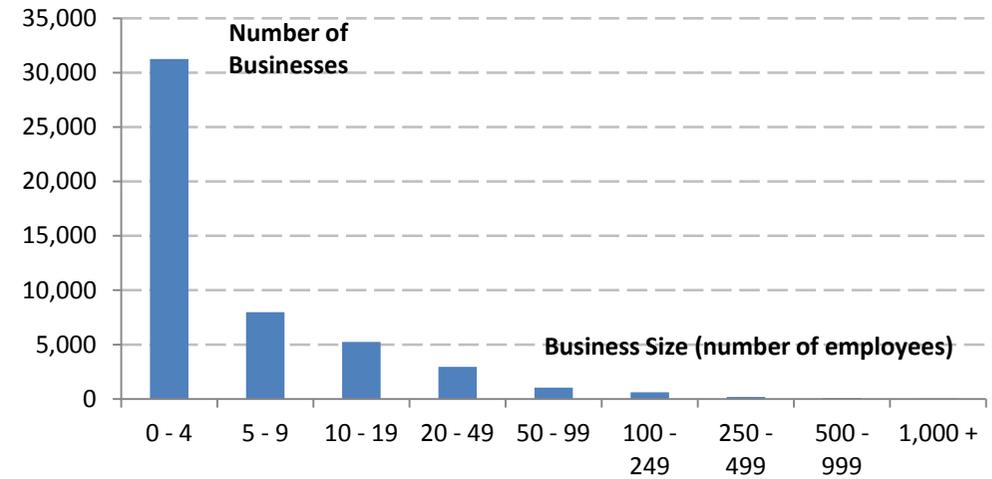
### Claimant Rates of Job Seekers Allowance (JSA) in Westminster



Source: ONS 2013

Job Seekers Allowance (JSA) claimant rates expresses the number of claimants as a percentage of the population aged 16-64. In the past 10 years have varied, experiencing a sharp rise during the period of economic downturn in the country around 2008. However rates have begun to even out, now looking similar to rates a decade ago.

### Westminster Enterprise by Size (no. of employees) 2013, IDBR



Source: IDBR 2013

Some 79% of Westminster businesses have fewer than 10 employees below the London average of 85%. Smaller businesses are therefore extremely important, even in the heart of London.

## LOCAL DEVELOPMENT SCHEME: 1 APRIL 2012 - 31 MARCH 2013

**The Local Development Scheme (LDS)** is a 'project plan' setting out what local development documents the Council will prepare, what subjects and geographical areas those documents will cover, and a timetable for their preparation. Westminster's most up-to-date LDS was published in February 2012. This AMR monitors progress against that document and updates timescales where there has been slippage.

Westminster adopted its Core Strategy in January 2011. This sets out the strategic policies to guide development in Westminster and replaces some of the policies in the adopted Unitary Development Plan (adopted January 2007). During the period covered by this report, the Core Strategy document was subject to two revisions:

- The National Planning Policy Framework (NPPF) Revision: Intended to bring the document in line with the NPPF (published by the Government in March 2012) and the new London Plan (published July 2011).
- The City Management Policy (CMP) Revision: This was intended to build on the work already undertaken to develop a separate development plan document (a "sister" document to the Core Strategy).

Following publication of the NPPF and changes to planning legislation, the Council decided to have a single "Westminster City Plan" that would bring together strategic policies and detailed City Management ones. The CMP Revision will develop these more detailed policies. Once this revision is completed, the Westminster City Plan will be a single Local Plan for Westminster which will replace all remaining policies in the UDP.

The Local Development Scheme does not accurately reflect these programmes, as it anticipated the NPPF and CMP Revisions would be carried out jointly. Additionally, it did not include specific dates for key stages of plan development. It does, however, provide sufficient flexibility to enable the documents mentioned here to be developed in accordance with it.

### **The NPPF Revision: Progress**

Formal notification by the Council of the NPPF Revision required by the (Local Planning)(England) Regulations 2012 was given in May 2012, with formal consultation between July and September. Full Council approved submission of the draft revision to the Secretary of State on 23 January 2013.

All the remaining statutory stages for the preparation of this document were completed by the time this report was published - an examination in public was held on the 22nd May 2013. The document – now entitled "Westminster's City Plan: Strategic Policies" – was formally adopted by the Council on 13 November 2013.

## The CMP Revision: Progress

Formal notification of the intention to carry out the CMP revision was given on 1<sup>st</sup> May 2012, when stakeholders were invited to express their views on what should be covered.

The revision process is set out below. The first stage will be a round of informal, topic-based consultation on key issues, based around consultative booklets on a range of subjects:

Published at time of going to press:

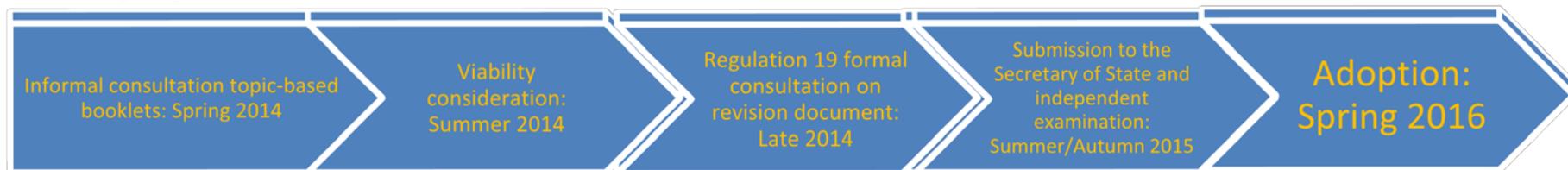
- Basements (published October 2013)
- Mayfair and St James's (published December 2013)
- Flood Risk (published December 2013)

To be published in Spring 2014:

- Affordable Housing
- Design
- Energy
- Food, Drink and Entertainment
- Health and Well-being

- Heritage
- Housing: Need, delivery and quality
- Office and Residential Uses
- Open Spaces
- Overview and Implementation
- Pollution Control
- Public Spaces and Advertising
- Social and Community Uses
- Transport
- Westminster's Economy

The remaining stages are shown below:



## Statement of Community Involvement (SCI)

The Council's Statement of Community Involvement was adopted in January 2007. It reflected the statutory process required by the Regulations at the time, which have since been changed. A review of the SCI is therefore underway; this will take account of neighbourhood planning processes, and moves towards adoption of a Westminster Community Infrastructure Levy. It is anticipated that the new SCI will be formally adopted in early 2014.

## **Developing a Westminster Community Infrastructure Levy (CIL)**

CIL is a charge set by local authorities and levied on new development to help raise money to fund the provision, improvement, replacement, operation or maintenance of infrastructure needed to help accommodate new growth from development – such as new parks, schools, health centres or public realm improvements. From April 2015 - or the date the CIL is adopted by the Council (whichever is sooner) - it will replace many of the Section 106 agreements used to fund infrastructure. CIL will be collected and pooled across the City. Unlike s106 agreements, it is not directly linked to - or restricted for use within the vicinity of - the development from which it was collected.

The Council is currently preparing the evidence base it needs to support a Westminster CIL. Under the CIL Regulations, decisions on the rates to be set have to be based on balancing the need to use the Levy to fund infrastructure, and the effects those rates may have on the economic viability of development across the area. Evidence has to be produced on both aspects. The Council is therefore in the process of updating its Strategic Infrastructure Plan; this will include an analysis of Westminster's infrastructure needs and the associated calculated costs, existing sources of funding, and any funding gap. Establishing a funding gap is one of the requirements in setting a CIL. The revised Infrastructure Plan will also form a key part of the evidence base for the Council's emerging Local Plan. The second item of evidence required is an appraisal of the economic viability of development across the City, and this work is currently under way by specialist consultants retained by the Council.

The CIL Regulations have been amended to require a proportion of CIL receipts obtained within a neighbourhood to be spent in consultation with local communities. Where there are parish Councils (as will be the case in Queen's Park from May 2014) this proportion of funding will be transferred directly to the parish for them to decide how the money will be spent. In the rest of Westminster the money will be retained by the Council, which will engage with the communities where the development paying CIL takes place to agree how best to spend this money.

## **Mayoral Community Infrastructure Levy**

The Mayor of London adopted a CIL on 1 April 2012. This imposes a mandatory charge of £50 per square metre in Westminster for all new development other than health and education floorspace, and affordable housing. The Council is legally required to collect the Mayoral CIL which is currently being used in the delivery of Crossrail.

Between 1 April 2012 and 30 March 2013 the Council collected £2,152,472.50 of Mayoral CIL. The Mayor has spent all this money to help fund the Crossrail project. In accordance with the CIL Regulations 4% of the Mayoral CIL collected has been retained by the Council to be applied to administrative expenses incurred in connection with its collection of the Mayoral CIL.

## **SUPPLEMENTARY PLANNING DOCUMENTS**

The Council has not published any supplementary planning documents over the year covered by this report. It has published two reports dealing with aspects of implementation of planning policy:

## Retrofitting Historic Buildings for Sustainability

In February 2013 the Council launched two separate studies which together provide detailed information regarding retrofitting environmental sustainability measure in historic buildings. The Council's guide to Retrofitting Historic Buildings for Sustainability provides advice on the different permissions and consents required for different building efficiency upgrade measures which might be applied to the fabric or the services, as well as the likely view from a conservation perspective of these measures in the case of listed buildings, those sited within a conservation area and those outside a conservation area.

Secondly, the Council produced a study in conjunction with English Heritage and the Soho Community Environment Fund looking at how to apply such retrofit measures in the dense, yet historic, mixed use area of Soho to improve its overall environmental performance. Improving Historic Soho's Environmental Performance, by Sturgis Carbon Profiling contains a wealth of information on the approach to take with listed buildings, as well as the potential for individual building retrofit to contribute towards wider carbon reduction targets.

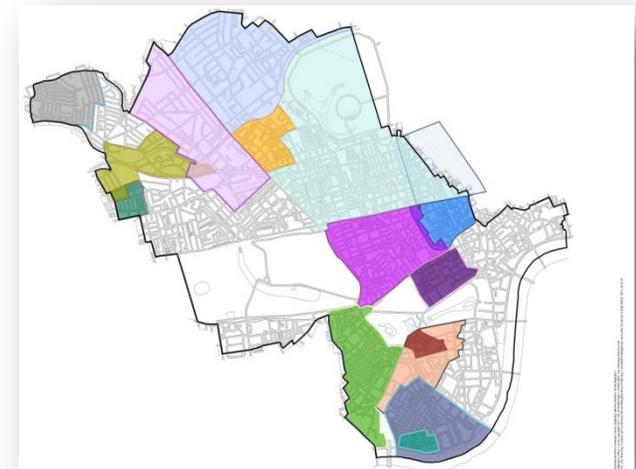
## NEIGHBOURHOOD PLANNING

The Localism Act 2011 and supporting regulations enable communities to be designated as 'neighbourhood forums' and then undertake neighbourhood planning. This includes the opportunity to develop a statutory neighbourhood plan, containing planning policies which positively shape the development and use of land in the neighbourhood, and which has formal development plan status there.

The Neighbourhood Planning (General) Regulations 2012 set out the process by which neighbourhood areas forums are designated, and how neighbourhood development plans and orders can be produced. Neighbourhood forums must comprise a representative group of people living and working within the neighbourhood, as well as elected local councillors. They should have a minimum of 21 individuals and a written constitution.

The City Council has a statutory duty to support neighbourhood planning. Following the publication of the Neighbourhood Planning Regulations in April 2012, the City Council received 15 neighbourhood area applications by the end of the financial year - more than any other London borough. The statutory six week 'period for representations' has been completed for 13 neighbourhoods and a number of designations have been made. The latest information can be viewed on the Council's website at:

<http://www.westminster.gov.uk/services/environment/planning/neighbourhood-planning>



## Queen's Park Community Council

Following completion of the 'Westminster Community Governance Review in June 2012, the City Council agreed to establish the Queens Park Community Council, which will take on its statutory powers following elections in 2014. This will be the first parish Council to be established in London since 1936. As a parish Council, they will also have the ability to undertake neighbourhood planning and produce a neighbourhood plan.

## OTHER MATTERS

### Chain of Conformity

Under Section 24 of the Planning and Compulsory Purchase Act 2004, the local plan must be in 'general conformity' with the spatial development strategy for Greater London, the 'London Plan', published by the Mayor of London. The latest London Plan was published in July 2011, but is subject to Revised Early Minor Alterations, which were the subject of a public examination in 2012. These were formally published in October 2013.

### Duty to Cooperate

The Localism Act 2011 introduced a "duty to cooperate in relation to planning of sustainable development". This requires the Council to work with other boroughs and a range of other agencies and authorities, including the Mayor of London and Transport for London, in carrying out its strategic planning activities. The extent to which this duty has been met is a key issue in deciding whether the Council's planning documents are "sound". It was established that the duty had been met while preparing the NPPF Revision of the Core Strategy. The Council is building on this work and on a range of established relationships and partnership activities to ensure the duty can be shown to have been met in future. Examples of such activity are given below:

<i>Environment Agency</i>	<i>English Heritage</i>	<i>Natural England</i>	<i>National Health Service</i>	<i>Network Rail/Crossrail</i>
<ul style="list-style-type: none"> <li>▪ Close working relationship on all aspects of flood defence, water efficiency and water quality directly informing plan development.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Westminster World Heritage Site Steering Group (Liaison between English Heritage, ICOMOS UK, Department for Culture, Media and Sport, The Dean and Chapter of Westminster etc.): Protection of Westminster's World Heritage Site.</li> <li>▪ Various public realm schemes as required, e.g. Leicester Square, Piccadilly Two-way</li> </ul>	<ul style="list-style-type: none"> <li>▪ Informal liaison through the London-wide Biodiversity Officers Forum.</li> <li>▪ Application-specific liaison e.g. lighting and bats.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Operational Head of service sits on the Health and Well-being Board (Liaison between Westminster City Council, Westminster Community Network, Westminster Equalities Partnership, etc.) chaired by Westminster's Chief Executive, with strong links established at officer level.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Masterplans and schemes for all four termini and routes including the two specific Station Review Groups for Victoria and Paddington stations.</li> <li>▪ Work with Transport for London on the implementation of Crossrail</li> </ul>

### *Mayor of London (including Transport for London and Homes and Communities Agency)*

- **Information** - the work of the GLA Intelligence Unit forms part of the evidence base, e.g. ward level housing projections.

- **CIL** - Collecting authority for the Mayoral CIL. Two officers sit on the CIL Collection and Implementation Group convened by TfL and the GLA .
- **Transport** - engagement with neighbouring boroughs and Transport for London on:
  - Crossrail 1 and 2, including the Crossrail Planning Forum
  - Devising and implementing transport policies for the West End.
  - Station upgrades and improvements, including specific Station Review Groups for Paddington and Victoria (Policy CS42)
  - Legible London (Policy CS42)
  - Edgware Road Underpass (Policies CS12 and CS42)
  - Harrow Road Gyratory Taxi rank/cycle crossing (Policies CS12 and CS42)
  - Church Street Totems (Policies CS12 and CS42)
- **Housing**
  - Strategic Housing Land Availability Assessment - published 2011 and integral to Core Strategy evidence base as required under the NPPF paragraph 159, and development of a new analysis model for the SHLAA and working paper.
  - Joint working to agree housing targets, published in the London Plan.

### Cross Borough Partnerships

- **Central London Forward** (Liaison between the London boroughs of Camden, Islington, Kensington and Chelsea, Lambeth, Southwark, Westminster and the City of London): economic development and strategic partnership, e.g. commissioning a shared infrastructure study, with a bespoke element for Westminster which formed the Core Strategy evidence base on infrastructure, currently commissioning a Central London Local Economic Assessment.
- **Cross River Partnership** (Liaison between Angel Aim BID, Better Bankside BID, Camden Town Unlimited BID, Cheapside Initiative, seven Central London boroughs, Greater London Authority, Groundwork London, etc.): economic development, regeneration and sustainability projects, e.g. EU electric vehicle programme (Evue) completed, and major freight consolidation programme starting.
- **North London Housing Partnership** (Liaison between the London boroughs of Barnet, Camden, Enfield, Hackney, Haringey and City of Westminster): Strategic Housing Market Assessment (SHMA) published 2011 and integral to Core Strategy evidence base as required under the NPPF (paragraph 159.)
- **SHLAA Technical Sub-Group** (Particular collaboration with the London boroughs of Camden, Brent, Kensington and Chelsea, Wandsworth, Lambeth and Southwark): development of a new analysis model for the SHLAA and working paper.
- **Central London Sub-Regional Transport Plan** (Liaison between Transport for London, the City of London, Westminster City Council and the London boroughs of Camden, Islington, Southwark, Lambeth and Kensington and Chelsea): one of 5 sub-regional transport plans that help translate the Mayor's Transport Strategy at a more local level. This plan is picked up and expressed within Westminster's strategic planning policies.
- **Drain London Partnership**: facilitated by the Greater London Authority, and the **London North Central Flood Risk Partnership** (Liaison between London boroughs of Islington, Kensington and Chelsea, Camden, Hammersmith and Fulham, and the City of London): produced Preliminary Flood Risk Assessment, drafted Surface Water Management Plan, produced Flood Risk Hazard Maps, maintained a public register of Flood Risk Management

assets, established ownership and responsibilities in terms of flood risk, investigated flood events, and set up a sustainable urban drainage approval body.

- **Greenspace Information in Greater London database** Liaison between Amphibian and Reptile Conservation, Butterfly Conservation (Hertfordshire and Middlesex, Cambridgeshire and Essex), City of London, City of Westminster, Conservation Foundation, Environment Agency, Forestry Commission, Froglife, Greater London Authority, Lee Valley Regional Park Authority, London Bat Group, London Biodiversity Partnership, etc. Development of the database by a range of partners which identifies opportunities for habitat and species reinstatement and protection (Policies CS11 and CS37).

## **Transitional Arrangements**

### ***Unitary Development Plan (UDP)***

Many of the UDP policies (including site specific allocations) were saved on the 24 January 2010. A number of these have been subsequently deleted by the adoption of the Core Strategy (as listed in Appendix 5 of the City Plan: Strategic Policies). The remaining saved UDP policies will be replaced by the City Plan, once adopted.

### ***Weight of Policies***

The Government published its National Planning Policy Framework (NPPF) as a concise statement of national planning policy in March 2012. The NPPF put in place transitional arrangements for planning policies in place when it was published. Under these, the Core Strategy continued to enjoy full weight (regardless of any inconsistency with the NPPF) until 23 March 2013. With this in mind the Council carried out an “NPPF Revision” of the Core Strategy to ensure its consistency with the Framework. This has resulted in a new document called “Westminster’s City Plan: Strategic Policies”, formally adopted on 13 November 2013. From this date this is legally part of the development plan and has full weight in taking planning decisions.

After March 2013, one of the most important factors in deciding what weight should be given to policies in the document is the extent that they are consistent with the NPPF. Due weight should therefore continue to be given to the policies in the Unitary Development Plan which have been saved, with consideration given to the extent to which they are consistent with the NPPF. Greater weight should be given the closer they are to the NPPF.

## **Project Management**

### ***Resources***

The City Plan is being prepared primarily by officers from the City Planning Delivery Unit within the Council's Built Environment Directorate. This Unit comprises an Operational Head, six managers and 34 technical officers and it also delivers economic development, area programmes, environmental programmes, environmental strategies, major projects, transportation planning, licensing policy and strategy, transportation projects, Community Infrastructure Levy, neighbourhood planning and public realm projects. In addition, a number of sub-regional partnerships and business improvement districts are also supported. The Head of Spatial and Environmental Planning is responsible for the day-to-day delivery of the Council's spatial planning and environmental policies and co-ordinates this work across the Unit and the Council more widely.

The number of officers dedicated purely to deliver the City Plan has been reduced. In common with other authorities, this pressure on resources is expected to continue in the short- to medium- term and has been exacerbated by emerging workstreams such as neighbourhood planning, and the need to respond to Government reforms to the planning system. The degree to which this might impact on delivery depends on the Council's financial situation and wider public sector funding.

### ***Costs***

Significant costs are associated with examinations 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, Planning and Delivery Grant (this grant has been discontinued by central government). The other main costs arising in the next financial year relate to staffing, and this will dictate the programme of work.

### ***Reporting Procedure***

The Head of Spatial and Environmental Planning is responsible for co-ordination and delivery of the Council's planning policies, including co-ordination of SPDs. The Operational Head - City Planning Delivery Unit and Head of Spatial and Environmental Planning reports progress fortnightly to the Cabinet Member - Built Environment (whose remit includes responsibility for spatial planning and development management).

The Cabinet Member - Built Environment has the decision making responsibility for Westminster's Policy Framework. The Planning and City Development Committee agreed the establishment of the Planning Sub Committee (Planning Briefs and Local Development Framework), and agreed its terms of reference to consider planning briefs and to advise the Cabinet Member for Built Environment on planning policy matters relating to development of the Policy Framework. The Strategic Director - Built Environment has delegated powers to sign off minor amendments where explicit agreement has been given by the Cabinet Member.

### *Planning Inspectorate*

For each Development Plan Document and revision to a Development Plan Document it will be necessary to hold an Examination in Public before an inspector appointed from the Planning Inspectorate. The Council has entered into a service level agreement with the Planning Inspectorate for the holding of Examinations in Public.

### *Evidence Base*

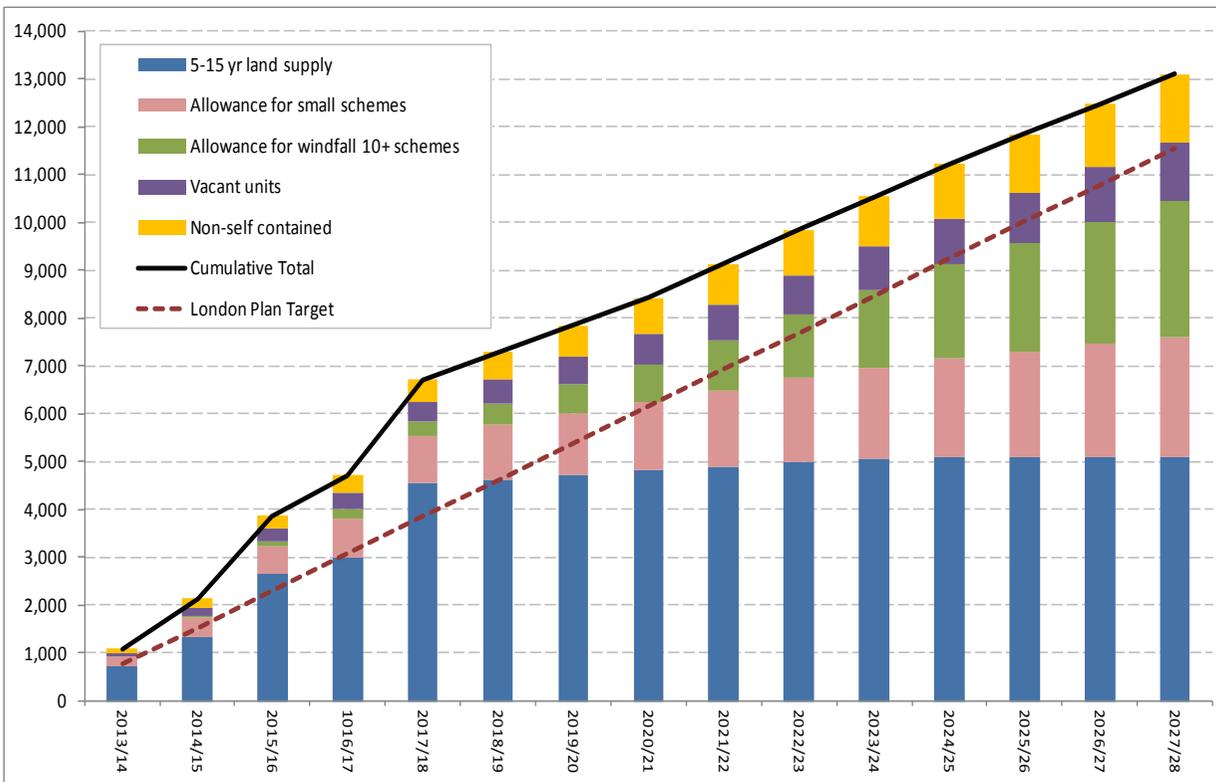
The Council's policies will continue to be supported by an analysis of existing background information and new research seek to ensure they continue to be based on robust evidence that they will guide the most appropriate planning decisions for the area. Key work programmed for 2013 includes:



## WESTMINSTER'S HOUSING TRAJECTORY

The diagram below illustrates Westminster's housing delivery trajectory for the next 15 years. The trajectory uses the rolling 5-15 year housing supply schedule, then projects forward expected delivery for the following ten years based on previous trends on a cumulative basis. It includes housing delivery from additional sources, delivery through small sites, windfall sites, the conversion of vacant units back to use, and the delivery of non self contained units to give a more comprehensive estimate and reflection of how housing is delivered in Westminster.

The housing trajectory does not include a separate year for 2012/13 because the 5-15 year housing supply schedule was revised half way through the financial year. The projections for the remaining few months have been rolled forward into the financial year 2013/14, giving a slightly inflated figure for 2011/12. The AMR for 2011/12 contains a housing trajectory that gives a full projection for the year 2012/13 that was accurate at the time, and next year's Report (2013/14) will give a full breakdown of actual housing completions for 2012/13.



- The schedule shows a potential 5,048 units against a target of 4,043 units (770 x 5 = 3850 units, plus 5% (193 units) for the next five years. This is a surplus of 1,005 units above the target 5% buffer required by the NPPF.
- The cumulative total shows a delivery of 43% more houses than the current London Plan target of 770 homes p.a.
- By 2027/28 the cumulative total only shows a 13% surplus in houses against the London Plan target.
- The current 2011/12 surplus is 32% but this figure has been subject to artificial inflation as explained above.

## DEVELOPMENT MANAGEMENT – APPLICATIONS RECEIVED AND DECIDED

The planning policies set out in the City Plan: Strategic Policies, and those remaining UDP policies that are consistent with the NPPF, are used to determine planning applications. Westminster receives an average of 12,000 planning applications a year, making it the busiest local planning authorities in the country. During the period 2012/13 the Council:

- received a total of 12,186 planning applications, including 7,461 applications submitted online (61% of the total). Online submissions, are now the preferred method for applicants
- determined 67% of the total number of applications in less than eight weeks;
- processed 2,045 applications for listed building and conservation area consents; a 4% increase on the previous year
- successfully defended 162 planning appeals determined by Secretary of State in respect of applications made to the Council, a 70% success rate;
- exceeded the government’s target for processing major and minor planning applications (see figure below);
- successfully investigated and resolved 2,623 reported breaches of planning control; 20% increase on previous year
- secured a total of £51m in financial contributions as part of signed agreements.

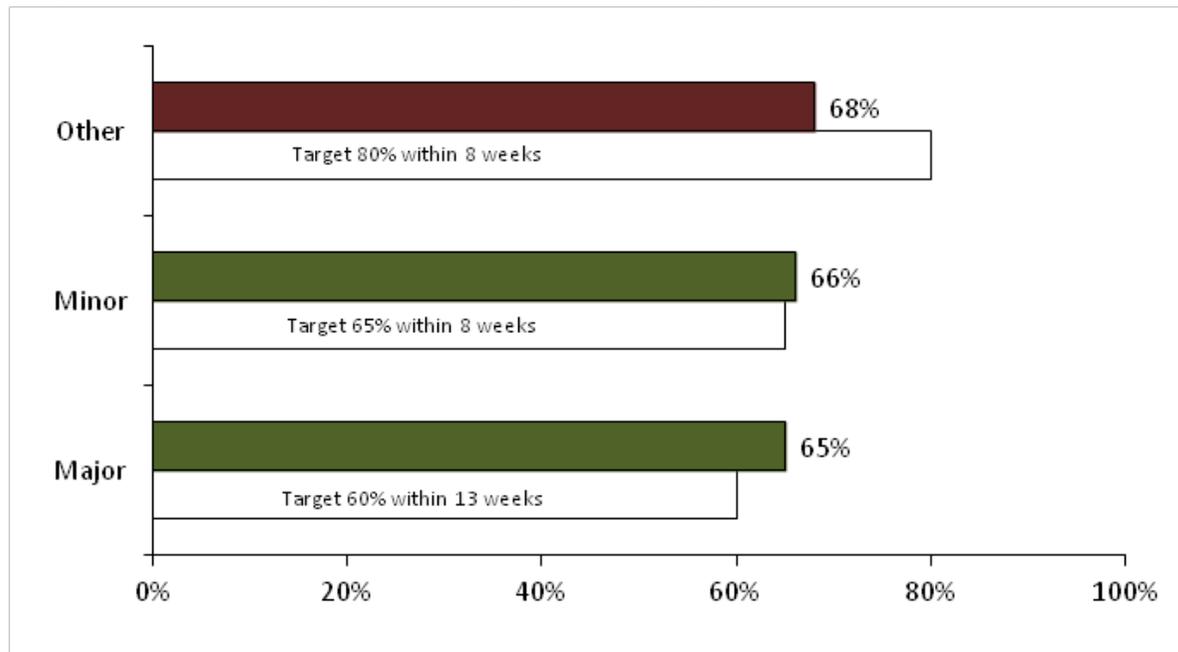
### Planning enforcement making a difference

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, it can make a huge difference and transform the quality of the built environment.



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

### Targets Part Achieved for Processing Planning Applications 2012/13



#### 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 1,000 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 or listed building applications
- Advertisement consent application.

### Application Decision Matrix

	Major	Major %	Minor	Minor %	All Other	All Other %	Total	%
Decisions dealt within 8 weeks	9	14	1,907	66	3,053	68	4,969	67
Decisions dealt with between 8 – 13 weeks	32	51	532	18	769	17	1,333	18
Decisions dealt with over 13 weeks	22	35	440	15	650	15	1,112	15
Planning Performance Agreements	15						15	
Total by development type	78		2,879		4,472		7,429	

**POLICY ANALYSIS: 1 APRIL 2012 - 31 MARCH 2013 (policies quoted are those in force in the year reported, with corresponding Strategic Policies adopted in November 2013 in brackets)**

**HOUSING**

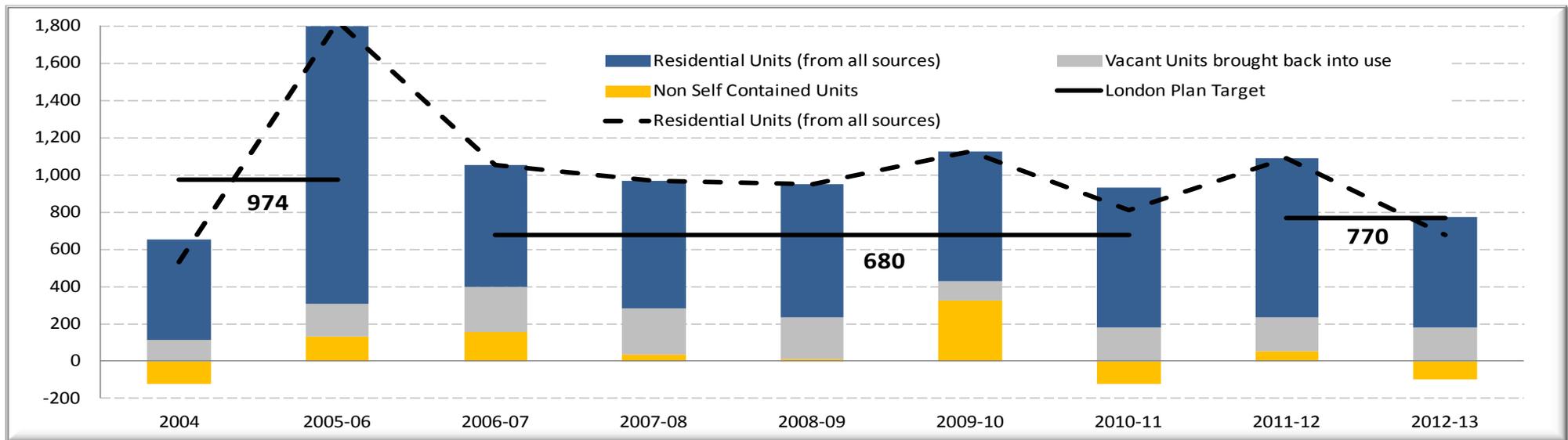
**WESTMINSTER'S STRATEGIC OBJECTIVE 4<sup>2</sup>**

To increase the supply of good quality housing across all parts of the city to meet Westminster's housing target (of 770 homes per year), and to meet housing needs including the provision of affordable housing and homes for those with special needs.

**POLICY CS1, CS14, CS15, CS16 (now Westminster City Plan: Strategic Policies S1 and S14-16)**

Within Westminster there has been a gain of 592 new units, in keeping with the policy goal to "optimise housing where possible". Overall new residential unit provision is slightly down on last year falling from 1,087 to 675 which is below the London Plan target of 770. This is due to a loss in the provision of non self contained units e.g. Hostels. The Core CAZ contributes 46% of the total units have been created to comply with the proposed increase in commercial floorspace, A1 retail or private educational and health and leisure facilities (D1 or D2) as set out in CS1.

*Net residential units delivered in reporting year (from all sources)*



<sup>2</sup> Westminster's City Plan: Strategic Policies pg20-21

*London Plan Housing Target from all sources*



**Conventional Units**  
(target based on 594 units)

Conventional units arise from planning permissions.



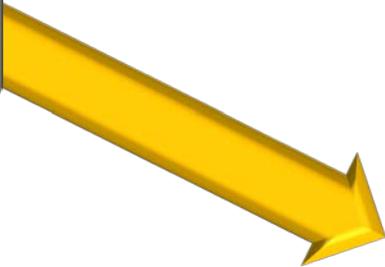
**Non Self Contained Units**  
(target based on 95 units)

Non self contained units include hostel spaces arising from planning permissions



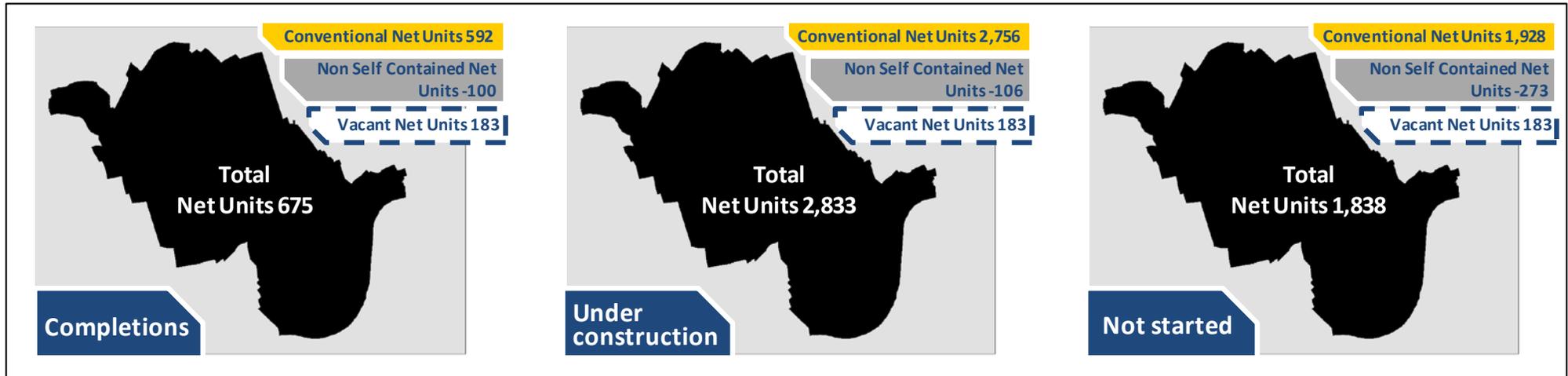
**Vacant Units**  
(target based on 81 units)

Vacant units are vacant residential properties returning to use



## Westminster Overall

Annual Target: 770

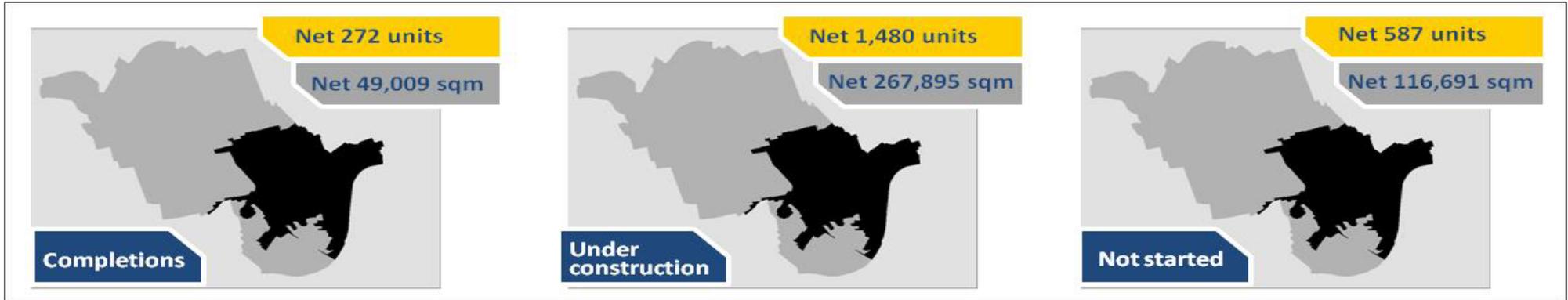


In this period Westminster's housing provision from all sources was below the London Plan housing target of 770, by 95 units. The largest component comes from the conventional supply where completions are at their lowest since 2004.

- Westminster has seen an increase of 592 units and 114,556 sqm in 2012/13. Future developments based on all under construction and permitted developments would yield a further increase of almost 4,700 units and 880,000 sqm.
- 100 non self contained units previously used by University College London have been converted to a commercial, office and residential building.
- A backpackers hostel and Police section house in the West End are being converted into mixed use properties causing a loss of 406 non self contained units.

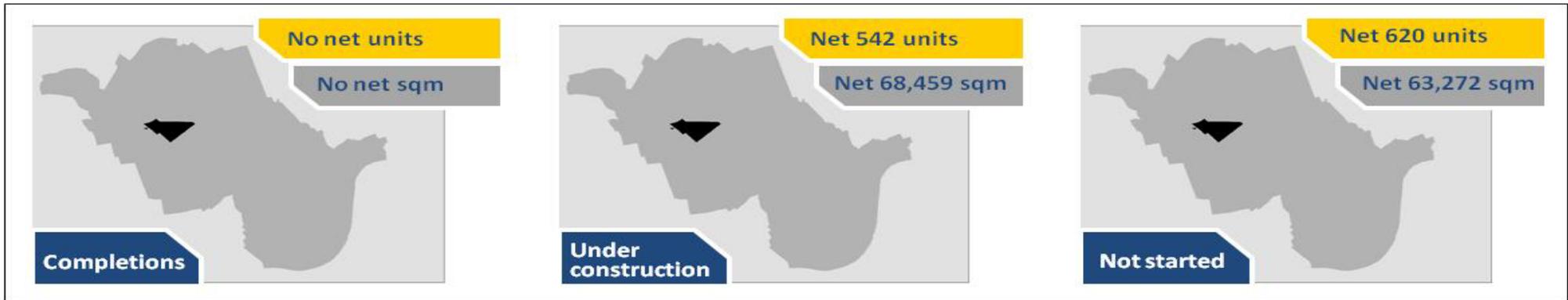
- The GLA calculates the figure for 2012-13 to be 217 units. The accuracy of these figures are in doubt as they are based upon CLG's Housing live table 615, which uses the number of vacant units on the Council tax list subtracted from the previous years vacants. This methodology may include second homes owned by investors who do not live in their properties.
- The number of vacant units returning to use for this year is 183. This is the average of the actual last 6 years' figures provided by the former vacant housing officer.

### Core Central Activities Zone (excluding Victoria and Tottenham Court Road Opportunity Areas)



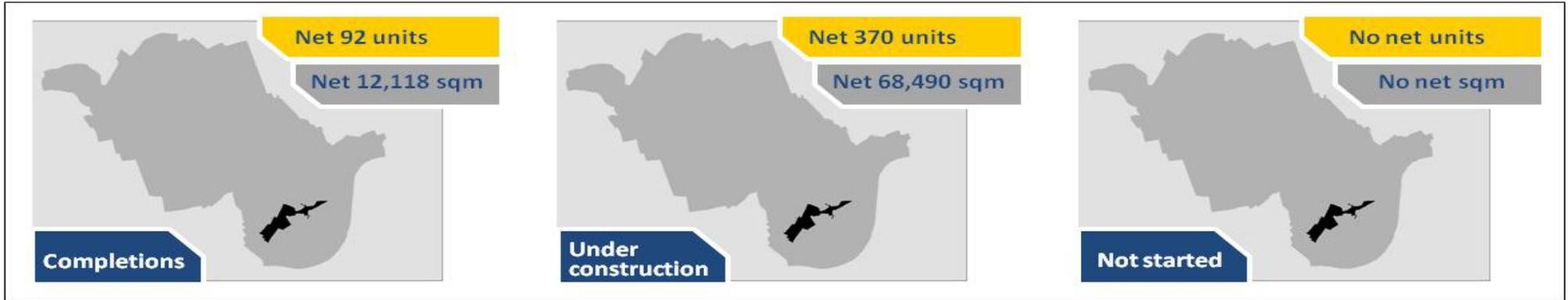
- Core CAZ saw an increase in residential floorspace in 2012/13, predominantly from a change away from office uses. Two major mixed use redevelopment schemes made up 49% of total with 131 net units and 21,846 net residential sqm.
- The net units and sqm currently under construction are set to be just under eight times greater than the completions in 2012/13. Redevelopments of 190 Strand, Abell House & Cleland House and Middlesex Hospital will realise 770 units.

### Paddington Opportunity Area (Target: 1,000 new units by 2011/31)



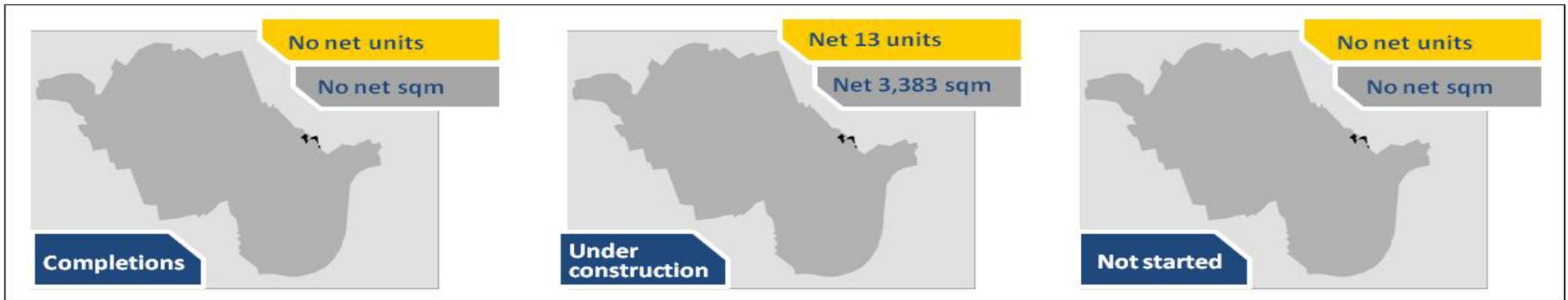
- Like the previous reporting year no residential floorspace was completed between April and March in the Paddington Opportunity Area. Three large schemes on Merchant Square are currently under construction and will lead to the creation of another 68,459 sqm of floorspace and 542 units.
- Three large schemes, yet to start, have planning permission to provide 620 units at 55 North Wharf Road, 139 North Wharf Road and the former North Westminster Community School Site.

### Victoria Opportunity Area (Target: 1,000 new units by 2011/31)



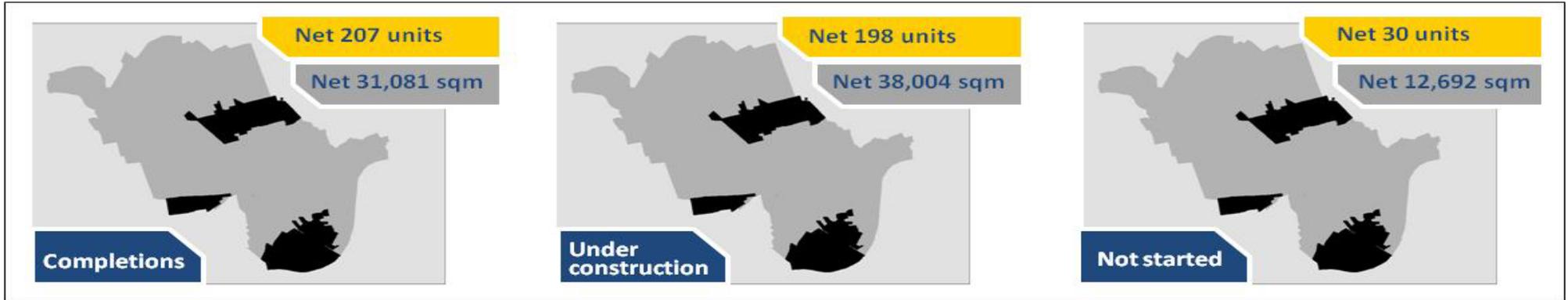
- Only two redevelopment schemes were completed for a net gain of 92 units (10 of which are affordable) and 12,000 sqm of residential floorspace.

### Tottenham Court Road Opportunity Area (Target: 420 new units by 2011/31)



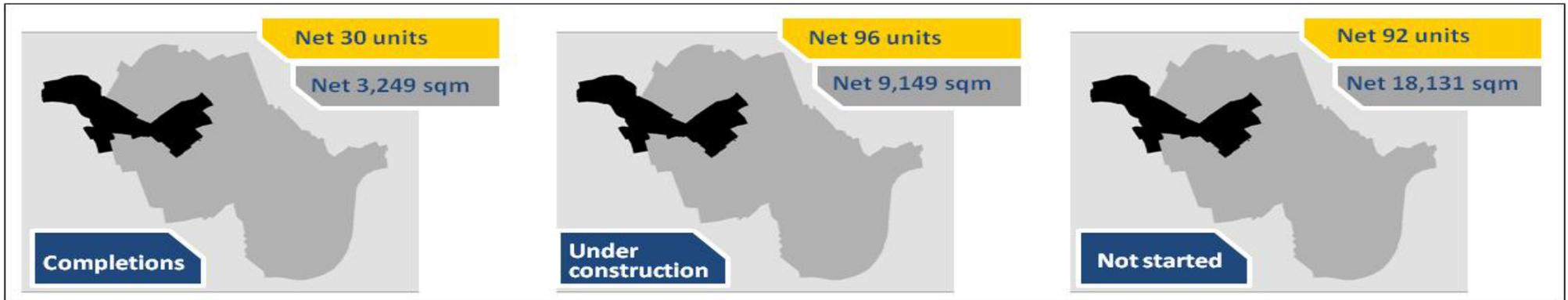
- Only a single extension was permitted and is under construction. It is expected to yield 13 new residential units.

### Wider CAZ Areas (Knightsbridge, Marylebone, Fitzrovia and Pimlico<sup>3</sup>)



- Between April 2012 and March 2013 54 schemes were completed within the Wider CAZ. The two largest schemes were the conversion of a car park and the Royal National Orthopaedic Hospital which created 152 new units.
- There are 122 schemes either under construction or not yet started, 39% will cause a reduction of units (a total loss of 85) or no additional units, while 61% schemes are creating additional units (a total gain of 313).

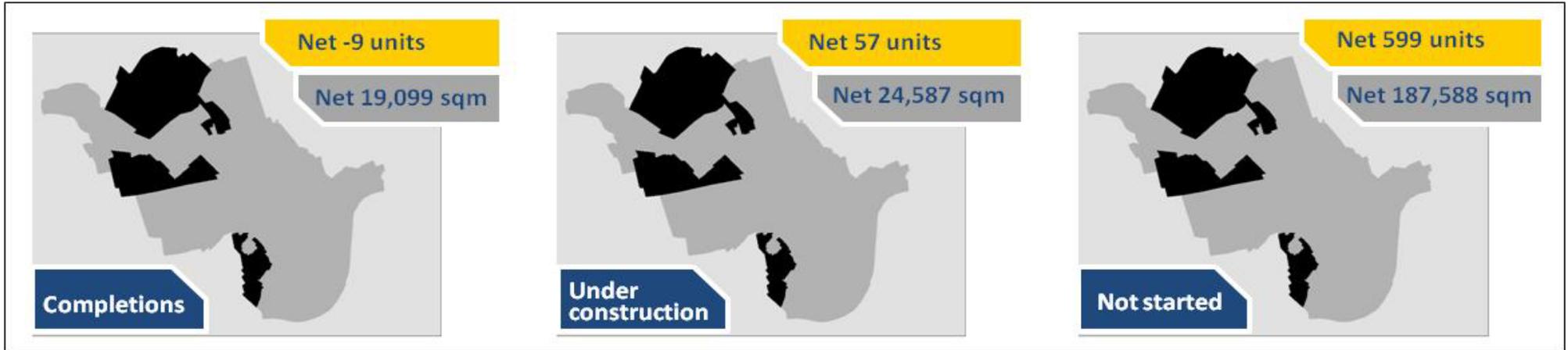
### North Westminster Economic Development Area (NWEDA) (excluding Paddington Opportunity Area)



- Within NWEDA there has been relatively little residential development with only 24 developments completing in the 2012/13 period. The largest development was a redevelopment of an old boiler house gaining 9 additional units.
- There are 71 schemes under construction or not yet started in the NWEDA, 28 of these schemes will provide a gain or loss of 2 units. One of the larger schemes is the Amberley Road Centre which will create 47 residential units as well as educational facilities.

<sup>3</sup> Royal Parks have been excluded

## Outside of CAZ and NWEDA (excluding Opportunity Areas)



- With these areas being already predominantly residential it was expected there would be a large number of small conversions with gains or losses of one or two units. 55 of the completed developments were with a gain or loss of 4 units, whereas of the other 9 the most notable were the UCL student accommodation to 86 residential units and a HMO converting to 66 residential units.
- There are 152 schemes currently under construction or not started; 2 of these are major redevelopments of former barracks sites (Chelsea and St John's Wood) which make up the majority of the net unit gain (85%) and will provide 566 new units.

## AFFORDABLE HOUSING

### **WESTMINSTER'S STRATEGIC OBJECTIVE 4**

To increase the supply of good quality housing across all parts of the city to meet Westminster's housing target, and to meet housing needs, including the provision of affordable housing and homes for those with special needs.

#### **Targets**

Council target of at least 30% of new homes to be affordable homes for the monitoring period 2012/13. The tenure target is a 70:30 split for social and intermediate provision.

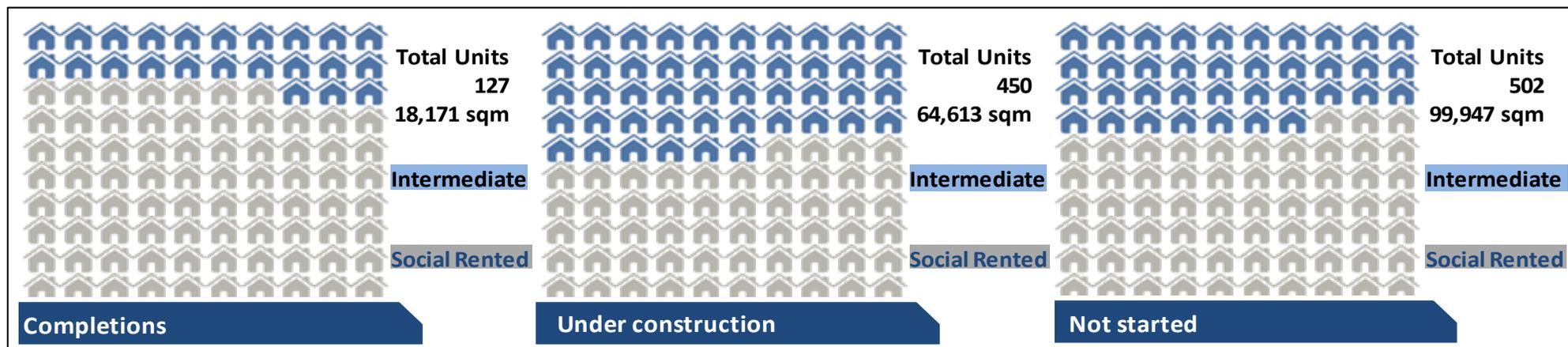
#### **POLICY CS16 and CS17 (now S16 and 17)**

Some 127 affordable units were completed out of a total of 592 units (22% of the total units) between April 2012 and March 2013. Since 2009/10, a total of 679 affordable homes have been built in Westminster, or 23% of new homes built, 7% below the Council's target of 30%. Although more affordable units were completed compared to the previous year the number is still relatively low; there were 450 units under construction as at March 2013 and 502 units yet to be started. To further boost the future provision of affordable housing, £15,511,219 was received and paid into the Council's Affordable Housing Fund in lieu of schemes providing no or insufficient numbers of affordable units where required on site or in the vicinity.

**The social / intermediate split was close to the tenure target**, with a high proportion of social rented (77%) completed than intermediate units (23%).

No applications for Gypsy or Traveller Community sites have been received by the Council. It is considered unlikely that any will materialise, given the densely built up nature of the City and the scarcity of suitable available sites.

## Affordable Housing Completions 2012/13



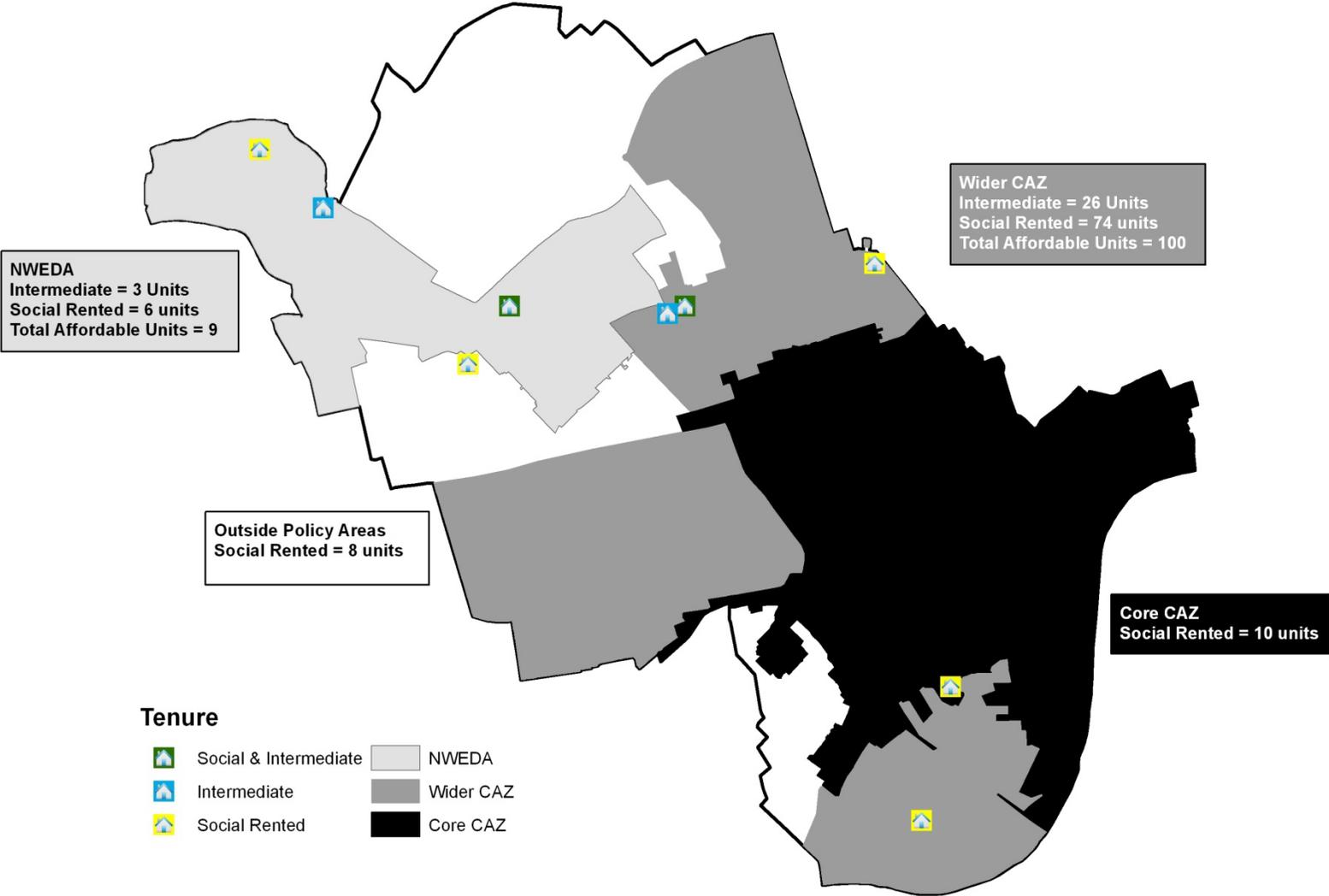
Note: sqm is calculated from the average unit per sqm

### Room size and tenure for completed schemes (gross proposed)

	Social Rented	Intermediate	Total Affordable
1 bed	6	24	30
2 bed	53	4	57
3 bed	29	1	30
4+ bed	10		10
Total	98	29	127

- 127 of the 592 completed units were affordable units or 22% of completions
- 77% of units were social rented and 23% were intermediate
- 32 units were built by registered social landlords
- 40 (31%) of the affordable units were family sized (3 or more bedrooms)

*Completed Affordable Housing Map*



### Affordable Housing Contributions April 2000 to March 2013

Financial Year	Received	Signed
2000/2001	£2,468,389.00	£2,468,389.00
2001/2002	£8,091,310.26	£8,235,310.26
2002/2003	£3,792,264.48	£4,426,504.48
2003/2004	£4,116,742.15	£3,897,197.81
2004/2005	£4,453,589.64	£4,453,589.64
2005/2006	£10,163,667.26	£10,342,167.26
2006/2007	£20,060,689.30	£24,114,672.17
2007/2008	£12,811,071.31	£14,146,488.31
2008/2009	£5,908,867.26	£15,421,439.26
2009/2010	£3,001,390.98	£25,072,135.98
2010/2011	£2,930,587.76	£13,464,135.84
2011/2012	£27,734,363.79	£146,891,206.79
2012/2013	£8,646,600.38	£43,638,847.88
TOTAL	£114,179,533.57	£316,572,084.68

Three completed schemes (Bolsover Street, Howick Place and Seymour Place) provided cash in lieu of on or off site affordable housing totalling £15,511,219.

One scheme provided £6,369,000 for a redevelopment in Oxford Street which will be used as mix of office, residential and retail

The affordable housing units mentioned here were provided through the planning process. During the monitoring period, Housing Services also provided a further 16 units through acquisitions, return of vacant units to stock and change of tenure.

- Above figures are based upon money received and signed in the year and not completed schemes.

### Housing completions from 10 or more net units or units over 1,000 sqm net residential floorspace (excludes Registered Social Landlord schemes)

Year	Schemes	Total Units	On site Affordable Units	Off site Affordable Units	Affordable Housing Fund
2012/13	3	185	92	0	£15,511,219

- One scheme was under 10 units and 1,000 sqm and not a registered social landlord scheme

### Housing completions from Registered Social Landlord schemes

Year	Schemes	Total Units	On site Affordable Units	Off site Affordable Units
2012/13	5	33	33	0

### Affordable Housing as a percentage of all housing completions

Year	All housing units	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)	% of all affordable units in schemes above AHT	Target % of Affordable Housing	Actual % of Affordable Housing
1997	1,075	519 (48.3)	556 (51.7)	181 (16.8)	32.5	25%	20.6%
1998	1,145	543 (47.4)	602 (52.6)	247 (21.6)	41		
1999	1,539	581 (37.8)	958 (62.2)	198 (12.9)	21		
2000	1,156	467 (40.4)	689 (59.6)	385 (33.3)	55.9		
2001	912	92 (10.1)	820 (89.9)	301 (33.0)	36.7	30%	29.2%
2002	537	28 (5.3)	509 (94.7)	347 (64.6)	68.1		
2003	1,286	232 (18.0)	1054 (82.0)	154 (12.0)	14.6		
2004	539	256 (47.5)	283 (53.0)	153 (28.4)	54		
2005/06	1,513	274 (18.1)	1239 (81.8)	298 (19.7)	24.1	50% > 30%	22.1%
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		
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		
2011/12	852	404 (47.4)	448 (52.5)	72 (8.5)	16	22% > 30%	24.0%
2012-13	592	108 (18.2)	484 (81.8)	127 (21.5)	26	30%	23.49%

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

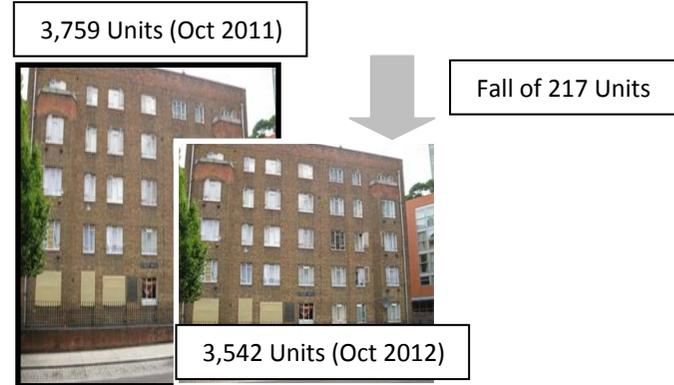
Figures have changed since first reported due to more accurate completion data coming direct from RSLs and the Housing Corporation via the LDD and this allows for more cross checking.

## OPTIMISING HOUSING DELIVERY

### Brownfield Sites



### Vacant residential units



(Source CLG Table 615 Vacant dwellings by local authority district: England, from 2004 <https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants>)

### Tenure – Completed units (Gross)

	Market	Social Rented	Intermediate	Total Affordable	Total (% of Total)
1 bed	271	6	24	30	301 (33%)
2 bed	231	53	4	57	288 (32%)
3 bed	212	29	1	30	242 (26%)
4+ bed	70	10		10	80 (9%)
Total	784 (86%)	98 (11%)	29 (3%)	127 (14%)	911

- Most (86%) of completions are market housing with 31% of units being family sized (three or more units).

### *Loss of Housing Units*

Year	Net loss of units (schemes with a complete loss of residential units)
2005/06	3
2006/07	0
2007/08	1
2008/09	9
2009/10	14
2010/11	29
2011/12	17
2012/13	17
Under construction	18
Not started	44

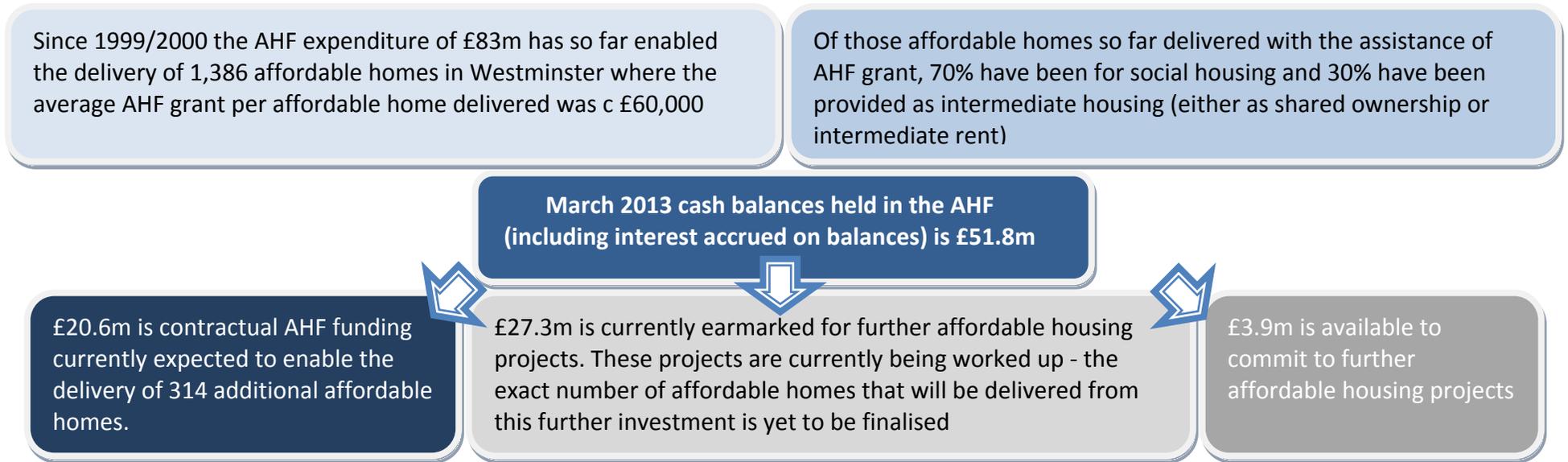
- Fourteen of the units lost in 2012/13 were related to land use swap schemes, where the residential use was relocated to another building.
- One unit was lost to allow for use of the building by the Angolan Embassy Consulate, one had been in use as a medical consultation room (D2) for the last 10 years and requested a certificate of lawfulness. The last was granted dual use as offices and residential accommodation.

## AFFORDABLE HOUSING FUND

Commutated payments accepted in lieu of residential (on mixed use schemes) or in lieu of onsite affordable housing are paid into the City Council's ring fenced affordable housing account. The Affordable Housing Fund (AHF) is administered by the Director of Housing, Regeneration and Property for the purposes of delivering affordable housing in Westminster.

Payments received in lieu of residential or affordable housing will be held in the same AHF. They are paid into a single "pot", meaning that the source of specific funding for AHF investment projects cannot be identified individually. Investment from the AHF in affordable housing is not ring fenced to pre-determined affordable housing sites or geographical areas, but is invested in affordable housing opportunity sites as and when these come forward throughout the City

To the end of August 2013, the City Council had received total payments of £127.12m which have been deposited into the Council's AHF. These payments are received in lieu of onsite affordable housing and from mixed use schemes in accordance with City planning policies. A total of £83m has been expended from the AHF towards the delivery of affordable housing opportunities in the City over the same period.



Appendix 3 contains a schedule of projects that have received Investment from the AHF and a list of projects currently being worked up where investment from the AHF will be required

## OFFICE

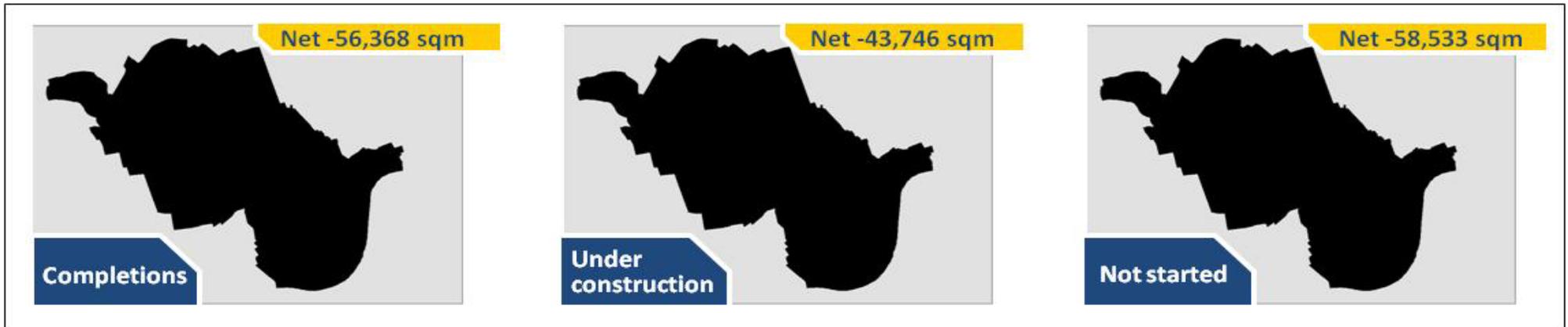
### WESTMINSTER'S STRATEGIC OBJECTIVE 1

To accommodate the growth and change that will contribute to enhancing London's role as a world class city, including its international business, retail, cultural and entertainment functions within the Central Activities Zone; whilst maintaining its unique and historic character, mix, functions, and townscapes.

### POLICY CS1, CS3, CS4, CS5, CS19 (now S1, S3-5 and S18)

Office floorspace is being lost and the pipeline indicates it will continue. Policies affecting office floorspace are being reviewed.

### Westminster Overall



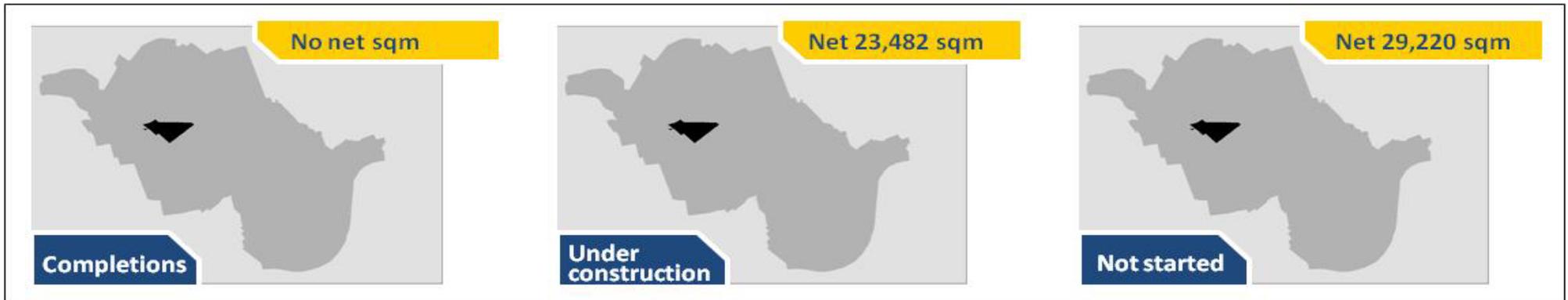
- Although there were 36 schemes involving creation of additional office floorspace, there was a net loss of over 56,000 sqm of office floorspace in this period. A further loss of nearly 44,000 sqm is expected from schemes under construction at March 2013.
- Some 129 completed schemes (from a total of 167) are responsible for a net loss of 89,318 sqm of office space. The loss of office floorspace was driven by the conversion to residential (40%), social and community use (27%), retail use (21%) and other uses (12%).

## Core Central Activities Zone (includes Victoria and Tottenham Court Road Opportunity Areas)



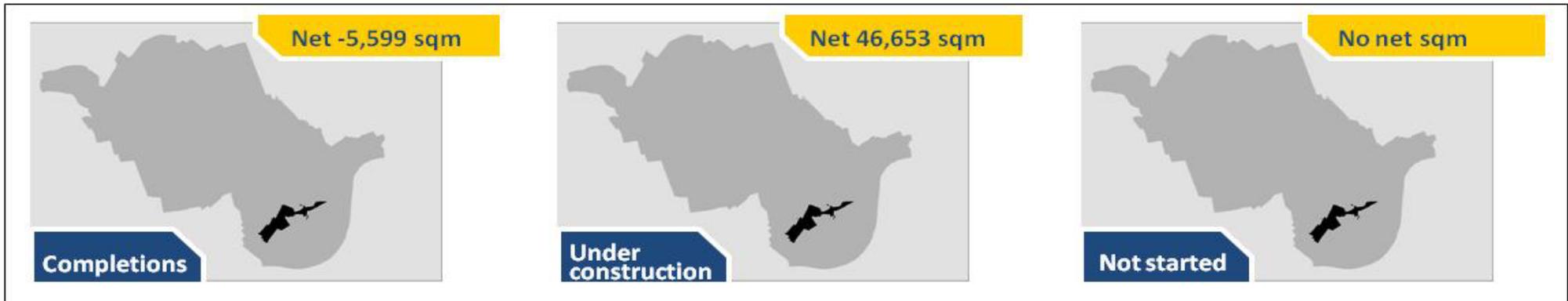
- Core CAZ has the highest concentration of office floorspace in Westminster and 74% of the total office loss has been here. The largest being an 11,000 sqm loss to D1 education use in Lincoln's Inn Field.
- The Middlesex Hospital site is currently under construction which will deliver 33,600sqm of office floorspace and 291 residential units. Overall, the loss of office floorspace in the current pipeline is due to large redevelopments, most notably 75,000sqm from Abell House, 20 Grosvenor Square and 190 Strand.

## Paddington Opportunity Area (5,000 new jobs by 2031)



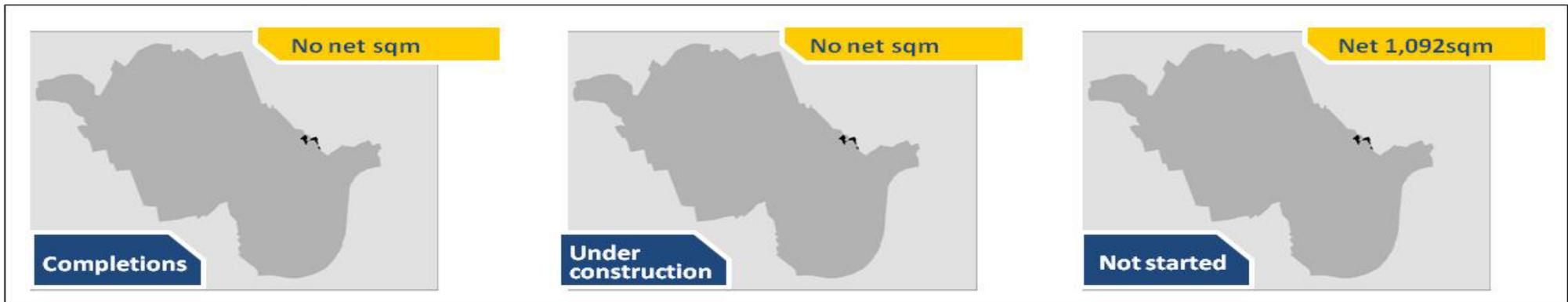
- There have been no office completions within the Paddington Opportunity Area in this monitoring period.
- A mixed development site at Harbet Road is the only office development currently under construction. Two developments on North Wharf Road are permitted but have not yet started and will contribute the majority of the 29,220 sqm.

### Victoria Opportunity Area (4,000 new jobs by 2031)



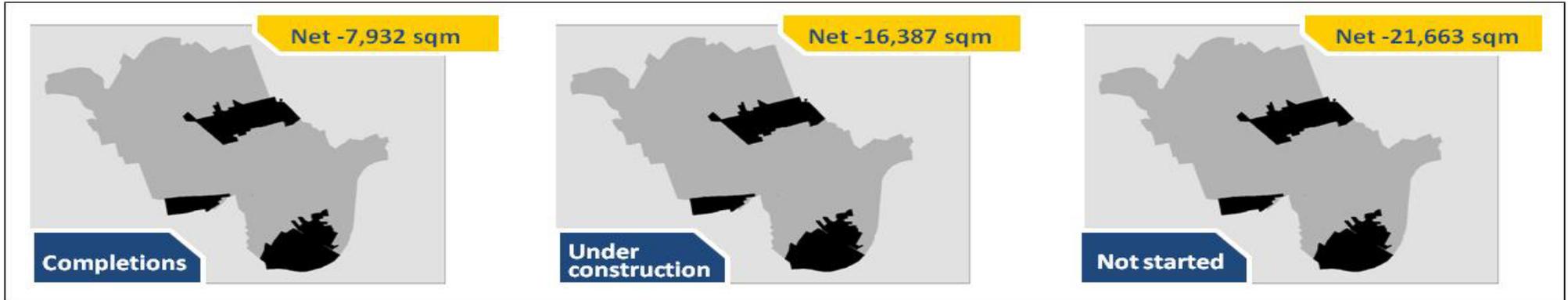
- Four schemes were completed in 2012/13; of these the largest was a change of use at Wellington House where 7,500 sqm were converted from office to residential use.
- Six major redevelopments are currently under construction in the Victoria Opportunity Area, which are expected to increase office floorspace by 47,000 sqm. One development at Kingsgate House is also under construction but will involve 20,000 sqm changing from office to residential / retail floorspace.

### Tottenham Court Road Opportunity Area (5,000 new jobs by 2031)



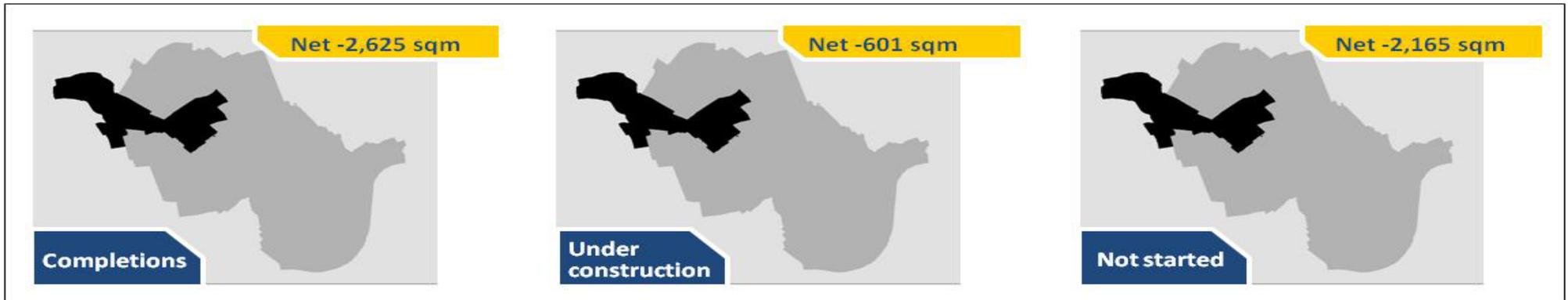
- There have been no office completions within the Tottenham Court Road Opportunity Area in this monitoring period.
- There is only one scheme with permission to provide 1,100 sqm of office floorspace on Charing Cross Road.

### Wider CAZ Areas (Knightsbridge, Marylebone, Fitzrovia and Pimlico)



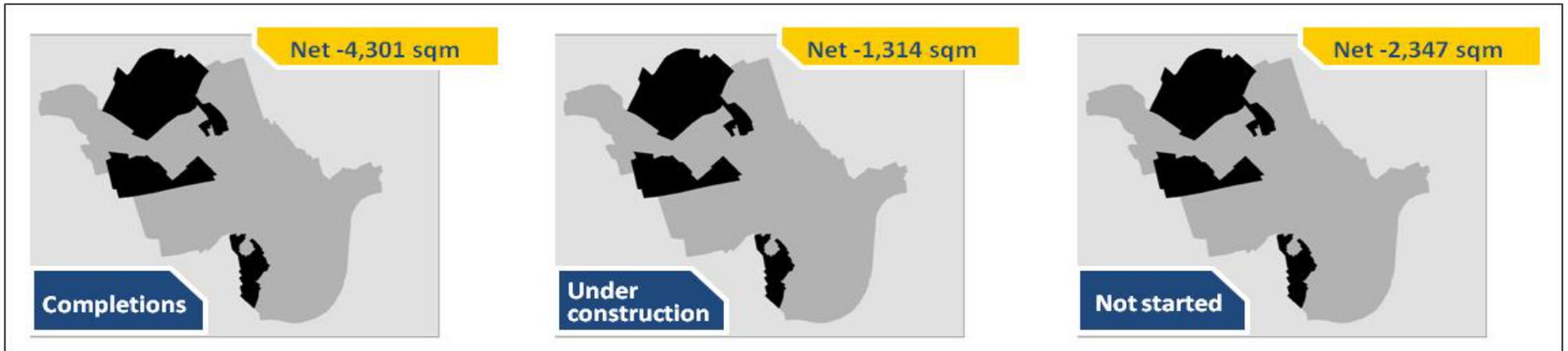
- Within the Wider CAZ 31 developments were completed, 27 of which were changes of use from office while the remainder were redevelopments with minimal office floorspace uplift.
- Currently under construction within the Wider CAZ are 24 developments of which 13% will add to the office floorspace the remainder are changes of use from office use. Two conversions to residential use in Princes Gate will lose 8,000 sqm of office floorspace.

### North Westminster Economic Development Area (NWEDA) (excluding Paddington Opportunity Area)



- There were four completions in the NWEDA the most notable being a conversion of 2,400 sqm of office space to hotel accommodation.
- Currently under construction and in the pipeline are 16 applications with the majority of the developments conversions from office to residential.

## Outside of CAZ and NWEDA

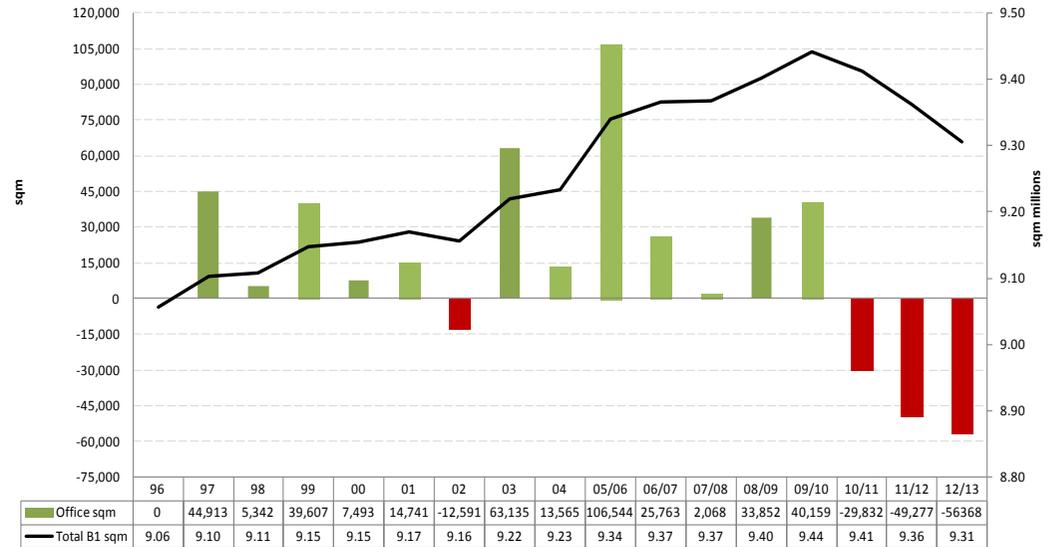


- There have been 12 completions of which 58% were change of use from office to residential. The remaining completions were primarily office to health / clinic changes of use.
- 96% of schemes under construction or not started are for change of use from office to residential use.

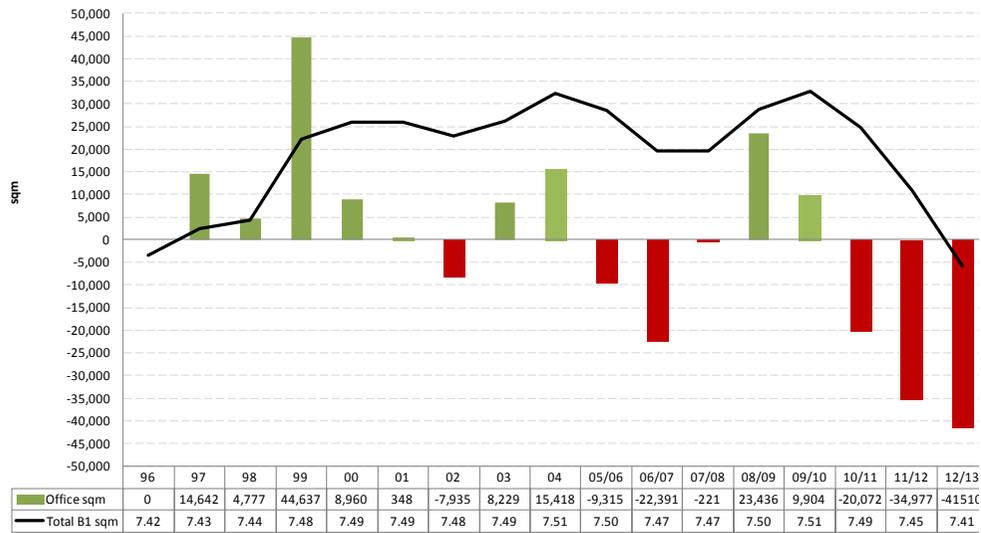
## Historic trends

### Total B1 (Business) stock in millions and annual net change in office floorspace, 1996 to March 2013

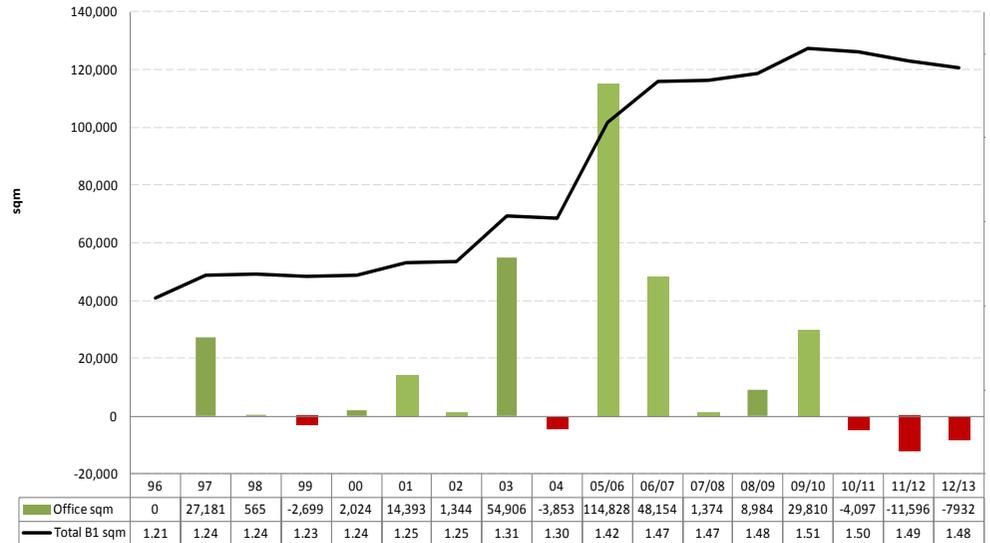
Annual Net Change in Westminster Office Floorspace (sqm) 1996 - March 2013, and total B1 stock (sqm millions)



Annual Net Change in Core CAZ Office Floorspace (sqm) 1996 - March 2013, and total B1 stock (sqm millions)

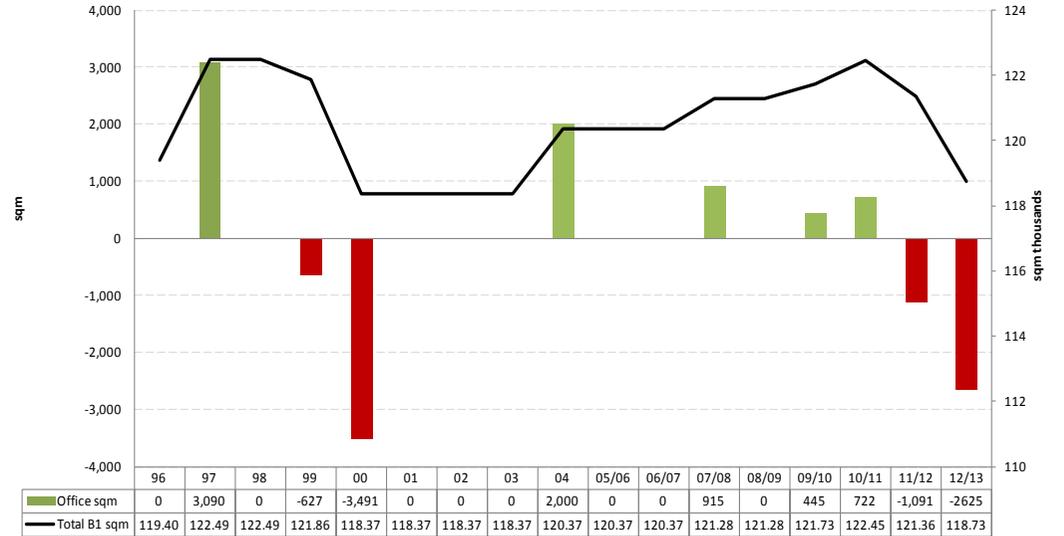


Annual Net Change in Wider CAZ Office Floorspace (sqm) 1996 - March 2013, and total B1 stock (sqm millions)

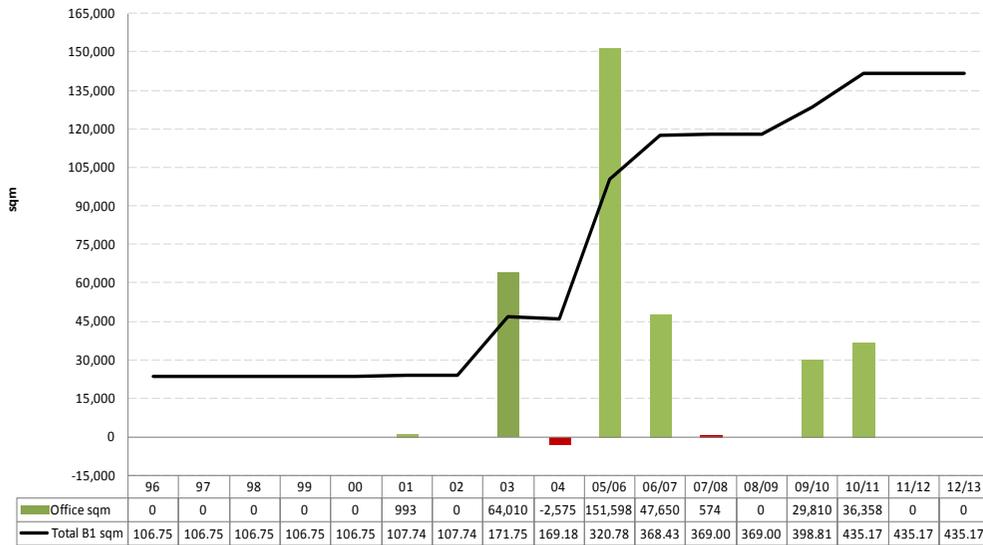


**Total B1 (Business) stock in thousands and annual net change in office floorspace, 1996 to March 2013**

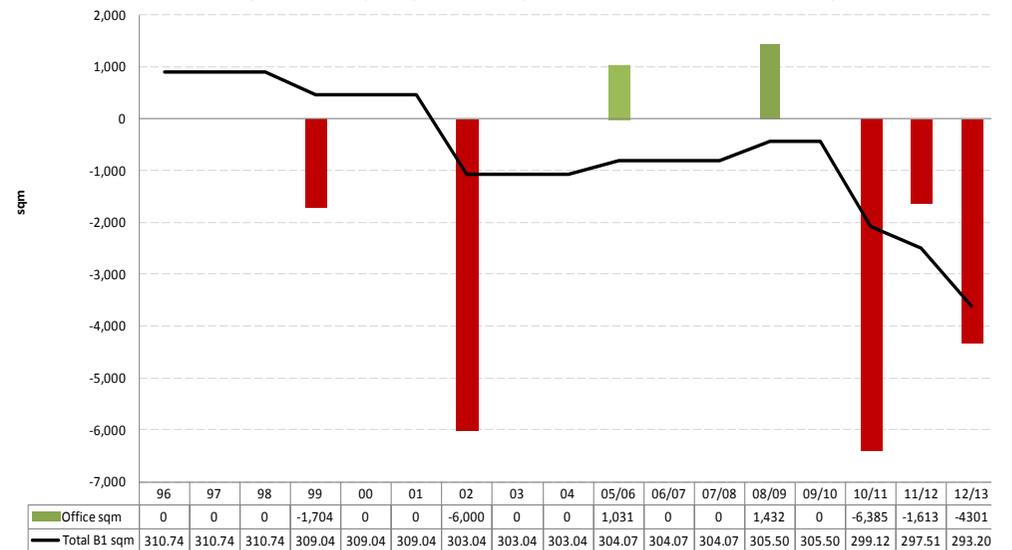
**Annual Net Change in NWEDA Office Floorspace (sqm) 1996 - March 2013, and total B1 stock (sqm thousands)**



**Annual Net Change in Paddington OA Office Floorspace (sqm) 1996 - March 20123 and total B1 stock (sqm thousands)**



**Annual Net Change in Office Floorspace (sqm) Outside Policy Areas 1996 - March 2013, and total B1 stock (sqm thousands)**



## MIXED USE

### WESTMINSTER'S STRATEGIC OBJECTIVE 1

To accommodate the growth and change that will contribute to enhancing London's role as a world class city, including its international business, retail, cultural and entertainment functions within the Central Activities Zone; whilst maintaining its unique and historic character, mix, functions and townscapes.

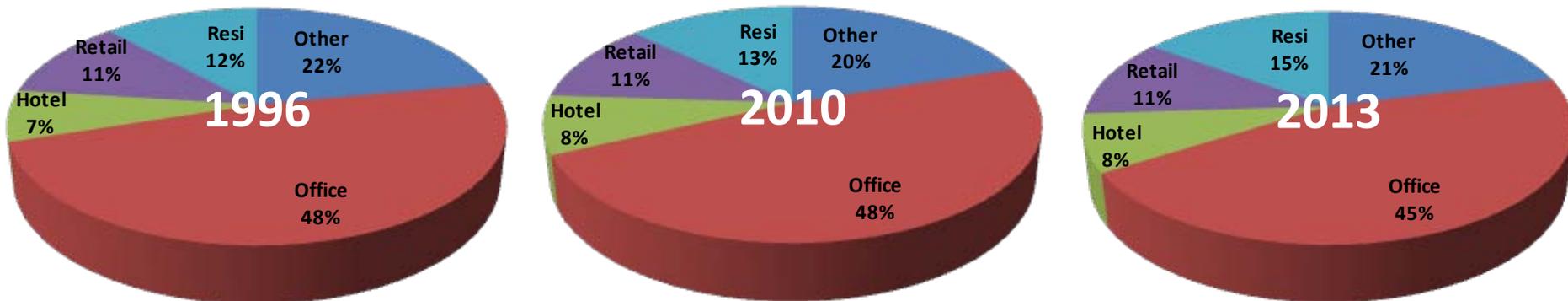
### WESTMINSTER'S STRATEGIC OBJECTIVE 4

To increase the supply of good quality housing across all parts of the city to meet Westminster's housing target and to meet housing needs, including the provision of affordable housing and homes for those with special needs.

### POLICY CS1 (now S1):

This policy aims to maintain a balance of uses in CAZ which has been carefully managed over the past 30 years, maintaining an overall office floorspace of between 48% and 51%. The mixed use policy has been working well to provide additional residential units. However, office floorspace is now at 45%. This is due to the loss of office floorspace to residential use driven by higher residential values (see office section)

### Core CAZ sustainability mix



## Central Activities Zone



- Three mixed use schemes provided 18,000 sqm of commercial floorspace and 14,000 sqm of residential floorspace and 77 units.
- All the schemes provided on site residential units but because of a shortfall in residential floorspace provision £6 million was paid into the affordable housing fund.
- A 600 sqm hotel extension with 12 new rooms contributed £800k to the affordable housing fund. It was not suitable to provide equivalent on or off site residential floorspace.

### *Completed mixed use schemes with a net increase of over 200 sqm (Commercial) or 400 sqm (A1/D1/D2) in CAZ, April 2012 – March 2013*

Completed Mixed Use Schemes 2012/13	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	3	18,702	14022	77	0	£6,369,000	17070	1672	-40	0	14022	0
Completed mixed use schemes with on site provision	3			77								

*Completed mixed use schemes with a net increase of over 200 sqm in CAZ, April 2002 – March 2013*

Completed Mixed Use Schemes 2002/13	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	82	137,535	132,903	825	132	£ 22,119,950	59,157	14,597	-1838	65,619	106,270	26,633
Completed mixed use schemes with on site provision	51			634	95							
Completed mixed use schemes with off site provision	10			191	37							
Completed mixed use schemes no residential provision	21											

*Completed non mixed use developments with a net increase of over 200 sqm in CAZ, 2004 – 2013*

Year	Non Mixed Use Schemes	Schemes with offsite residential provision	Off site C3 sqm	Off site residential units	A1 sqm	B1 sqm	C1 sqm	Hotel Rooms	Contribution to Affordable Housing fund
2004	2				320		1,433		
2005/06	1						27,557		£637,260
2006/07	1					3,647	927		0
2007/08	2					950			£50,000
2008/09	5					1,743			£6,752,500
2009/10	2				1,047	733			£533,000
2010/11	5					4,651			£2,596,860
2011/12	9	6				1,078		78	£2,977,468
2012/13	1					1,838	7,004	12	£811,000
Total	33				-7	-19	5,187	90	£14,308,088
Under Construction	6						610		£3,491,972
Unimplemented	10				1,360	14,621	42,718	76	£9,523,523

## RETAIL

### WESTMINSTER'S STRATEGIC OBJECTIVE 1

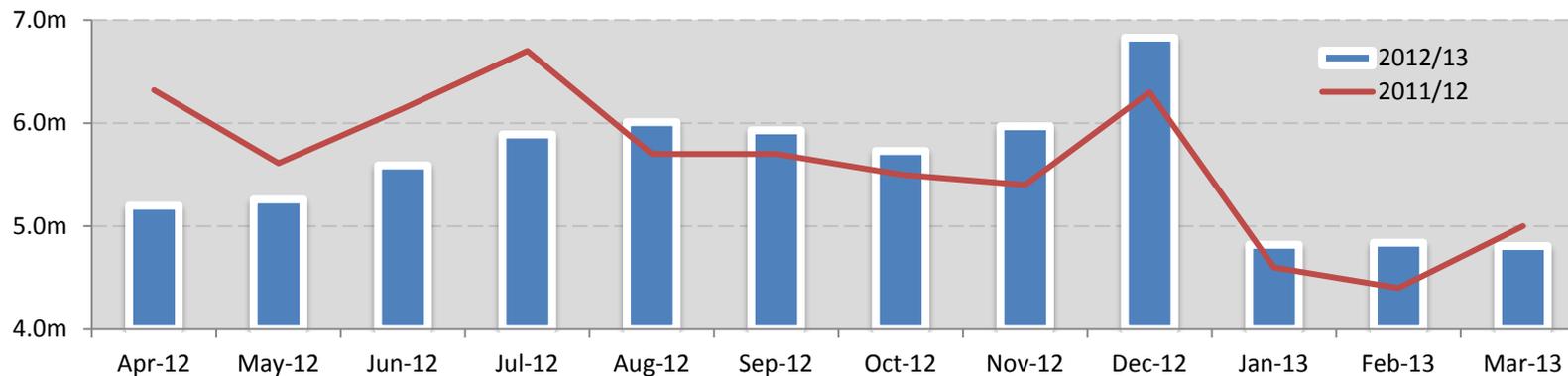
To accommodate the growth and change that will contribute to enhancing London's role as a world class city, including its international business, retail, cultural and entertainment functions within the Central Activities Zone; whilst maintaining its unique and historic character, mix, functions and townscapes.

**Related Core Strategy policy references: CS 1, 7, 13 and 20 (now policies S1, S6, S7). Related UDP policy references: SS 3, 4, 6-13.**

- Policy CS1 promotes Westminster's world city functions including retail, CS6 encourages retail floorspace throughout the Core CAZ and CS7 seeks to maintain and enhance all aspects of the West End Special Retail Policy Area. Net completions in the Core CAZ led to an increase of almost 17,000 sqm of new retail floorspace.
- Policy CS20 encourages the protection of A1 use throughout Westminster which has been successful with 26 planning applications being refused for change of use away from A1 with a total saving of 2,855 sqm.
- Policies SS4 and CS7 encourage new retail use within the CAZ frontages, however there has been a small drop of 416 sqm in A1 due to change of use to other non A1 use classes..

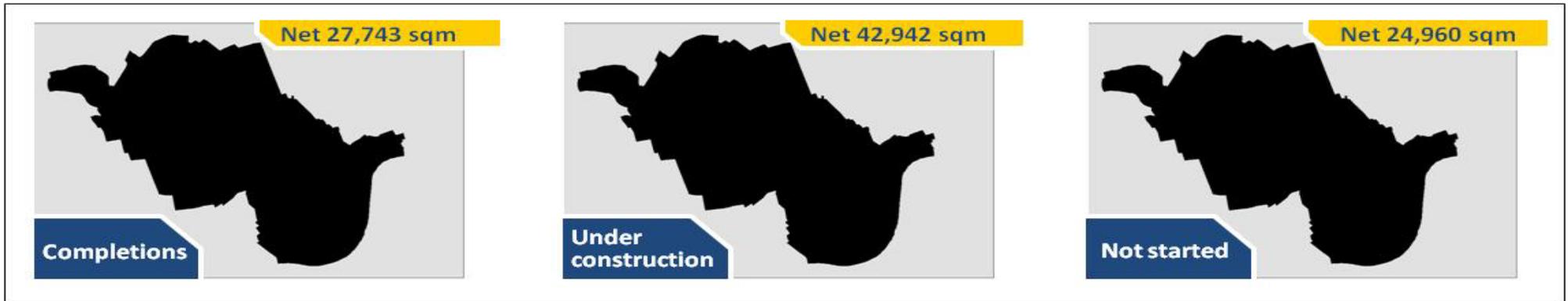
The Shopping policies in the UDP take a more spatially based view of retail policy for the different parts of the town centre hierarchy throughout Westminster.

### *West End average weekly footfall (millions) 2012/13 (NWECA 2013)*



The average weekly footfall within the West End has seen an increase in the last six months after a poor start to the year compared to the same period in 2011/12.

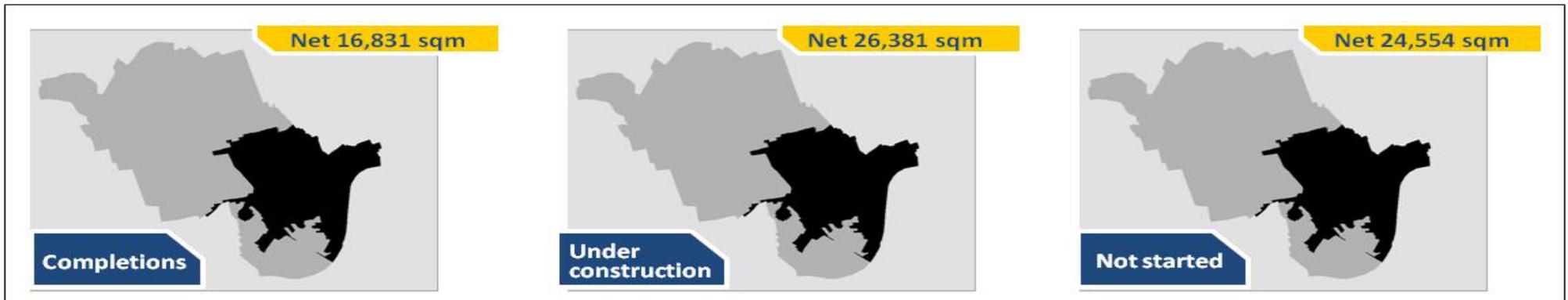
## Westminster Overall



- Westminster again saw an increase in net A1 floorspace. The largest completion was a 13,000 sqm retail development Oxford Street / Tottenham Court Road. Other developments completed were primarily increasing existing retail space.

- Currently there are 181 permitted applications. Council monitoring shows that 51% are under construction. 19,000 sqm of retail floorspace in development is from 5 redevelopments in the Core CAZ/ West End Special Retail Policy Area.

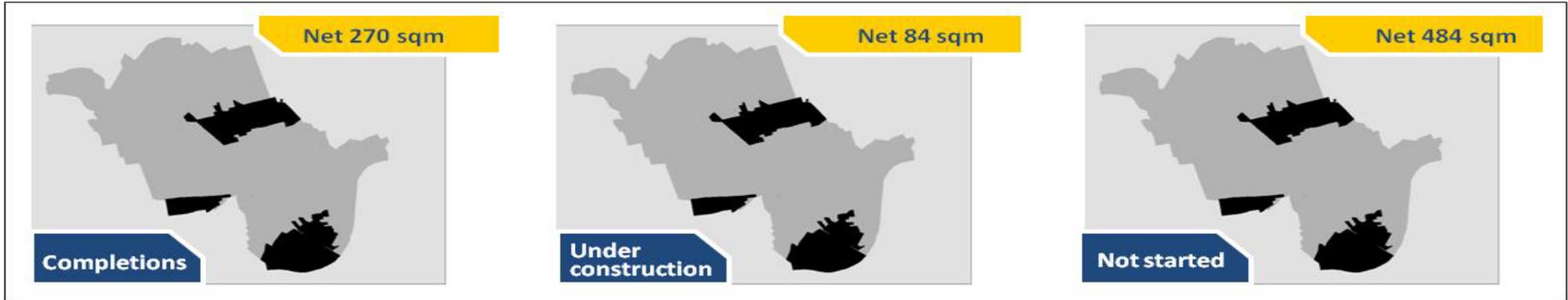
## Core Central Activities Zone (CAZ) excluding Victoria and Tottenham Court Road Opportunity Areas



- Outside of the Tottenham Court Road Opportunity Area, there were two large completions on Oxford Street and Regent Street giving 7,000 sqm in Net A1 floorspace.

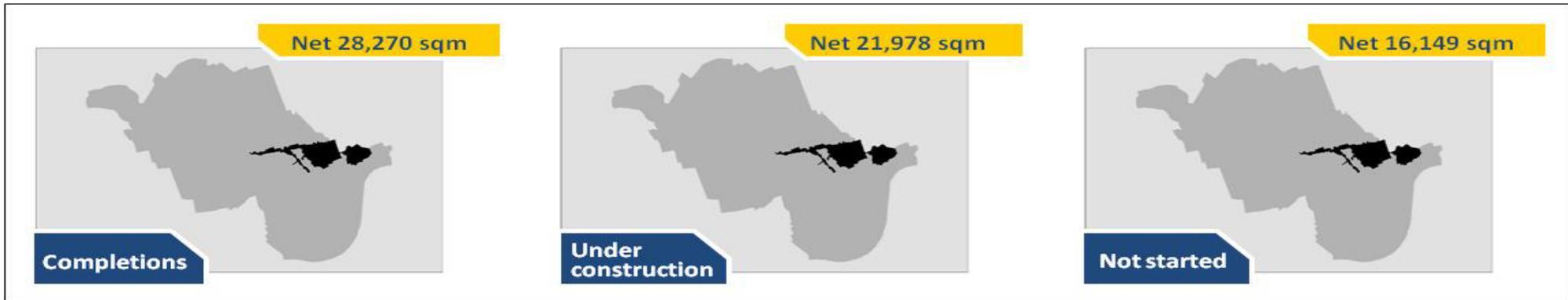
- Currently there are 121 permitted applications with 50% under construction. The majority of developments are redevelopments, with 9 of these around Oxford Street and the Trocadero creating 14,000 sqm of A1 floorspace.

### Wider CAZ Areas (Knightsbridge, Marylebone & Fitzrovia, Pimlico)



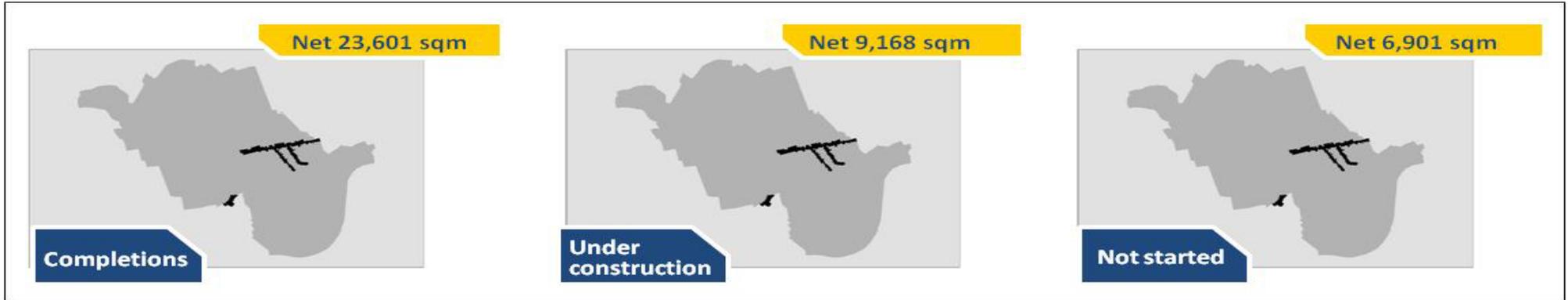
- Within the Wider CAZ there are 17 completed developments. Four of these involved over 200 sqm gain or loss. The gains were retail accommodation in Great Portland Street while the losses were a conversion to a Royal Mail enquiry desk and a Chinese medicine treatment room.
- Currently there are 19 permitted applications with 47% under construction, of these developments 6 will add 416 sqm to the retail floorspace while the remaining 3 are changes of use away from retail.

### West End Special Retail Policy Area (WESRPA)



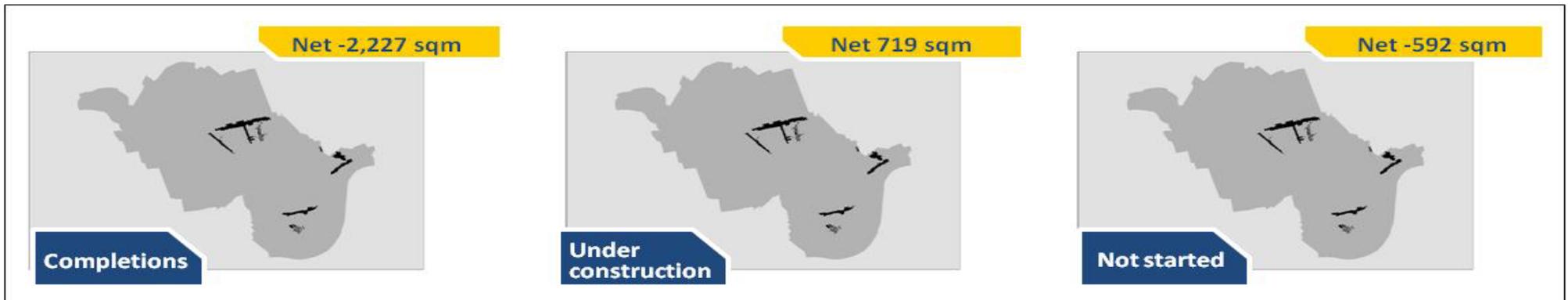
- There were 33 completions in 2012/13, 88% of the completions make up only 20% of the net A1 retail sqm. Of the remaining completions the largest was a new Primark store on Oxford Street which created 13,000 sqm.
- Currently there are 61 approved applications in the pipeline. Of those 47% are under construction. The large developments are on Oxford Street contributing 10,300 sqm of A1 floorspace.

## International Centres



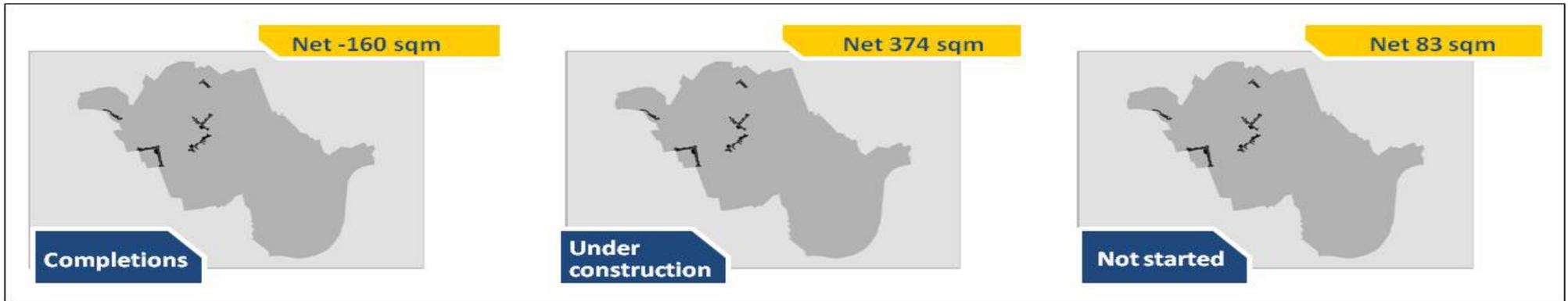
- There were 13 completions within Westminster's International Centres. The three largest were the Primark development mentioned above, the Cumberland Hotel and development of Park House, Oxford Street.
- Currently there are 25 approved applications in the pipeline, of those 40% are under construction. 9,400 sqm is being delivered by 3 different developments on and around Oxford Street. One development is a change from A1 to office floorspace as part of a redevelopment of Regent Street by The Crown Estate.

## CAZ Frontages



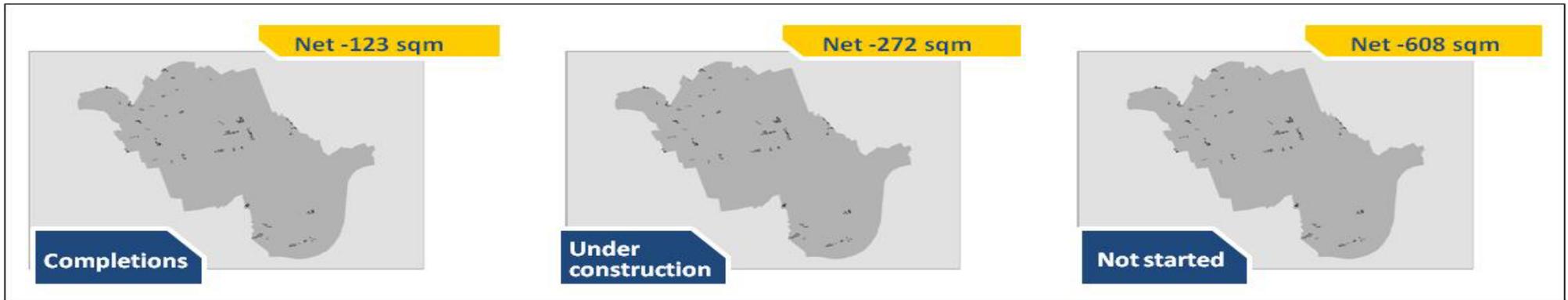
- There were six completions within the CAZ Frontages, three of which involved loss of A1 floorspace. The largest was a new development in Howick Place SW1 which changed 2,400 sqm of A1 into residential.
- Currently under construction and in the pipeline are 10 developments. The majority of those under construction are increasing the A1 floorspace along Victoria Street. The majority of the permissions that have not started are A1 losses.

## District & Major Centres outside CAZ



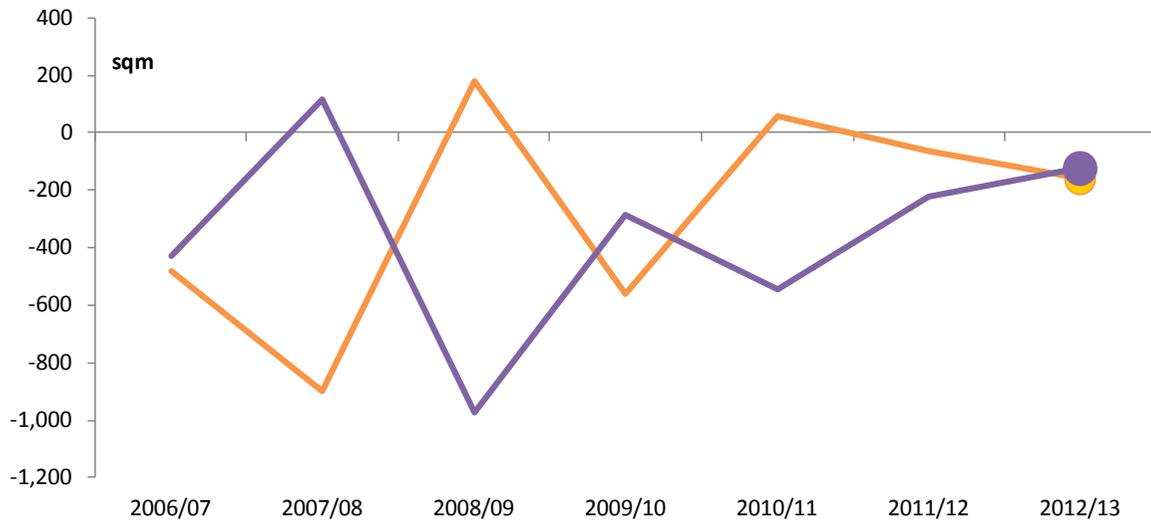
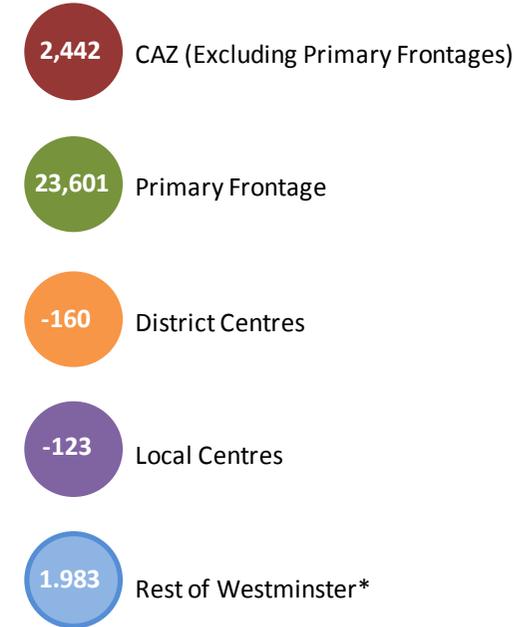
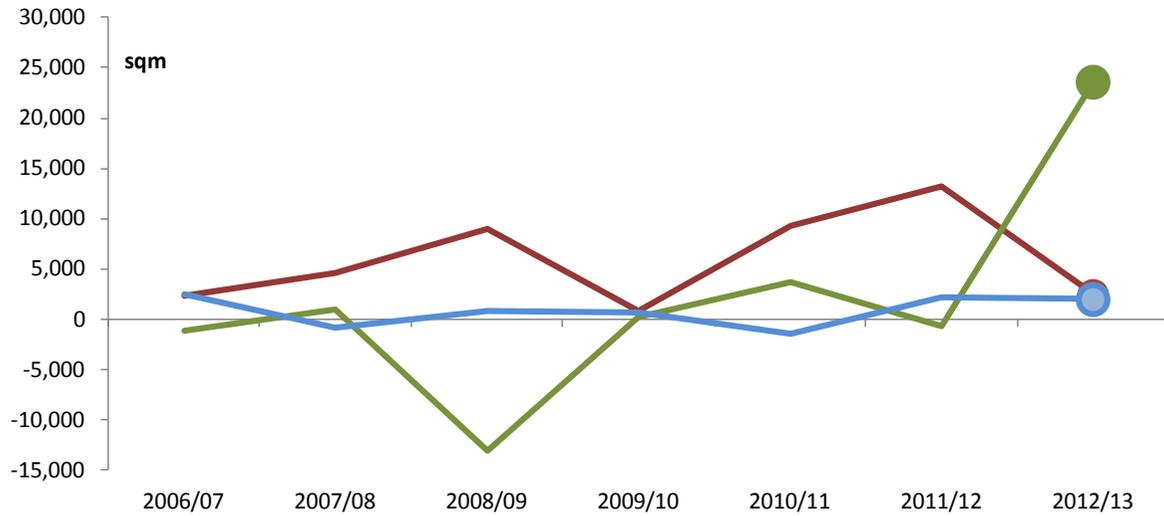
- Within the District and Major centres there were only five completions. Four were small changes of use away from A1 to restaurants and residential uses. The remaining “completion” (retention of Queensway Street Market) had no impact on the Net floorspace.
- There are 3 developments under construction and 1 permitted development that has not yet commenced. The three developments comprise a redevelopment that includes a small supermarket (277 sqm) and two small extensions that involve the addition of A1 floorspace.

## Local Centres outside Core CAZ



- There were eight completions in the Local Centres, none of which were a loss or gain of over 100 sqm. The majority of these developments were changes of use from A1 to financial / professional (A2) uses.
- Currently under construction and in the pipeline are 9 applications of which 8 are losses of A1 use. The primary change of use is from A1 to residential use.

## Historic Trends - Net retail completions (sqm)



**The Primary Frontages have seen a large rise in A1 floorspace due to increased activity on Oxford Street.**

\*Rest of Westminster includes Local and District Centres.

### Shopping centre frontages in Westminster (WCC land use survey December 2012)

Shopping Centre	Frontage	A1 Shopfront (m)	Non-A1 Shopfront (m)	Total Shopfront (m)	% Non-A1	% Non-A1 Permitted
Edgware Road/Church Street	Core	721	247	967	25.5%	20.0%
	Secondary	198	232	430	53.9%	45.0%
Marylebone High Street	Core	781	232	1,013	22.9%	30.0%
	Secondary	336	302	638	47.3%	45.0%
Harrow Road	Core	447	147	593	24.7%	30.0%
	Secondary	133	81	214	37.9%	45.0%
Praed Street	Secondary	584	846	1,430	59.1%	45.0%
Queensway/ Westbourne Grove	Core	1,017	652	1,669	39.1%	25.0%
	Secondary	127	162	289	56.0%	45.0%
St John's Wood High Street	Core	433	132	564	23.3%	20.0%
	Secondary	59	80	139	57.4%	45.0%
Warwick Way/Tachbrook Street	Core	292	110	401	27.3%	25.0%
	Secondary	371	437	808	54.0%	45.0%

- UDP policy SS6 sets thresholds for the proportion of A1 and non-A1 uses in Westminster’s high streets to maintain and enhance the retail vitality of these centres, which are monitored every year.
- Although only Harrow Road and Marylebone High Street core shopping frontage meet their policy thresholds (meaning that changes of use away from A1 would not normally be permitted), the amount of A1 frontage has increased in five of the seven secondary frontage centres compared to 2011. Four of the six core frontage areas have increased in Non-A1 use.

### Completions of temporary retail (applications with a duration of less than 1 year)

- Westminster has seen 5 applications or completions for a temporary change of use. Four of these have been open spaces used for events like the 2012 Olympics or a Winter Wonderland event. One application was however for a shop being used as temporary accommodation from July 2012 to August 2012



## HOTELS

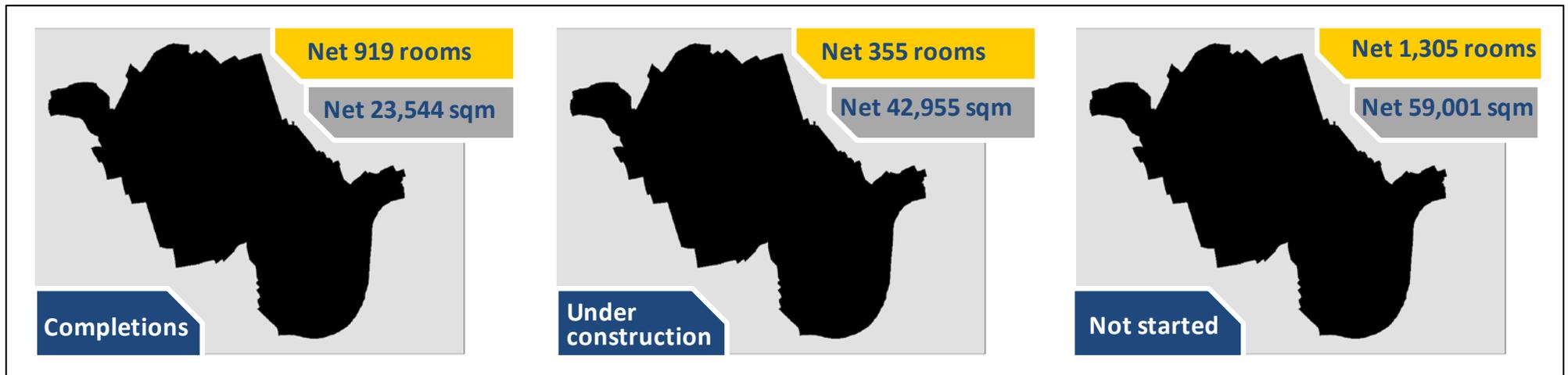
### WESTMINSTER'S STRATEGIC OBJECTIVE 1

To accommodate the growth and change that will contribute to enhancing London's role as a world class city, including its international business, retail, cultural and entertainment functions within the Central Activities Zone; whilst maintaining its unique and historic character, mix, functions, and townscapes.

**Related Core Strategy policy reference: CS22 (now policy S23). Related UDP policy references: TACE 1 and TACE 2.**

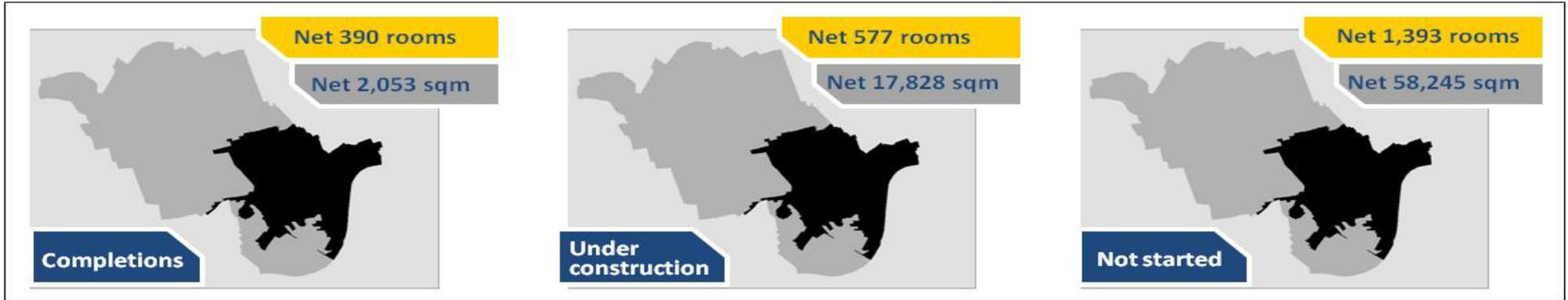
After a loss in hotel rooms during the period 2011/2012 Westminster has seen a resurgence with 919 new hotel rooms completing in this monitoring period. These are 3\*, 4\* and 5\* hotels of which The Z Hotel in Victoria and The InterContinental London Westminster are already open to the public.

### Westminster Overall



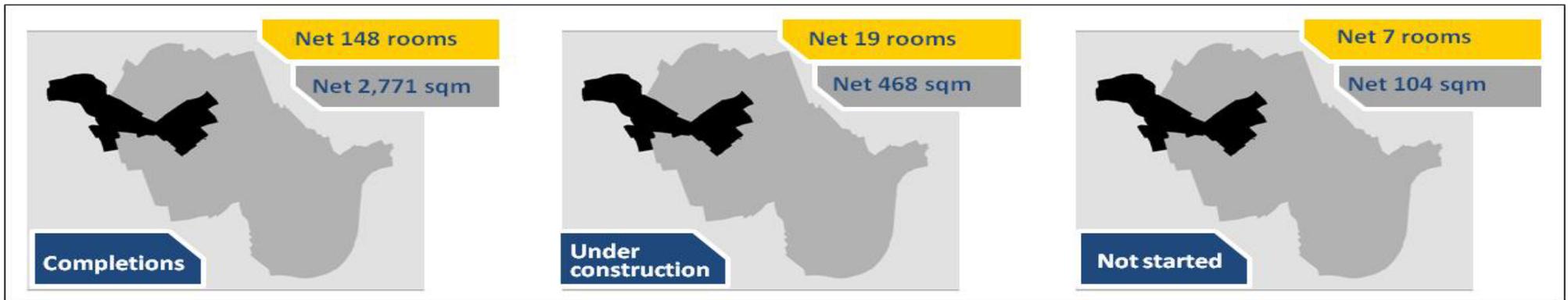
- There were 23 completions in Westminster during the 2012/13 monitoring period, during which time 25% of the completions contributed to 97% of the total net units. The largest of these is the InterContinental London Westminster a 5\* hotel converted from a restaurant.
- There are 51 developments in the pipeline and of these 45% are currently under construction. The largest development for which planning permission has been granted is a hotel with 666 rooms one on the site of the Trocadero, Piccadilly

### Core Central Activities Zone (excluding Victoria and Tottenham Court Road Opportunity Areas)



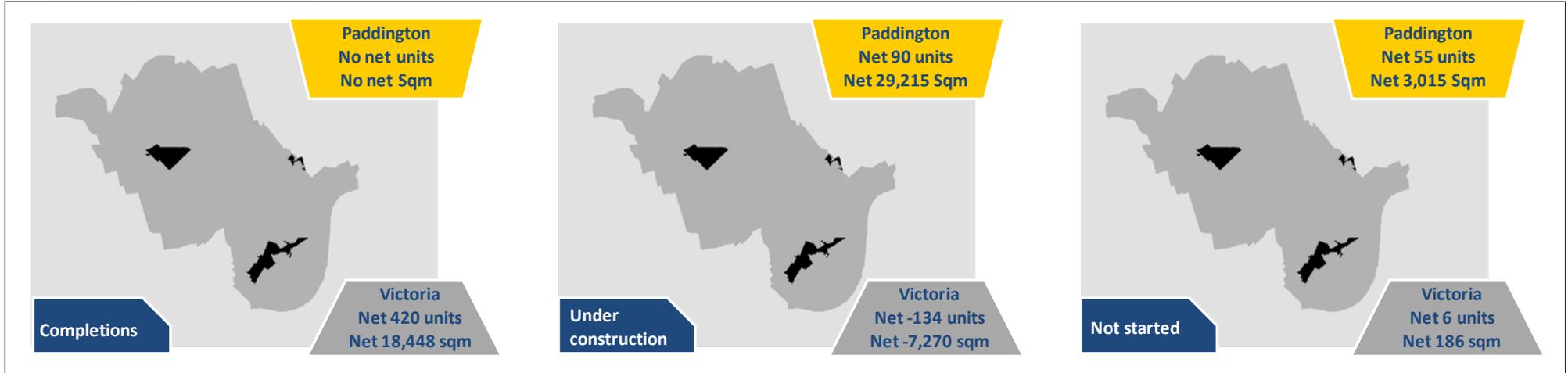
- The Citibank House development on the Strand and the site of the Regent Palace Hotel are the largest completed developments in the Core CAZ with 323 net new rooms between them. The remaining completions have been small extensions or reconfigurations of existing floorspace.
- Currently there are 12 applications under construction in the Core CAZ, half of which are in the West End. The largest development is a 245 room hotel and cinema development in Leicester Square. Of schemes under permitted developments yet to start, the largest is the proposed Trocadero development

### North Westminster Economic Development Area (NWEDA), excluding Paddington Opportunity Area



- There have only been two completions in 2012/13 in the NWEDA. One was a small extension of 17 additional hotel rooms and the other was a conversion from offices to a 131 room hotel in Praed Street.
- Currently there is only one development under construction, an extension to add 19 hotel rooms. There are also three extensions under permitted development rights, but not yet started which will add an additional 7 hotel units.

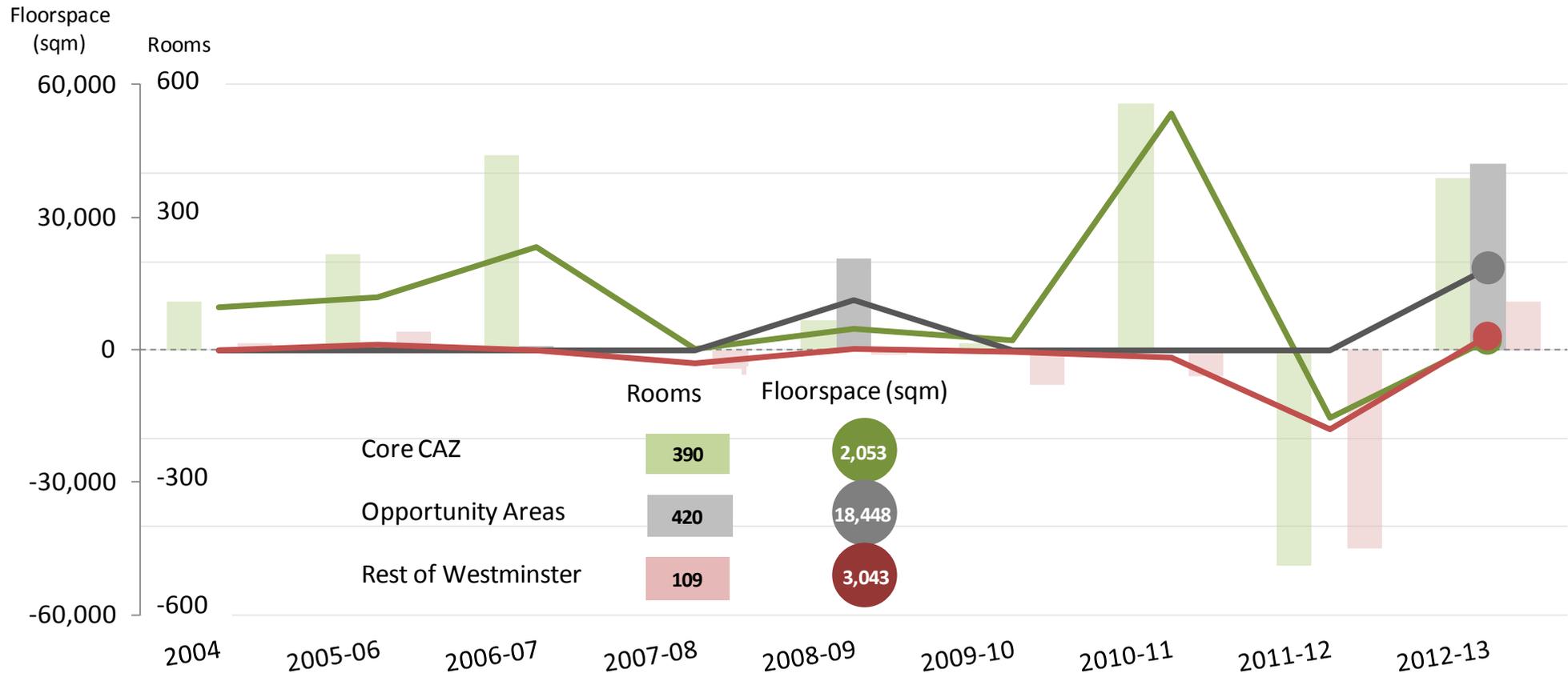
## Opportunity Areas: Paddington, Victoria and Tottenham Court Road



- The Paddington Opportunity Area did not see any completed hotel schemes during 2012/13, although 214 bedrooms have been gained since 2004. A scheme comprising 90 net bedrooms is currently under construction on Merchant Square. An office conversion in the pipeline on Praed Street will provide a further 55 net bedrooms.
- The Victoria Opportunity Area saw three completed hotel schemes during 2012/13 with an office and retail conversion at Queen Anne's Chambers, Broadway, which provided 304 net bedrooms, The InterContinental London Westminster and The Z Hotel on Lower Belgrave Street. There is however a mixed use redevelopment at the Victoria Circle site bounded by Victoria Street, Buckingham Palace Road, Bressenden Place and Allington Street which is currently under construction and will result in a loss of 134 hotel rooms.
- The Tottenham Court Road Opportunity Area saw no activity during 2012/13. No schemes are in the current pipeline in this area.

## Historical Trend

### Completed hotel bedrooms and floorspace by area, 2004 - 2012/13



- There has been a net increase of 1,452 bedrooms (115,373 sqm) in Westminster since monitoring began in 2004, despite the substantial net loss during 2011/12.
- The current monitoring period reveals a net gain of 919 hotel bedrooms (23,544 sqm) in Westminster. These are reflected in the Core CAZ (390 rooms / 2,053 sqm) and outside of the Core CAZ (529 rooms / 21,491 sqm). Victoria Opportunity Area contributed the largest gain (420 rooms / 18,448 sqm)

## ENTERTAINMENT USES

### WESTMINSTER'S STRATEGIC OBJECTIVE 1

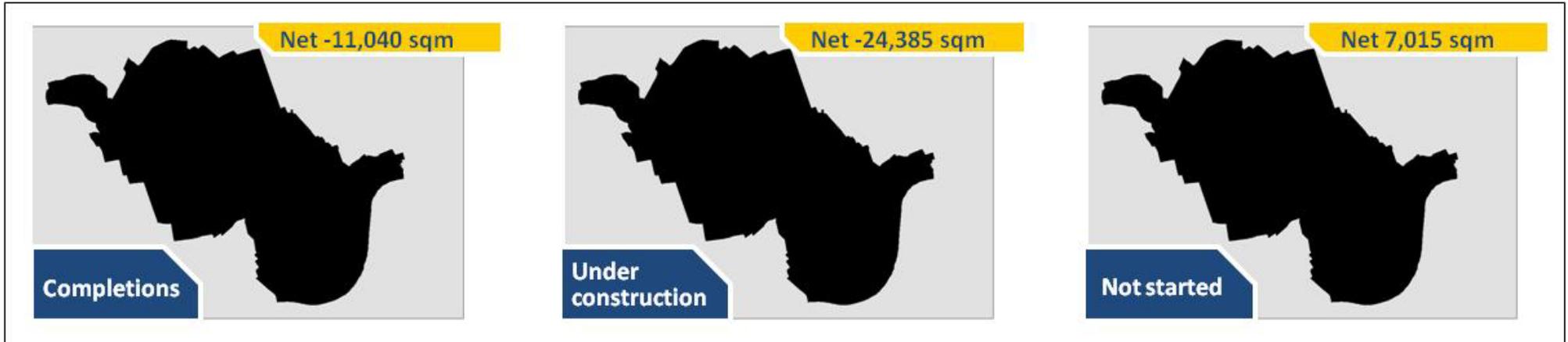
To accommodate the growth and change that will contribute to enhancing London's role as a world class city, including its international business, retail, cultural and entertainment functions within the Central Activities Zone; whilst maintaining its unique and historic character, mix, functions, and townscapes.

**Related Core Strategy policy references: CS 23 (now policy S24). Related UDP policy references: STRA 13, STRA 16, CENT 2 TACE 8-10.**

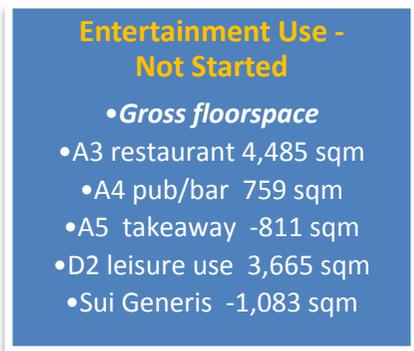
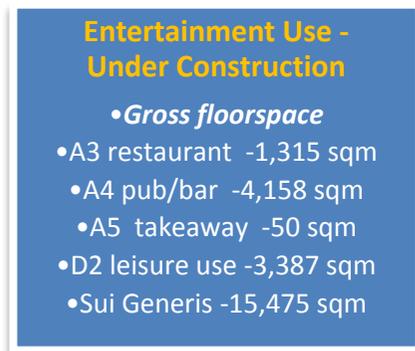
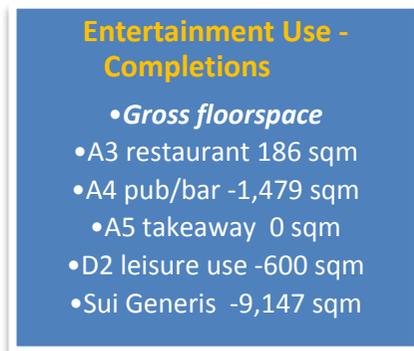
New entertainment uses will need to demonstrate that they are appropriate in terms of the type and size of use, scale of activity, relationship to any existing concentrations of entertainment uses and any cumulative impacts and that they do not adversely impact on residential amenity, health and safety, local environmental quality and the character and function of the area.

New large-scale late-night entertainment uses of over 500 sqm floorspace will not generally be appropriate within Westminster.

### Westminster Overall

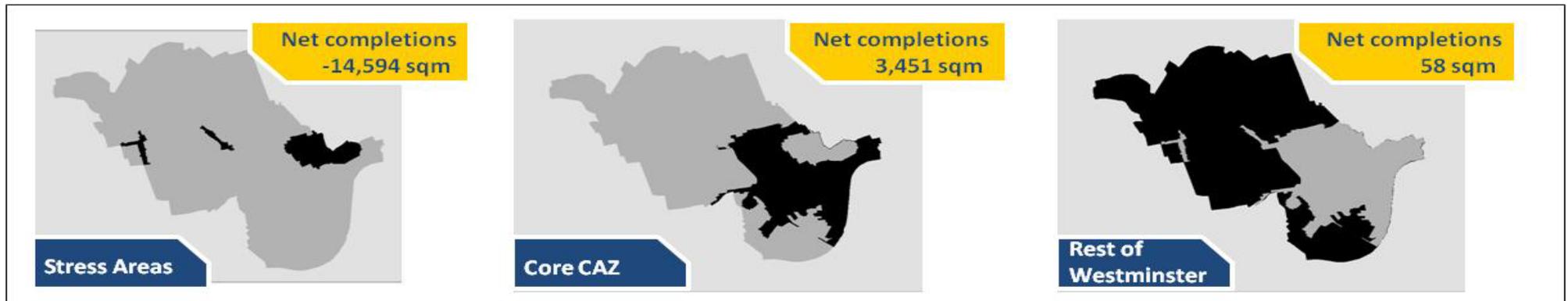


## Westminster's overall gross entertainment floorspace 2012/13



- All entertainment related planning permissions and development activity in 2012/13 involved A3 restaurant/cafe use. All other entertainment class developments have been the result of conversions from one entertainment use to another. There has been just 186 sqm of A3 floorspace completed in Westminster.

## 2012/13 completed entertainment developments



- Within the three stress areas (West End, Edgware Road and Queensway/Westbourne Grove) there was a significant loss of entertainment floorspace. This happened in the WESRPA and was due to re-development of the Regent Palace Hotel for sui generis/ancillary floorspace. The Core CAZ however has seen an increase in entertainment floorspace due to the development of two private members clubs, one in St James's Street and one in Shepherd Street.

**Indicator: Completed planning permissions for entertainment uses by use class, size and area, 2004 – 2012/13**

	A3 Permissions			A4 Permissions			A5 Permissions			Other Permissions		
	New	Loss	Extension	New	Loss	Extension	New	Loss	Extension	New	Loss	Extension
<b>Uses with less than 150 sqm of gross ent. use</b>												
Stress Areas	24	6	13	1	1	1		1		2	3	
Inside Core CAZ	18	10	10	3	1	1	1			1		3
Rest of Westminster	16	9	15		1	1	2	1		4		
<b>Uses with between 150 and 500 sqm of gross ent. use</b>												
Stress Areas	14	8	4	2	2					1	6	1
Inside Core CAZ	23	7	7	1	6					7	4	3
Rest of Westminster	14	4	1	2						3	2	1
<b>Uses with more than 500 sqm of gross ent. use</b>												
Stress Areas	7	2	1	1	3					4	3	
Inside Core CAZ	6	4		1						3	2	2
Rest of Westminster	2	1		1	2					5	5	

**North Westminster Economic Development Area (NWEDA)**

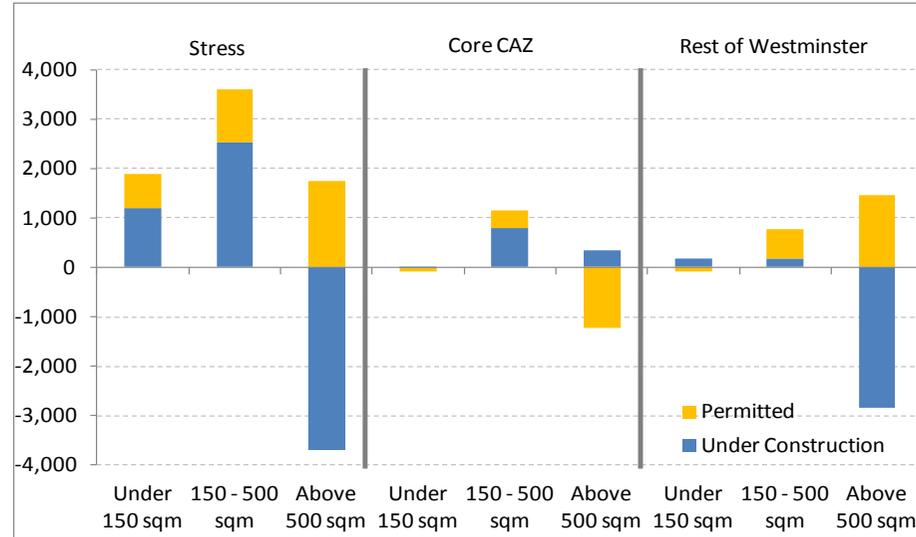


- There were just 2 completions in the NWEDA area, 520 sqm being lost to a residential development and the creation of a Chinese restaurant (164 sqm).
- In NWEDA there are currently no permitted developments that are under construction or awaiting commencement.

### Permissions under construction or permitted in 2012/13

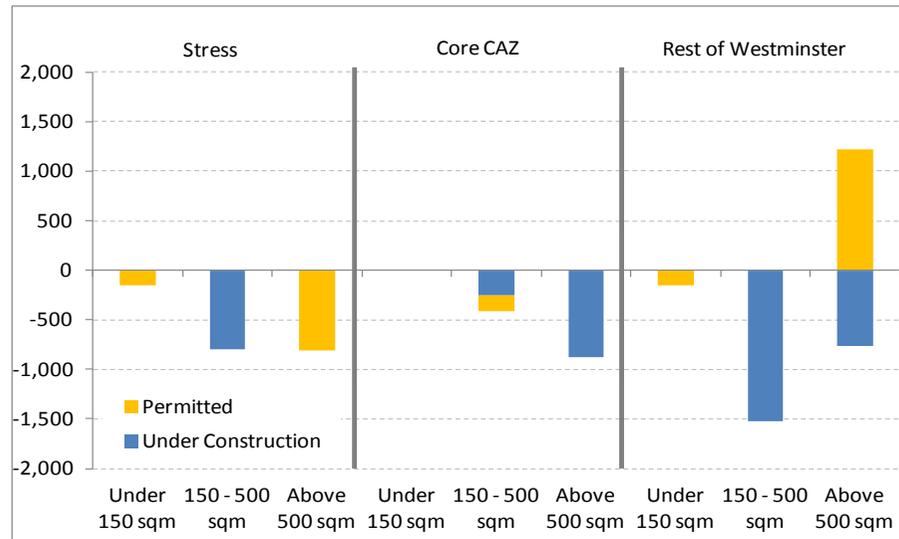
Stress Area	A3 Permissions		A4 / A5 Permissions		Other Permissions	
	U/C	U/P	U/C	U/P	U/C	U/P
Under 150 sqm	1,206	676		-150	-1,519	-273
150 - 500 sqm	2,540	1,048	-793		-3,392	
Above 500 sqm	-3,697	1,741		-811	-5,842	15,407
<b>Core CAZ</b>						
Under 150 sqm	-8	-74			28	
150 - 500 sqm	791	364	-250	-166	-974	258
Above 500 sqm	347	-1,235	-872		3,715	-2,504
<b>Rest of Westminster</b>						
Under 150 sqm	177	-88		-150		
150 - 500 sqm	180	596	-1,527			259
Above 500 sqm	-2,851	1,457	-766	1,225	-10,878	-10,565

### A3 Permissions

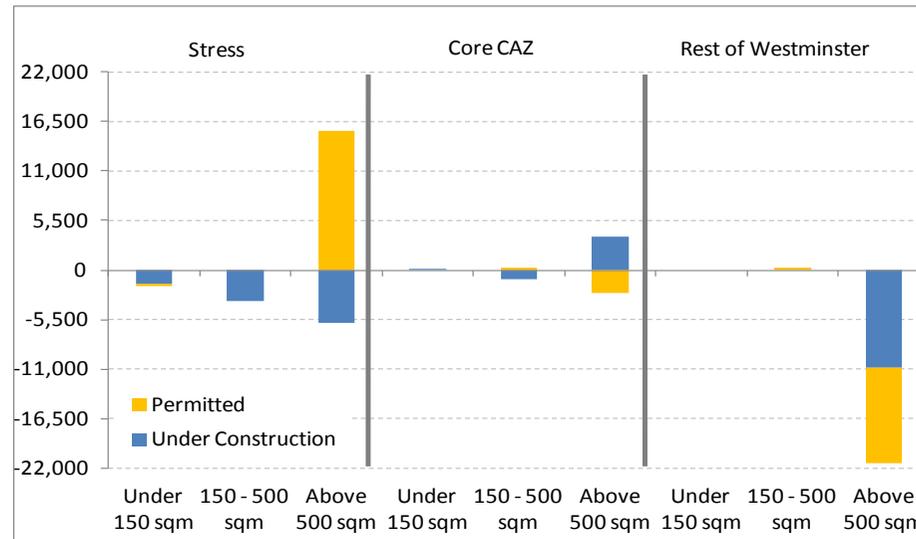


- There is currently 18,000 sqm under construction, which is D2 and sui generis floorspace moving away from entertainment uses. This is mainly driven by a residential development in Paddington Street of a lawn tennis court.

### A4 & A5 Permissions



### Other Entertainment Permissions



**Indicator: Planning applications 2012/13 for entertainment uses by use class, area and size**

	A3 Refused	A3 Permitted	A4 Refused	A4 Permitted	A5 Refused	A5 Permitted	Other Refused	Other Permitted
<b>Uses with less than 150 sqm of gross ent.</b>								
Stress Areas	1	14				1	2	5
Inside Core CAZ (excluding Stress Areas)	1	7		1			1	5
Rest of Westminster	1	3			1	1	1	7

<b>Uses with between 150 and 500 sqm of gross entertainment use.</b>								
Stress Areas	1	6		2	1			9
Inside Core CAZ (excluding Stress Areas)		7		2	1		1	7
Rest of Westminster	1	2		3				6

<b>Uses with more than 500 sqm of gross ent.</b>								
Stress Areas		4		1				6
Inside Core CAZ (excluding Stress Areas)		1		1				3
Rest of Westminster		4						9

Note: Applications with entertainment loss are included as uses with less than 150sqm gross entertainment use

**Table Highlights**

Stress Areas
<ul style="list-style-type: none"> <li>•There were four refused applications for A5 takeaway / restaurant use.</li> <li>•There was one refused application for a minicab office.</li> </ul>

Core CAZ
<ul style="list-style-type: none"> <li>•There was a refused application for a hostess bar in Mill Street W1.</li> <li>•There was a refused application for a shisha parlour and a refused permission for a takeaway.</li> </ul>

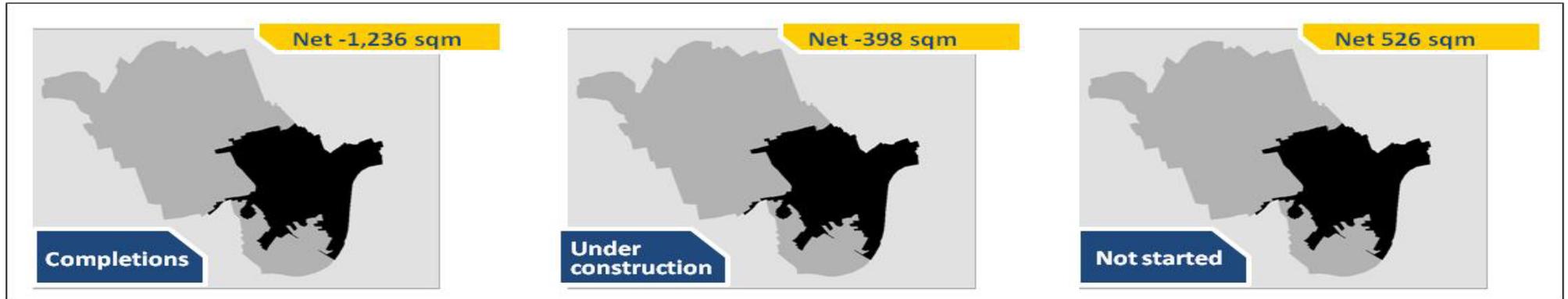
Rest of Westminster
<ul style="list-style-type: none"> <li>•Within the rest of Westminster there were three refused applications for restaurants / takeaways.</li> <li>•There was a refused application for a shisha parlour on Harrow Road.</li> </ul>

## ARTS AND CULTURE

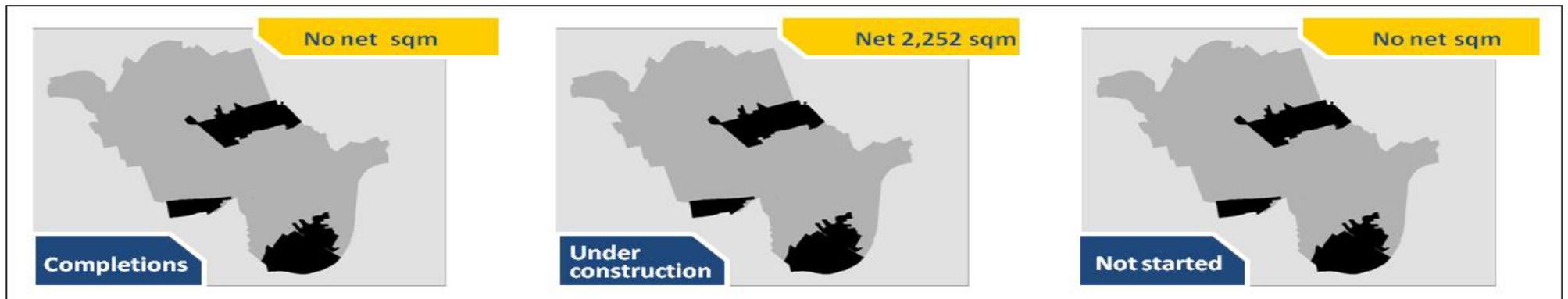
### WESTMINSTER'S STRATEGIC OBJECTIVE 1

To accommodate the growth and change that will contribute to enhancing London's role as a world class city, including its cultural and entertainment functions within the Central Activities Zone; whilst maintaining its unique and historic character, mix, functions, and townscapes.

#### Core CAZ



#### Wider CAZ



- There were three completions in the Core CAZ. One was a reduction in theatre space from converting the Covent Garden Theatre Museum to a restaurant; the other two were for an art gallery to move to a commercial gallery space. While there were no permissions outside of the Wider CAZ, there is currently a 19<sup>th</sup> century magazine being converted into a gallery space (as part of the Serpentine Gallery) under construction in Kensington Gardens which will add 1,743 sqm.

## SOCIAL & COMMUNITY USE

### WESTMINSTER'S STRATEGIC OBJECTIVE 3

To maintain and enhance the quality of life, health and well-being of Westminster's residential communities; ensuring that Westminster's residents can benefit from growth and change, providing more employment and housing opportunities, safety and security, and better public transport and local services; to work with our partners to foster economic vitality and diversity, improved learning and skills, and improved life chances in areas of deprivation.

**Related Core Strategy policy references: CS33 (now S34), UDP policies SOC 1-4, 7 and 8, H10.**

Social and community policies state that no floorspace is to be lost unless part of a planned development in line with the Council's planning policies.

### Summary

Net sqm	Completed				Under Construction				Unimplemented			
	Core CAZ	CAZ	Rest of Westminster	Total	Core CAZ	CAZ	Rest of Westminster	Total	Core CAZ	CAZ	Rest of Westminster	Total
Education <sup>4</sup>	17,761	1,772	4,109	23,642	-3,474	2,714	-6,584	-7,344	-3,042	12,659	-12,473	-2,856
Leisure <sup>5</sup>		5,997	1,664	7,661	1,012	1,172	8	2,192	259	-42	9,332	9,549
Medical <sup>6</sup>	180	6,179	2,450	8,809	-59,144	2,831	850	-55,463	1,370	1,016	1,171	3,557
Community <sup>7</sup>	103	-1,357		-1,254	-13,688	-2,108	-786	-16,582	-6,905		-19,299	-26,204

<sup>4</sup> Includes: University , FE College (Public), Language School, Private Training Centre , State School, Private School, State Nursery , Private Nursery and Other Education

<sup>5</sup> Includes: Private Gyms, Public Gyms, Public Sports Centre, Private Sports Centre

<sup>6</sup> Includes: Public Hospital, Private Hospital, Public Clinic, Private Clinic, Consulting Rooms and Other Medical

<sup>7</sup> Includes: Place of Worship, Community Hall, Community Meeting Space, Family Children Centre, Elderly Centre, Drop In Centre, Youth Club and Other Community

### *Education*

- In the Core CAZ there were three large developments. The London School of Economics completed an 11,000 sqm development away from B1 use and two temporary education change of use permissions of 6,000 sqm were completed.
- There are currently permitted, but not yet started, two major losses in education floorspace - the North Westminster Community School and St John's Wood Barracks military training school specialising in horse riding which are both going to residential uses

### *Leisure*

- There was only one main completion in 2012/13 - a temporary use of part of Kensington Gardens for a visitor attraction to promote the 2014 Sochi Olympic Winter Games.
- In the pipeline there are two large private leisure developments that have been approved - the American School in London and Chelsea Barracks giving a combined addition of 7,000 sqm.

### *Medical*

- The Core CAZ saw a few small completions and one 3,000 sqm extension at Devonshire Place and Harley Street.
- The conversion of Middlesex Hospital into a mixed use building is still under construction in the Core CAZ, involving loss of 60,000 sqm of medical floorspace.

### *Community*

- There were only four completion in regard to community floorspace the largest being a drop-in centre becoming a supported housing unit.
- In the permitted developments a demolition of a magistrates' court and Chelsea Barracks, both to be used for C3 use, will make a 35,000 sqm loss in community floorspace.

## INDUSTRIAL USE

### Policy CS19

Offices and other B1 floorspace - New office development will be directed to Paddington, Victoria and Tottenham Court Road Opportunity Areas, the Core Central Activities Zone, the Named Streets specified locations within Marylebone and Fitzrovia, and the North Westminster Economic Development Area. Where appropriate, the Council will request a range of business floorspace including workshops and studios.

**Related Core Strategy policy references: CS6, CS19 and CS1 (now S6, S20 and S12), COM 9, COM 10.**

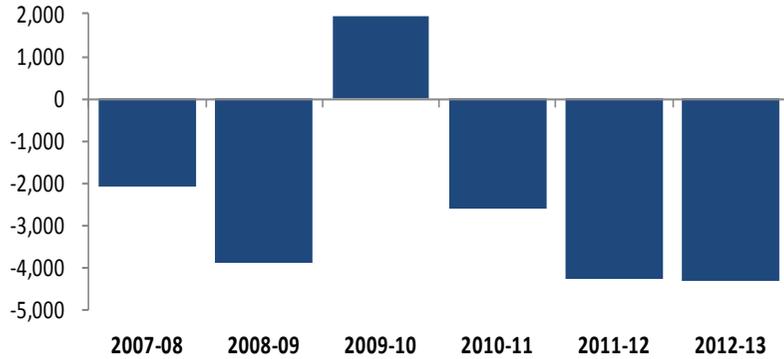
The Creative Industry Special Policy Area was not carried through into the Core Strategy. However, we continue to monitor B1c Use as part of a diverse economy and a range of business floorspace.

### Summary

Whole of Westminster				
Year	B1C Light industrial	B2 General industrial	B8 Storage and warehousing	Net Industrial
2005-06	-639		-1,367	-2,006
2006-07	1,666	-120	-642	904
2007-08	-432		-1,650	-2,082
2008-09	-1,728		-2,155	-3,883
2009-10	2,988	-2,675	1,648	1,961
2010-11	-869	-60	-1,673	-2,602
2011/12	-2,955		-1,324	-4,279
2012/13	-3,607	-502	-200	-4,309
Total	-5,576	-3,357	-7,363	-16,296

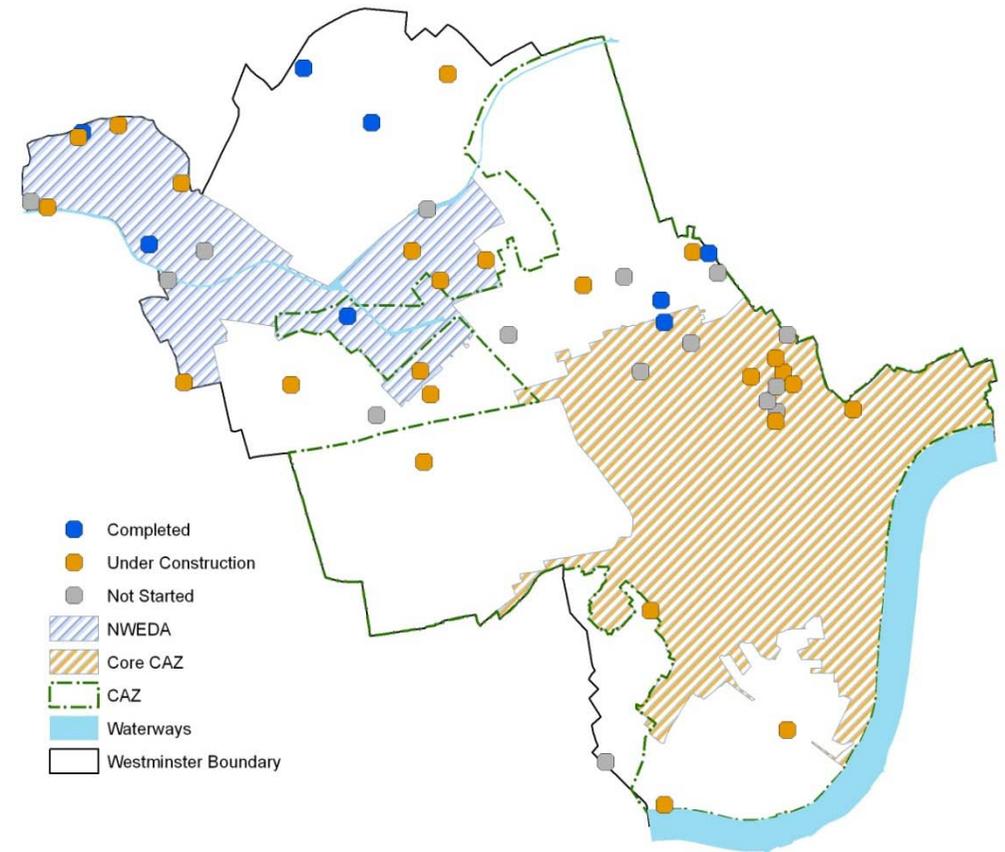
- In the current monitoring period, 8 completions resulted in 4,309 sqm of light industrial floorspace across Westminster being lost.
- The biggest loss of B1c light industrial floorspace (approximately 3,400 sqm) was a former industrial / studio space at Paddington Central being used by an events company who specialise in trade exhibitions.

*Net annual change in light industrial floorspace within Westminster*



- The current monitoring period has again seen a pronounced net decrease in light industrial floorspace (4,309 sqm).
- In the West End there are a cluster of permissions either under construction or not yet started. The majority are a loss of light industrial B1c and use as A1 or B1.

*Light industrial schemes completed, under construction and not started in 2012/13*



## DESIGN AND HERITAGE

### WESTMINSTER'S STRATEGIC OBJECTIVE 2

To sensitively upgrade Westminster's building stock to secure sustainable and inclusive exemplary design which minimises energy and resource consumption and the production of waste, reduces the impacts of local environmental pollution and meets both today's needs and those of the future, including the effects of a changing climate, creating attractive places that function well whilst ensuring the historic character and integrity of Westminster's built fabric and places is protected and enhanced.

**Policy CS29, CS30, CS31, CS34, CS35, CS36, CS37, CS43, CS44 and CS45 (now S28, S29, S30, S31, S32, S35, S36 and S44)**

### THE AWARDS

#### *Indicator results and policy analysis: ensuring a high quality environment*

Nine schemes in Westminster achieved design awards in 2012/13, and a further four achieved commendations from the Royal Institute of British Architects (RIBA), the Civic Trust, New London Architecture (NLA), and The British Construction Industry (BCI).

#### **RIBA Awards 2012 Winners**

Scheme name: 14 St George Street and 50 New Bond Street

Practice: Eric Parry Architects

Client: Scottish Widows Investment Partnership & Kleinwort Benson

Photographer: Timothy Soar

This project is considerably more complex than simply inserting two office buildings into a rich and varied urban context. The rhythm and scale of the St George Street terrace has been referenced with 'rooms' behind the façade based on the line of party walls and with profiled plaster ceilings instead of a more commercially usual soffit. 50 New Bond Street is more modest in scale, with a distinguished façade on which curved bay windows project between faience panels, contributing to the visual liveliness of the street.





Scheme name: Peabody Avenue, Pimlico  
Practice: Haworth Tompkins  
Client: Peabody  
Photographer: Philip Vile

Peabody Avenue has been returned to its pre war-damaged state. The new five-storey-high blocks, organised around three vertical circulation cores, are built in warm, yellow stock bricks with windows well set back into reveals to acknowledge the robust nature of the existing avenue. To the rear, generous balconies cantilever from the circulation walkway and enliven the view from the railway and embankment. The new building displays the strength, resilience and confidence of the existing structure and is an exemplar of good housing and place-making.

***RIBA Awards 2012 & Civic Trust 2012 Award: Winner***

Scheme name: Exhibition Road  
Practice: Dixon Jones Ltd  
Client: Westminster City Council / Royal Borough of Kensington & Chelsea  
Photographer: Olivia Woodhouse

Dixon Jones won the design competition to integrate vehicle and foot traffic and provide an attractive pedestrian environment without unduly compromising the road's role as a key transport link. As a result of long consultation with disability groups, colour, texture and scale are utilised to inform users of the extent and margins of the four-metre-wide 'safe areas' with continuous strips of 'corduroy' paving and drainage grilles contrasting with the background grey and diagonal pink granite setts. Street clutter has been reduced to a minimum.



### Civic Trust 2012 Award:



Scheme name: Mount Street

Practice: BDP

Client: Westminster City Council / Grosvenor Ltd.

The public realm improvements to Mount Street, in the heart of London's Mayfair, are the type of subtle changes that are thankfully starting to become the model for enlightened streetscape improvements. High quality natural materials, inset parking spaces and a minimum of statutory signage have been used to return the street and desirable shops and restaurants fronting it to the clarity and elegance of London in the 1920s. The small square has been transformed into an idyllic place to sit between rows of mature olive trees and where once a group of London Plane trees were marooned on a small traffic island, they now find themselves the centrepiece of a large new water feature 'Silence' by the esteemed Japanese architect Tadao Ando. Wrapping ingeniously around the base of the trees, the glistening surface is enlivened by clouds of steam periodically emitted that with the addition of lighting from below will enchant passers-by on even the dreariest winter day. This imaginative and well executed scheme enhances the public realm significantly.

### Civic Trust 2012 Commendation:

Scheme name: Leicester Square

Practice: Burns and Nice

Client: Westminster City Council

This important space in the Centre of London has contributed to the reinforcement of this as a civic square and one of London's major tourism destinations. The project has defined the edge of the square and provided civic amenity in the way of continuous linear ribbon seating; it has also enhanced the fountain and statue area providing an elegant setting for this historic element. This scheme has enhanced user movement through the square, with improved high quality surfacing and decluttering of street furniture





### **BCI Best Practice Award 2012**

BCI Computer Modelling Award 2012  
Scheme name: Victoria Station Upgrade  
Practice Mott McDonald

A multi-million upgrade of one of London Underground's busiest stations, Victoria, will increase capacity and ease congestion

### **BCI Best Practice Award 2012 (Hotel)**

#### **NLA Award Winners: (Offices)**

#### **RTPI Awards 2012 for Best Historic Building Management:**

Scheme name:-Regent Palace Hotel / AirW1 Offices

Practice: Dixon Jones

Client: The Crown Estate

Renovation of the 94-year-old Regents Palace Hotel, located in the conservation area close to Regent Street in Central London.



### **NLA Award Commended:**

Scheme name: 30 North Audley Street, W1  
Practice: Latitude Architects and Designers Ltd  
Client: Grosvenor

The conversion and extension of the upper levels of an existing office building to form 9 apartments over 5 floors including 3 triplex apartments. The ground floor and basement levels are being remodelled to become a single restaurant



***NLA Award Commended:***

Scheme name: Haunch of Venison Yard, W1  
 Practice: Haworth Tompkins Ltd  
 Client: Canadian & Portland Estates

The Haunch of Venison Gallery is located on New Bond Street in Grade 2 listed premises originally built in the 18th Century. In the 1900s they were extended by the addition of one of the earliest car showrooms. The project removes later additions and restores the original spatial arrangement of the building, improving the circulation through a new double height atrium and visual links through the depth of the site.



***NLA Award Commended:***



Scheme name: 5 Hanover Square, W1  
 Practice: Squire and Partners  
 Client: Mitsui Fudosan / Stanhope

The redevelopment of a prestigious site on the south east corner of Hanover Square, London W1, a 91,000 sq ft mixed use development - consisting of residential, office and retail uses - replaces an existing 1960s building. Squire and Partners' design expresses the traditional plot width of its immediate locale, and relates to the scale and materiality of the context at Hanover Square. The development is designed as an exemplar sustainable building which makes use of renewable energy to limit the use of energy internally, and controls energy gains from external sources. Overall the development is expected to provide 18% carbon emissions savings when measured against the current 2006 Building Regulations Part L2A

***Appeals won on design grounds***

Appeal Decision	Count	Percentage of All Appeals
Allowed	14	17%
Dismissed	65	80%
Part Allowed / Part Dismissed	2	3%

- Four out of five appeals were defended on design grounds during 2012/13.

# Protecting and enhancing the historic environment

## Heritage at Risk 2012/13

Year	2012/13
Risk Priority A (immediate risk no solution agreed)	0
Risk Priority B (immediate risk solution agreed)	6
Risk Priority C (Slow decay; no solution agreed )	5
Risk Priority D (Slow decay; solution agreed)	6
Risk Priority E (under repair with no user identified)	1
Risk Priority F (repair in progress)	6
Total Buildings at Risk	23

- There were two fewer buildings on the “at risk” register compared to last year. However, a number of buildings have been identified in a higher risk category than last year, with 4 additional buildings categorised as at immediate risk and 3 more buildings as subject to slow decay
- 23 buildings at risk are under repair or have a solution in place for remedial action.
- None of Westminster’s conservation areas or historic parks and gardens are on the Heritage at Risk register.

Building at Risk	10-11 Lancaster Gate	21 Upper Grosvenor Street
Crocker’s Folly, Aberdeen Place	7-11 Leinster Square -	140 Westbourne Terrace
Bow Street Magistrates Court	Middlesex Hospital Chapel	Buddhist Temple, Margaret Street
21 Charles Street	138 Park Lane	Church of St Mary Magdalene, W2
39 Charles Street	94 Piccadilly	Church of St Gabriel, W1
76 Dean Street, W1	95 Piccadilly	Church of St John the Evangelist, W10
112 Eaton square, SW1	26 Portland Place	Church of St Mark, NW8
94 and 100 Gloucester Place	Wharf Side Shelter, Praed Street	Church of St Augustine, NW6



## Dorset Square Conservation Area Extension

In January 2013 a proposal to designate an extension to Dorset Square Conservation Area was agreed. National guidance and advice places the responsibility on the City Council to produce detailed appraisals of each of its 56 conservation areas and to consider the designation of further ones. The report sought agreement to designate an extension to the Dorset Square Conservation Area to include Madame Tussauds. A full analysis of the area has recently been undertaken, followed by public consultation and it is considered that the area is of significant architectural and historic interest and its inclusion within Dorset Square Conservation Area was recommended

## World Heritage Site and View Management CS24, CS25, DES15 and DES16

In 2012/13 Westminster commented on 16 proposals for tall buildings in neighbouring boroughs, 4 of which were objections in relation to the potential of the proposed buildings to impact adversely on views from Westminster. We also commented on applications within adjoining boroughs for development, including advertising and temporary structures which were deemed to have the potential to impact on the Palace of Westminster/Westminster Abbey World Heritage Site.

Throughout the monitoring period, the World Heritage Committee has again expressed concern about the actual or potential adverse impact of tall buildings on the setting of the Westminster World Heritage Site. Following the UNESCO reactive monitoring missions in 2011, the Committee had requested strengthening of the systems for protecting the immediate and wider setting of the World Heritage property, and raised specific concerns with regards to the development projects in its vicinity, at Nine Elms, Vauxhall Island Site, Heygate Estate and, in particular, Elizabeth House in Lambeth. In November 2012, the Elizabeth House development was approved by the London Borough of Lambeth and the Secretary of State subsequently took the decision not to call this application in. Westminster has challenged this decision and continues to work with adjoining boroughs to consider whether there is a way forward to better protect the World Heritage Site. There has, however, been little progress on UNESCO's recommendations. There is therefore a significant risk that Westminster will be placed on the List of World Heritage in Danger in 2014.

## Archaeology

Applications with archaeological conditions	Floorspace (sqm)	Applications
Preservation or recording of archaeology	37,454	7

As part of the protection of Westminster's archaeological heritage, 7 planning applications were required to undergo archaeological studies as part of the conditions of approval.

## INCLUSIVE DESIGN

### Accessible housing 12/13

	Completed	Under Construction	Not Started
Lifetime Homes	344 (38%)	2,633 (81%)	1,780 (72%)
Wheelchair accessible homes	64 (7%)	343 (11%)	192 (8%)
Total proposed units	911	3,266	2,471

## SUSTAINABLE DESIGN

### Sustainable housing 12/13

Code for Sustainable Homes	Permitted Units 2012/13
CSH Level 0/no data	496
CSH Level 1	0
CSH Level 2	0
CSH Level 3/Building Regulations	206 (16%)
CSH Level 4	414 (31%)
CSH Level 5	0
CSH Level 6	0
<i>Permitted Units Level 4 and above</i>	<i>414</i>
<b>Total Units Permitted</b>	<b>1317</b>

Source London Development Database (Gross proposed units)

Code for Sustainable Homes has only been recorded since April 2011

### Sustainable Waste Management

Total Applications with Waste Criteria	
Site Waste Management Plan submitted	2
Waste storage	327
Waste minimisation/ disposal	36
Waste recycling	197

### Sustainable benefits from planning permissions

Total Applications with Sustainable Criteria	
Environmental Performance Statement Submitted	6
EcoHomes/BREEAM standard	21
Renewable energy	65
Water conservation	9

Sustainable benefits have increased threefold, but this is attributable to improved data capture.

- 42% of new builds had conditions requiring waste storage or recycling measures, 21% down on last reporting period.
- The Council continues to seek suitable waste sites, but these are hard to identify due to a combination of close proximity to residential uses, no access to rail and sustainable sources of transport and areas safeguarded for the delivery of Crossrail.

### Other Sustainability Criteria

Total Applications with Sustainability Criteria	
Daylight/sunlight/enclosure/privacy	10
Measures to minimise/prevent light pollution	2
Duct to take smells to high level	13
Landscaping urban greening and biodiversity <sup>8</sup>	30
Contaminated land	3

- Westminster continues to assess developments on other criteria and impose conditions on aspects such as daylight levels in new builds.

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<sup>8</sup> This can denote large scale landscaping and smaller projects, such as hanging baskets.

## HEALTH, SAFETY AND WELL BEING

### Air Quality

#### *Nitrogen Dioxide automatic monitoring: comparison with annual mean objective (40 ug/m<sup>3</sup>)*

Location	2008	2009	2010	2011	2012
London Westminster (Horseferry Road)	40	44	49	41	42
Marylebone Road	115	107	98	97	94
Oxford Street	N/A	N/A	N/A	N/A	N/A

#### *Particulate Matter (PM<sub>10</sub>) Gravimetric monitoring: comparison with annual mean objective (40 ug/m<sup>3</sup>)*

Location	2008	2009	2010	2011	2012
London Westminster (Horseferry Road)	N/A	N/A	N/A	N/A	N/A
Marylebone Road	39	36	35	41	37
Oxford Street	N/A	N/A	N/A	30	N/A

N/A = Level of data capture insufficient to return valid annual data: **Notes:** Oxford Street Air Quality monitoring site recently installed NO<sub>2</sub> analysers, January 2013

Data Source for figures represented above: Kings College London ([www.londonair.org.uk](http://www.londonair.org.uk)).

#### *Table Highlights*

- Nitrogen Dioxide (NO<sub>2</sub>) levels have been monitored at three separate locations to compare concentrations against the long term annual average objective of 40 microgrammes (ug/m<sup>3</sup>) of NO<sub>2</sub> per cubic metre. Data is not available for 2012 at the Oxford Street site due to incomplete and inefficient capture of relative data necessary for reporting needs. The figure for 2012 in Horseferry Road shows that pollution levels exceeded the annual mean objective by 5% over the monitoring period. The 2012 figure for Marylebone Road shows levels exceeded the annual mean objective considerably, but has showed a continued decreasing trend.
- Concentrations of Particulate Matter (PM<sub>10</sub>) have been monitored to compare concentrations against the long term average objective of 40 microgrammes (ug/m<sup>3</sup>) per cubic metre. Concentrations of PM<sub>10</sub> have maintained just below the annual mean objective at Marylebone Road. Levels at London Westminster (Horseferry Road) are well below the objective (circa 50%).
- Westminster's Air Quality Strategy and Action Plan was published in 2001. A revised Air Quality Strategy and Action Plan (AQAP) was developed with public and stakeholder consultation in this monitoring period. It was adopted in April 2013 and can be found on the City Council's website at <http://www.westminster.gov.uk/services/environment/pollution/airpollution/aqap/>.

## Noise Pollution

Total Applications with Noise Criteria	
Noise issues	232

The Council imposed planning conditions on 232 permissions to provide sound insulation, including attenuation screens around plant and sound proofing between walls and floors.

## Open Space

### Permitted change to open space, 2012/13

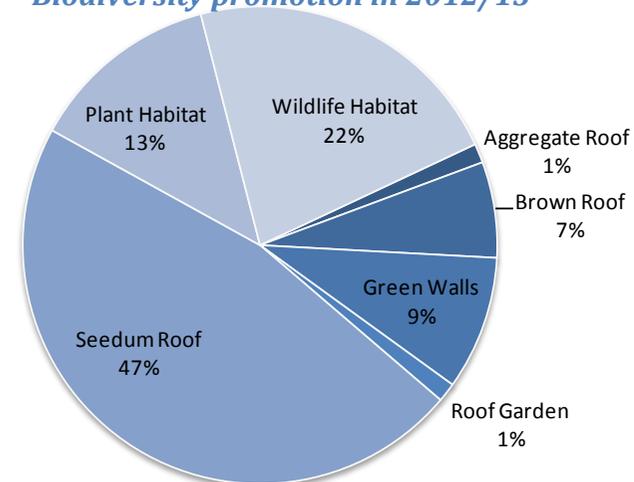
	Completed (sqm)	Under Construction (sqm)	Not Started (sqm)
Playground	0	1,170	812
Metropolitan Open Land	700	0	0
Private open space	0	4,009	0
Public open space	0	3,861	1,602

- The only completion in the 12/13 period was an extension to the London Zoo tiger enclosure. As the Zoo is situated in Regent’s Park, classified as Metropolitan Open Land, the extension is classified as open space development even though the development was within the Zoo grounds.
- Both public and private open space is being created at five of the major residential schemes, to cater for both residents and the local community.
- A private landscaped open space with public access is being developed, although still far from commencement, above the District Line behind the former Kingsgate House, Victoria Street site.
- Five major permitted residential schemes are providing on site parks and playspaces for children including the St John’s Wood Barracks, Chelsea Barracks and Middlesex Hospital sites. However, only two of these developments are under construction.

## Biodiversity and green infrastructure

Total Applications with Biodiversity Criteria	
Protection of trees from development	21
Wildlife deficiency increased habitat	1
Biodiversity promotion	77
Protected species in SMINCS <sup>9</sup>	0

### Biodiversity promotion in 2012/13



<sup>9</sup> SMINC is the Site of Metropolitan Importance for Nature Conservation

## Blue Ribbon Network and Flood Control

### *Urban Drainage*

#### Total Applications with Sustainability Criteria

Sustainable Urban Drainage	2
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### *Flood Control*

#### **High Level Target 5 Update**

- Between 2001 and 2008 there was a requirement under Defra High Level Target 5 (HLT5) to report on Development and Flood Risk in England. The report set out how well local planning authorities (LPAs) had taken into account advice on flood risk. LPAs that had not followed advice were named as part of the report.
- With implementation of PPS25 (now replaced by the NPPF) and the Flooding Direction the amount of development permitted against our concerns has greatly reduced. The HLT5 requirement was rescinded in 2008 and the final report in the series was published in 2007-08.

#### **Outcome Measure Reporting**

- Outcome measures continue to be reported to Defra each year. Until 2010-11, reporting requirements for development and flood risk have been centred around delivery of OM8, which deals with the prevention of inappropriate development in the floodplain. From 2011-12, OM8 has been replaced by OM6 which is a requirement to report on the Proportion of residential units within planning decisions where the application has been refused or has been amended in line with Agency advice. The mechanism for reporting on OM8 has been through the collation of the HLT5 and then the Development & Flood Risk report

#### **Thames Tideway Tunnel**

- Thames Water (TW) submitted its Thames Tideway Tunnel Development Consent Order (DCO) Application to the National Infrastructure Unit of the Planning Inspectorate (PINS) on February 28 2013. Consequently, PINS validated and accepted the application and the DCO process has started.

### *Blue Ribbon Network*

Improvements are being made in regard to transport use. (See Transport section for details)

# TRANSPORT

## PEDESTRIAN MOVEMENT AND SUSTAINABLE TRANSPORT – CS40

### *Providing for cycling facilities as part of all new developments, including facilities for residents, workers and visitors as appropriate*

- TfL current estimates that 3% of all trips originating in Westminster are cycling trips; this is in line with the targets set within the Local Implementation Plan (LIP). Note: an update for the period 2012/13 will not be available until the publication of the TfL's Travel in London and supplementary reports, anticipated in late 2013/early 2014.
- A total of 2,908 cycle spaces were permitted for residential developments during 2012/13.
- A short section of 1km of cycle 'Quietway' was implemented along Hermitage Street over Harrow Road and onto St Mary's Terrace. Discussions were also held with CityWest Homes to develop a cycle parking project in estates. Several new junction improvement schemes were implemented across the highway network. These included an element of cycle safety design ranging from full Advanced Stop Line measures to consideration of lane design, sight lines, etc.

### *Reducing reliance on private motor vehicles and single person motor vehicle trips*

- The Westminster Car Club, an on-street car sharing scheme in partnership with ZipCar, had 120 vehicles and 4,300 members at March 2013, providing a parking space within a 5-10 minute walk of every resident. A survey indicated that 28% of members have given up their private vehicles since joining the scheme.
- Unlike most other London boroughs a Controlled Parking Zone covers the whole of the City. This enables a greater regulation of the various kerbside uses that demand parking, loading and waiting provision and aims to ensure that through traffic has unimpeded access.
- The Council continues to develop schemes that encourage more walking, cycling and use of the bus, underground and rail network. Schemes implemented in 2012/13 include the installation of further Legible London signs, the training of some 685 adult and 521 child cyclists to national Bikeability standards, the upgrade of 6 bus stops to full accessibility standards and several more as part of wider street improvement schemes and completion of the Oxford Street East major scheme that has significantly improved access for both pedestrians and bus users in particular.
- 41% of all trips originating in Westminster during 2009/10 – 2011/12 were on foot, an increase of 3% exceeding the target set in the LIP. Note: 2012/13 data will not be available until late 2013/early 2014.

### *Prioritising parking provision for disabled, car sharing and alternative fuel vehicles*

- During 2012/13, there has been a net increase of six White Badge Bays which cater for those who live, work or have regular medical attention in Westminster. There has also been a net increase of one Blue Badge Bay.
- There has been an increase in the number of electric car charging points, supplying a total of 46 spaces, compared to the 42 existing spaces in 2011/12.

### Encouraging use of alternative sustainable fuels and technology

According to the current London Atmospheric Emissions Inventory 2010 (published July 2013), the estimated total amount of emissions from road based transport in Westminster was 275,279 tonnes per year in 2012, a reduction of 1% since 2010.

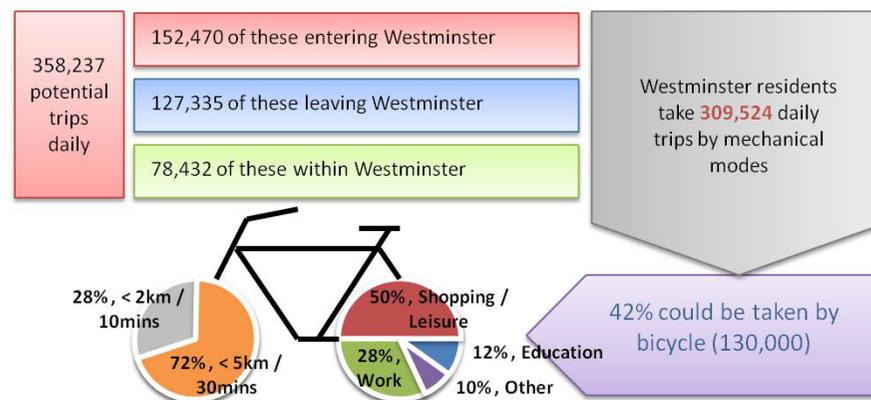
### Developing water-based river transport where land provision and biodiversity considerations allow

- Feasibility studies are being undertaken to determine how the pier experience and frequency of river boat services can be improved.
- TfL has launched its River Action Plan and the Council are working with London River Services to facilitate enhancements to both Westminster and Embankment Pier.

## SERVICING AND DELIVERIES – CS41 (now S24)

- The provision of appropriate new servicing and delivery facilities is primarily achieved through the planning process. This seeks suitable facilities to be accommodated off-street to minimise its impacts. There are thousands of deliveries to businesses and residents across Westminster each day and the development planning process currently does not record the number of approved planning applications that contain conditions that stipulate conditions for off-street deliveries.
- The Council is a member of the Central London Freight Quality Partnership which, along with support from the delivery and logistics industry, seeks to develop viable freight, loading and waiting and freight consolidation schemes.
- In 2013 the Council supported the Cross River Partnership's bid to the European Commission for funding towards the LaMilo and FREVUE projects that seek to develop innovative freight consolidation, use of electric vehicle and rail based schemes in central London.
- The Council has also implemented a number of 'loading pads' which allow deliveries to be made on the footway at certain hours of the day. Outside of these hours the 'loading pads' revert to footway use.
- The Leicester Square major scheme introduced a freight management system that prevents deliveries at peak times of the day, the introduction of Traffic Marshals on the street who are tasked to direct delivery drivers to where it is safe and permissible to unload and the implementation of an 18 tonne restriction which enables the Council to better regulate and enforce the size of vehicle seeking access to this sensitive area.

### Potentially cycle-able trips to/from/within Westminster



**Source:** TfL. **Notes:** Certain types of trip are excluded from this analysis: eg. people with heavy/bulky loads to carry, people aged 65+, disabled people, trips over 8km, trips made overnight (8pm to 6am). The analysis is limited to trips made by London residents and to trips which could potentially be cycled all the way (rather than part trips for instance at the end of a rail journey) This will particularly underestimate the potential for growth in cycle travel in central London, which receives a high volume of daily visitors who could make some of their trips around Westminster by bicycle rather than by public transport.

## MAJOR INFRASTRUCTURE – CS42

### *Crossrail, including new stations at Paddington, Tottenham Court Road and Bond Street*

Construction work is continuing at Crossrail worksites at Westbourne Park, Royal Oak, Paddington, Bond Street and Tottenham Court Road, to be completed by 2018.

### *Improvements to stations*

London Underground station capacity enhancement works are underway at Victoria, Bond Street and Tottenham Court Road stations, to be completed by 2017/18.

### *Improvements to the public realm, focusing on meeting the needs of people with disabilities and more vulnerable people.*

- Works to improve bus stop accessibility were undertaken at 13 locations within Westminster during 2012/13, at a cost of over £200,000. The works consisted of measures such as signing, lining, kerb height modifications and the infilling of a layby to improve the quality, reliability and accessibility of buses. The locations included Aldwych, Strand, Great Smith Street, Lupus Street, Inverness Terrace and Kilburn Lane.
- Other bus related works carried out in 2012/13 included the introduction of double yellow lines to reduce obstructions from buses exiting stops; the extension of the bus stand in Harewood Place; and modifications to the junction/signal layout at the junction of Semley Place/Buckingham Palace Road to assist left turning buses/coaches. Feasibility/Initial designs were also undertaken at all stops not meeting disability access requirements along routes 11 and C10, to be progressed and implemented in 2013/14.

### *Increasing cycle parking and improving safety for cyclists where this would not compromise pedestrian movement.*

- TfL advise that the Barclays Cycle Hire scheme recorded 9,519,283 hires in 2012 and 7,142,449 in 2011. The increase is primarily explained by the addition of more docking stations and cycles being introduced. In Westminster there were no new docking stations implemented in 2012/13.
- In 2012/13, 60 cycle stands that amount to 120 spaces were implemented on the street. This means that there are now approximately 7,938 spaces in total and the programme is set to continue in future years. Suitable sites for cycle hoops are also being identified.

### *Improving way-finding and legibility around Westminster to facilitate pedestrian movement*

The Legible London sign network has been extended, with 61 signs installed in 2012/13.



### *Improving the convenience, connectivity, attractiveness and safety of Westminster's linear walking routes.*

- There were 194 accidents classified as Fatal or Serious on the highway network in Westminster in 2012. There has been a recent increase in the number of such accidents that involve vulnerable road users - pedestrians, cyclists and motorbike/scooter riders. In particular Cyclist Fatal and Serious casualty related accidents rose by some 83% between 2011 and 2012.
- In 2012/13 new road safety programme crossings were implemented at Sussex Gardens and Harrow Road.
- The high profile Leicester Square scheme was completed. This has greatly improved pedestrian access and facilities within the Square itself and surrounding access roads. Across the range of other schemes undertaken by the Council, various items of unnecessary street clutter have been removed. This includes 207m of guard railing, removal of which improves pedestrian permeability, road safety and streetscape design. Finally in 2012/13 TfL upgraded eight signalised pedestrian crossings with 'Countdown' facilities on a mix of City Council and Transport for London Road Network roads that greatly improve pedestrian access and safety at these locations.



### *Improvements to local bus and taxi infrastructure*

- The Council completed the Oxford Street East Phase 1 scheme which includes provision for innovative 'Smooth Stops' where the bus pulls up to the kerb-line and passing traffic is instead directed around the bus stops. This enables easier access for the significant number of buses that serve Oxford Street East.
- Completion of the Piccadilly Two Way Phase 1 scheme has delivered major bus and taxi provision benefits alongside traffic management, streetscape design and pedestrian improvements. The Council has implemented a number of smaller scale schemes, including the Semley Place/Buckingham Palace Road signalised junction improvement scheme that now enables safer access for buses and coaches at this point.
- The Strand-Aldwych junction improvement scheme was introduced in 2012/13 where a permitted right-hand turn for buses only is intended to significantly improve service reliability. Improvements are also proposed to the Abbey Road corridor where accessibility for bus services has been hampered by parked and waiting traffic.
- A scheme was implemented in 2012/13 to enable the many on-street taxi parking bays to have greater enforcement of irregular parking, loading and waiting by other vehicles.

### *Improvements to river services and piers, subject to Policy CS36, Blue Ribbon Network and the ability to secure adequate space to accommodate the peak flows to/from boats*

- Planning permission was granted in June 2012 for Savoy Pier, proposing the removal of the existing ramps and pier and the construction of a new pier, featuring up-to-date eco-architecture, including bespoke carpentry, giant triple glazed windows, cast concrete and granite decking, meadow "living" roofs, solar panels and LED lighting. The developer is working with partners to secure funding to implement the Savoy Pier Plan.

## PLANNING OBLIGATIONS

### DEVELOPMENT IMPACTS

#### WESTMINSTER'S STRATEGIC OBJECTIVE 1

To accommodate the growth and change that will contribute to enhancing London's role as a world class city, including its international business, retail, cultural and entertainment functions within the Central Activities Zone; whilst maintaining its unique and historic character, mix, functions, and townscapes.

#### POLICY CS32 (now S33):

This policy continues to provide a substantial pool of money to further enhance neighbourhoods and environments affected by development and fund much needed affordable housing. The next report will carry a review of The Mayor of London's Community Infrastructure Levy (CIL).

#### *Summary Financial Planning Obligations From 1<sup>st</sup> April 2012 To 31<sup>st</sup> March 2013*

Details	Total <u>Potential</u> Contributions as part of agreements signed since 1 April 2011 – 31 March 2012 (Cash/in kind)	Total Contributions received against Agreements signed since 1 April 2011 – 31 March 2012 (Cash/in kind)
Affordable Housing Fund	£43,638,848	£8,646,600
Crossrail	£447,137	£154,190
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	£20,000	£0

Details	Total <u>Potential</u> Contributions as part of agreements signed since 1 April 2011 – 31 March 2012 (Cash/in kind)	Total Contributions received against Agreements signed since 1 April 2011 – 31 March 2012 (Cash/in kind)
Education	£1,169,839	£433,422
Employment /Training Contributions	£10,000	£0
Health	£0	£0
Public Art	£769,082	£99,082
Highways	£0	£0
Cycle Paths/Works	£30,000	£0
Parking Mitigation Payment	£298,400	£106,400
Electric Vehicle Recharging Point	£15,000	
CCTV	£0	£0
Code of Construction /Env Inspectorate	£61,102	£6,102
CEMP	£48,859	£33,859
Carbon Offset payments	£25,000	£0
Trees	£40,084	£20,084
Open Space	£20,000	£10,000
Paddington Social and Community Fund	£0	£0
Public Realm	£3,457,027	£998,783
Public Realm Credit	£0	£0
Other financial contributions towards community provision	£1,036,000	£0
Misc (i.e. all other)	£0	£0
<b>Total</b>	<b>£51,086,378</b>	<b>£10,508,522</b>

Note: In kind contributions are non-financial contributions implemented by the developer within the vicinity of the proposal

## WESTMINSTER BUILT ENVIRONMENT INITIATIVES

The Council's built environment activities encompass more than its 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 'Better City Better Lives' agenda.

### Piccadilly Two Way

The Council has now completed its proposals for Lower Regent Street, Waterloo Place, Charles II Street and Haymarket. Pedestrians will benefit from wider footways, easier to cross streets at better pedestrian crossing, better street lighting, less street clutter on footways and all road users will benefit from the provision of new carriageway, surfaces and the replacement of footways. There will be a "new" Waterloo Place, returning it to a proper square enhancing its history and creating a more attractive place to visit. Smoother traffic flow through changes to the traffic snalling arrangements and small scale realignments of kerbs and islands.



### A City of Sculpture

Following last year's City of Sculpture Festival where more than 20 sites were used to host many magnificent sculptures by renowned artists, turning the city into a vast public gallery, more installations have been unveiled in various locations throughout the City, continuing the festival beyond its original remit.

To date, 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.



## Crossrail 1: Major New Rail Scheme under Construction

Crossrail 1 is a major new cross-London rail link that has developed to serve London and the southeast of England. Crossrail will deliver a high frequency, high capacity service to 37 stations linking Maidenhead and Heathrow in the west, to Shenfield and Abbey Wood in the east via 21 km of new twin-bore tunnels under central London. Crossrail will make travelling in the region easier and quicker and will reduce crowding on London's transport network. Crossrail will begin operating from 2018, with 24 trains running per hour, carrying up to 1500 passengers per train.

In Westminster, Crossrail 1 provides three new double-ended stations at Paddington, Bond Street and Tottenham Court Road. The City Council produced planning briefs for each of these sites to ensure works are co-ordinated and take account of relevant policies and legislation. Worksites have since been established for each of these stations and at the portal at Royal Oak, and construction of the stations commenced in late 2011. The western tunnelling machines have now entered the West End (March 2013) - from the Royal Oak portal en route to Farringdon. The machines have passed under Hyde Park and Park Lane and are now under the west side of Mayfair and will take the next couple of months passing beneath Mayfair and then Soho, as they make their way to Tottenham Court Road.

As well as providing new stations, Crossrail provides the opportunity to regenerate the surrounding area and enhance the surface environment around the new stations.

In Westminster, major mixed-use schemes have been permitted for Hanover Square (Bond Street Eastern Ticket Hall site), Dean Street (Tottenham Court Road Western Ticket Hall site) and Tottenham Court Road Eastern Ticket Hall site, with other schemes pending approval. Associated public realm works will include new transport interchanges, improved station approaches and way-finding, new pedestrian spaces and public piazzas. The City Council is working with Crossrail Ltd and other partners including the London Borough of Camden, Grosvenor Estate and Great Portland Estates to deliver these proposals.



## Victoria

London Underground's £0.5 billion Victoria Station Upgrade (VSU) works are progressing as planned. In Autumn 2012 works to expand the existing underground ticket hall commenced at the front of Victoria mainline station, due for completion in 2018. In early 2013 Bressenden Place was temporarily re-aligned to facilitate the construction of the eastern section of the new underground northern ticket hall, near Cardinal Place, which is due to open in 2016. These will help increase capacity and ease congestion at Victoria by providing new underground ticket halls and walkways to the existing station platforms.

Work on Land Securities' 'Nova' scheme also commenced in autumn 2012 and will see the comprehensive regeneration of the 2.5 hectare site bounded by Victoria Street, Buckingham Palace Road, Bressenden Place and Allington Street to the north of Victoria Station to make way for new shops, offices and homes.

Together with Land Securities' other schemes on Victoria Street – 62 Buckingham Gate (which is now complete), the Zig Zag Building and Kings Gate (currently under construction), these schemes will deliver over 300 new homes, 19,000 sqm of new shop floor space and almost 125,000 sqm of new office space.

An application was submitted in March 2013 to convert Portland House, the tallest building in Victoria, from office to primarily residential use, to provide an additional 206 new homes close to Victoria Station.

## Leicester Square

Leicester Square is world renowned as the home of British film and a principal entertainment and leisure district of the West End.

The new Leicester Square was opened in May 2012 in time for the Queen's Diamond Jubilee celebrations and Olympic and Paralympic Games by Cllr Robert Davis, DL and the Mayor of London Boris Johnson. Restoration of the Grade II listed Shakespeare Statue and Fountain commenced in November 2012.

The public realm improvements have been a catalyst for multi-million inward investment to the area which has in turn provided hundreds of employment opportunities.

A dedicated Management Plan for Leicester Square has been in operation for nearly a year and is yielding positive results.



## Working towards a more sustainable city

Reductions have been made to the budgets and resources around environmental projects and policy and as a result major projects around Go Green, the Westminster Carbon Alliance, the Sustainable Schools programme have stopped. However the Council has been successful by bringing in external funding streams from regional, national and European funding streams, and working closely with partner organisations which has enabled the environmental priorities of the city to be delivered.

The Air Quality Strategy and Action Plan was adopted in April 2013, and the Council has successfully secured funding from DeFRA and the Mayors Air Quality Fund to enable the City Council to deliver projects around Green Infrastructure in schools, engagement with businesses on air quality measures, and a No Idling campaign targeting coaches in the city.

In March 2013 the Council integrated its electric vehicle recharging network with Source London (a pan-London recharging scheme) which enabled Westminster to upgrade its recharging equipment, and allow greater access to recharging points across the whole of London. Westminster now boasts the highest number of on-street recharging bays in London, now with 42 recharging bays and with plans to install another 8 points during 2013/14.

Over the last year the number of power outages have increased within Westminster, and the City Council has joined a central London working group to work with the grid distribution companies to work together to ensure a resilient power supply within the City. Alongside this work the Council is working on emerging planning policy which will increase the level of energy efficiency expected in new development which will deliver a reduction in power demands on the national grid.

The City Council has commissioned a District Energy Master Plan. This will show how the city can deliver more energy generation within its boundaries and encourage self generation of power in new developments. This work will enable Westminster to increase its local energy security and deliver carbon reductions from heating and power. Over the last year more and more developments have been constructed with renewable energy in place which supports the City Council's low carbon and energy security objectives.

The Council continues to work with developers who cannot achieve the required carbon reduction and renewable energy targets to deliver local carbon offsetting funds. These funds are now being used to deliver carbon reduction and renewable energy generation projects for assets owned and managed by the community. They will be delivering energy efficiency projects in community buildings and social housing during the next financial year.



The City Council continues to work closely with the local business improvement districts (BIDs) who are keen to deliver environmental improvements in their local business community. Over the next year the City Council will work with the BIDs to deliver free electric vehicle trails for business, reports on the deliverability of green grid infrastructure and the value that they bring, advice on measures to improve air quality to the businesses, aiding in improving local biodiversity, and actions plan to reduce the energy demands of the BID areas.

Increased European funding has recently been secured through the Cross River Partnership (CRP), a public-private partnership delivering economic and environmental projects within the business community. Collectively Westminster and the CRP are working on a wide range of projects including freight consolidation which will improve local traffic and air quality (LAMILO project). Other projects includes Smart Green Business which offers energy advice to SMEs; and Supply Cross River, which works with the SMEs to access procurement opportunities, and increasing the uptake of electric freight deliveries in central London (FREVUE project).

The Built Environment Directorate works with a range of organisations to deliver a range of environmental improvements across the city. These initiatives range from a draft Cycling Strategy to increase the uptake of cycling in a safe and secure manner through to aiding developers to achieve higher energy efficiency through good design, working with community groups to deliver local food growing schemes, to working with stakeholder including national government to deliver energy security within its own estate.

## CONCLUSIONS

Good progress is being made on plan development, implementation of SPDs and built environment initiatives against a backdrop of increased pressure as evidenced by increasing planning applications which now average over 12,000 a year.

- The Air Quality Action Plan was adopted in April 2013, and the Council has successfully secured funding from DeFRA to enable delivery of projects around green Infrastructure in schools, engagement with businesses on air quality measures, and a No idling campaign targeting coaches in the city.
- Westminster received £10,508,522 in total contributions under s106 agreements signed between 1 April 2011 – 31 March 2012
- There is increasing interest in neighbourhood planning in Westminster and a number of neighbourhood area applications are anticipated throughout the following year although none have yet been formally received in the 2012/13 reporting period.
- Westminster continues to co-operate closely with its partners and neighbouring boroughs in accord to the 'Duty to Co-operate' framework on a range of different planning, transport and environmental topics.

## POLICY IMPLEMENTATION

### Housing

Overall residential floorspace and new unit provision is slightly down on last year falling from 1,087 to 675 which is below the London Plan target of 770. This is due to a loss in the provision of non self contained units. The delivery of affordable housing (in 2012/2013) is 7% below the Council's new 30% target with 127 units completed and £15,511,219 in contributions, However, since 2009/10, 679 affordable homes have been built in Westminster, or 23% of new homes built. Although this is still a relatively low number of affordable units completed compared to previous years, there are 450 affordable units under construction as at March 2013. The target has risen 30% in the period covered by this report and the difficulty in meeting the threshold was expected.

## Opportunity Areas

The three opportunity areas (Tottenham Court Road, Paddington and Victoria) all have specific targets for 2031 with regard to housing and job provision. Paddington is on course to meet its target of 5,000 new jobs and 1,000 new units with large scale developments under construction and in the pipeline. Victoria has 4,000 jobs and 1,000 new housing units as a target which although recent completions have seen a reduction in office floorspace still looks half way toward reaching its targets if the pipeline developments are factored in. The Tottenham Court Road Opportunity Area has a lower housing target of 420 units and at present is at 3% of its target for housing and 0.4% of its job target.

With the development of Crossrail 1 and potential of Crossrail 2 in these opportunity areas these targets are expected to be met before 2031 as sites are developed.

### Opportunity Areas versus Residential Targets 2011 - 2031

	Completions since 2011	Target	% Against target	Under construction / Under permission	Total % against target
Paddington Opportunity Area	0	1,000	0%	542 / 620	116%
Victoria Opportunity Area	98	1,000	10%	370 / 0	47%
Tottenham Court Road Opportunity Area	1	420	0.2%	13 / 0	3%

### Opportunity Areas versus Office Targets by Worker 2011 - 2031

	Completions by worker since 2011	Target	% Against target	Under construction / Under permission	Total % against target
Paddington Opportunity Area	0	5,000	0%	2154 / 2681	97%
Victoria Opportunity Area	-689	4,000	-17%	2389 / 0	42%
Tottenham Court Road Opportunity Area	18	5,000	0.4%	0 / 0	0.4%

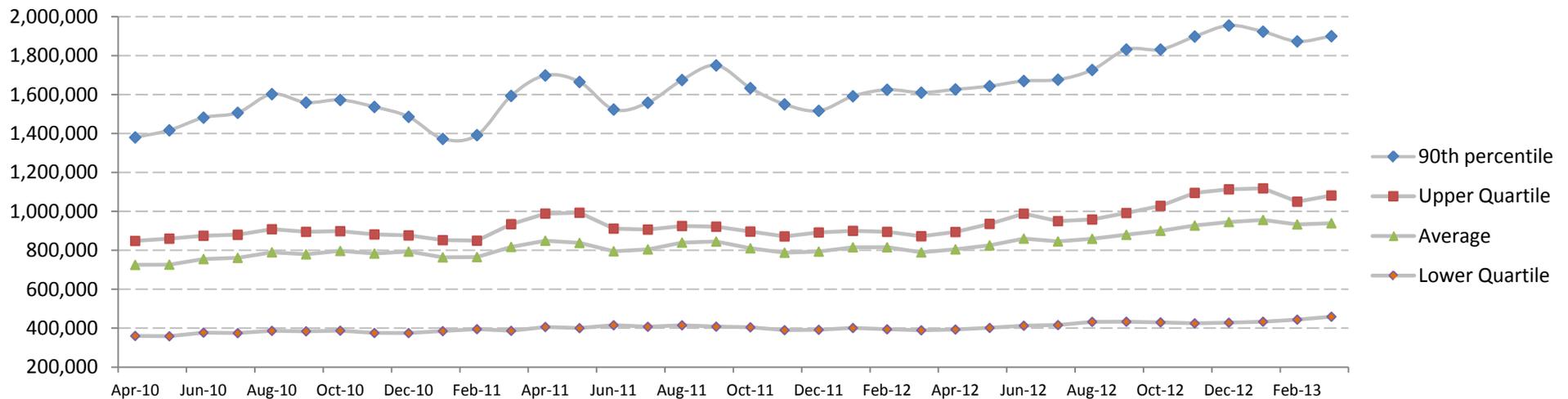
Office worker calculation is 10.9sqm = 1 worker using the central scenario from the London Office Policy Review 2012

## POLICY CONCERNS

### Office to residential Use

Over the last few years the completed loss of office floorspace has begun to accelerate and the trend continues with further losses in the pipeline. The main driver is the change of use from office floorspace to residential use. Overseas investors see Westminster as a safe haven for their money as well as being an exciting city in which to live and visit.

### Westminster Average House Prices, £ (Hometrack, 2013)

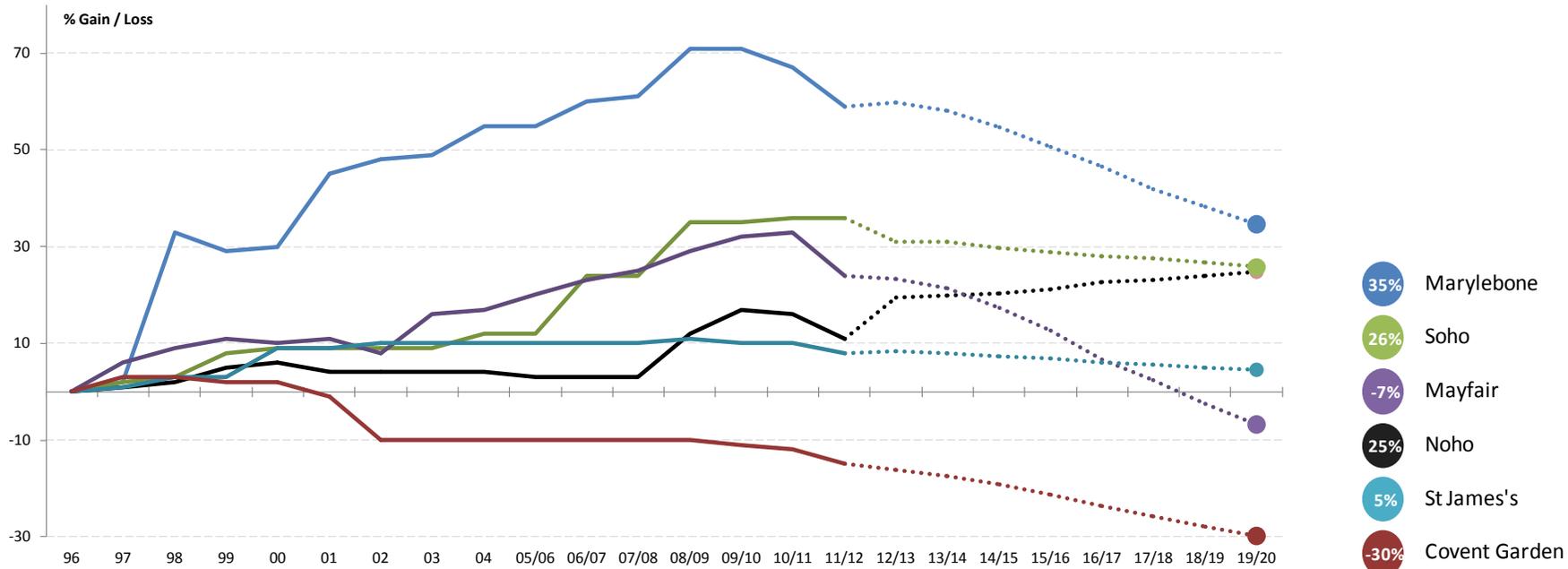


The graph above illustrates the range of house prices in Westminster, and a monetary representation of the prime residential market in the city. Westminster's average house price is over three times the national average and is the second highest in the country behind Kensington and Chelsea. This illustrates the capital value of prime residential and its allure for investment. According to Hometrack the average price for a flat in Westminster is £600,000 - £800,000 in 2013, Assuming a 3.5x income multiplier, 93% of first-time buyer households, and 91% of owner occupiers are priced out of the market for flats.

The Council has commissioned research into prime residential development in Westminster and its implications for planning policy. This will be published in 2014.

2012/13 has seen a loss in office floorspace of over 56,000 sqm which continues the downward trend shown in 2011/12 where there was almost 50,000 sqm loss. It is extremely difficult to predict what a continuation of this trend might look like, but we have prepared a series of graphs for illustrative purposes<sup>10</sup> which project a continuing trend of permissions and subsequent implementation of loss of offices based on trends seen over the last 3 years. The graphs below show change against the baseline of the 1996 office floorspace. For the core office areas, continued trends would result in losses of offices in all locations except Noho, where significant new office floorspace was permitted in 2011/12.

### Projected Office Floorspace for Westminster, thousand sqm



Currently there are no policies that specifically protect B1 floorspace and Westminster is currently assessing the implications of these trends so that the options of formulating appropriate policies can be assessed.

<sup>10</sup> Assumptions used in projections:

- Because this measures permissions granted in any 12 month period, there is an element of double-counting with other years (permissions can be superseded at a latter date). For this reason, we have discounted the permissions by 50% at the outset.
- We then assume a permission to completion rate of 50% (i.e. we assume that only half of the net change in floorspace permitted actually goes on to be completed).
- For future years, where permissions are unknown, a rolling average of the previous 3 years is sought. This is deliberately short, as we are trying to capture a scenario where the very recent increase in office losses is continued into the future. Again, a 50% permission to completion rate is assumed.

## Basements

In recent years, there has been a sharp rise in the number of planning applications for basement development across Westminster.

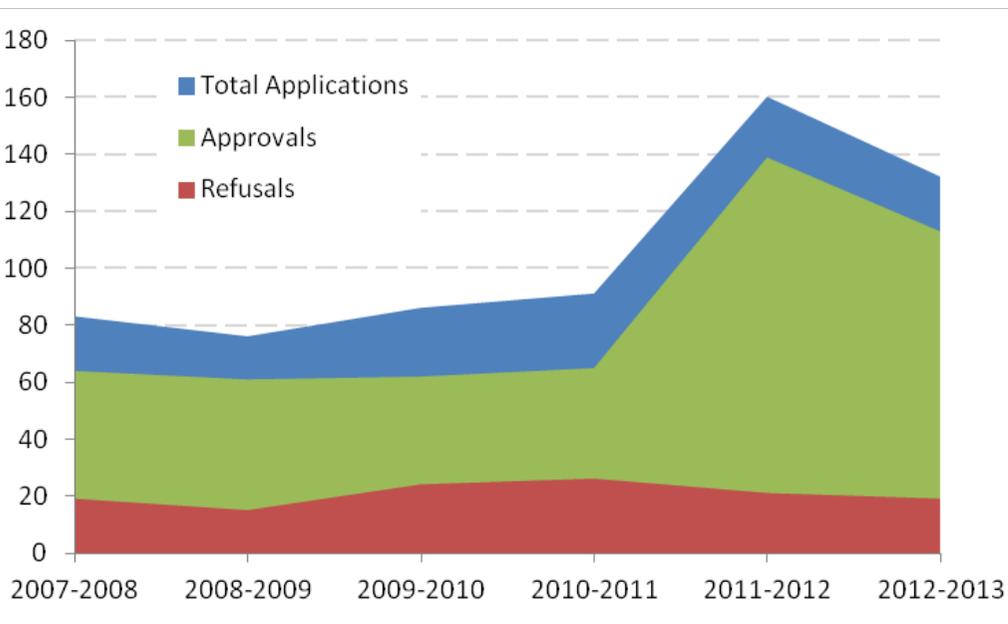
Basement extensions offer a way of providing additional accommodation where space to extend above ground is limited.

Excavation can, however, be a complicated undertaking. It can pose different challenges to other types of extensions and many residents have expressed concerns about the impacts of this form of development.

Numbers of basement extensions to residential properties continue to be high, with 132 total applications in 2012/13. Basement extensions have been permitted all over Westminster, but there are particular concentrations in certain residential areas, especially Belgravia, Knightsbridge and St John's Wood

Residents have raised a number of concerns with regard to basement excavations, such as potential impacts on structural stability of adjoining buildings, flooding and environmental impacts. The Council is, therefore, developing a new planning policy on this issue which will focus on existing residential properties and seek to ensure future basement development is designed using specialist expertise and will protect the amenity of adjoining occupiers.

To ensure our policy complies with national requirements, is based on detailed evidence and will not be open to challenge at planning appeal and inquiry the Council published a consultation Booklet in late 2013 to set out the background to the new policy and recommendations for our policy approach (the



Booklet can be found on the City Council website at

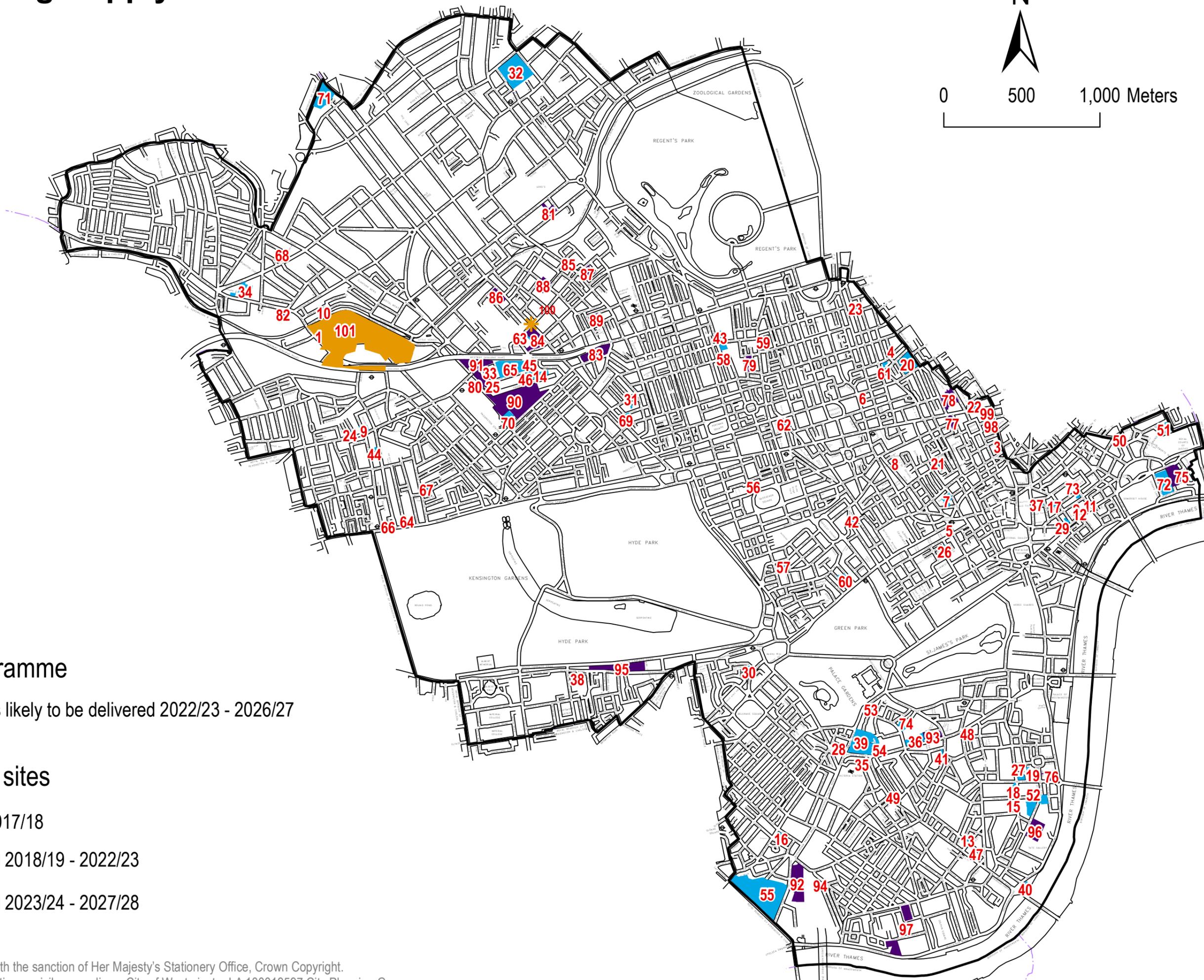
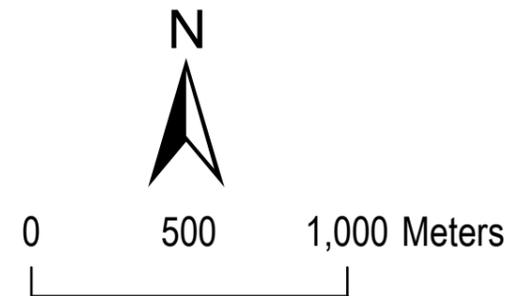
[http://transact.westminster.gov.uk/docstores/publications\\_store/Basementpolicyprintversion.pdf](http://transact.westminster.gov.uk/docstores/publications_store/Basementpolicyprintversion.pdf)). At the same time, the Council consulted on a separate Interim Guidance Note, which provides more general guidance and includes advice on wider Council powers to address construction impacts and structural issues and inviting comments from residents and interested parties (this can be found at [http://transact.westminster.gov.uk/docstores/publications\\_store/basementguidanceprintversion.pdf](http://transact.westminster.gov.uk/docstores/publications_store/basementguidanceprintversion.pdf)).

The Council commissioned a background technical report to support its emerging policy. This provides detailed advice on technical issues relating to basement construction.

# APPENDICIES

# 5 - 15 Year Housing Supply Schedule 2013 - 2027/28

## Appendix 1



### Key

1 Site number

### Housing renewal programme

\* Housing renewal sites likely to be delivered 2022/23 - 2026/27

### Future housing supply sites

Deliverable 2013 - 2017/18

Likely to be delivered 2018/19 - 2022/23

Likely to be delivered 2023/24 - 2027/28

# Appendix 2: 5 Year Housing Supply Schedule

2013 - 2017/18

October 2013  
Version 1

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	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	City West Homes pre-application advice is that 100+ residential units is an overdevelopment of the site.	2012/13	1
<b>Sub totals</b>					<b>50</b>	<b>50</b>	<b>40</b>							
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. Cuurently progressing.	2013	2
5	South	Planning application	11/03825/FULL	107-111 Charing Cross Road, London, WC2H 0DU	13	13	0 (financial contribution)	0.15	02/12/2011	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.	Under construction	-	2013	3
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.	Under construction	-	2013/14	4
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	0 (financial contribution)	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	Affordable housing contribution of £582,000 agreed.	2013/14	5
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].	Under construction	-	2013/14	6
5	Central	Planning application	10/06798/FULL	Site Bounded By 5-10 Denman Street, 33-36 Great Windmill Street, 14-18 Ham Yard And 1 - 7 Smith's Court, London, W1D 7DW	24	14	0 (financial contribution)	0.32	10/08/2011	Demolition of 33 Great Windmill Street and redevelopment of the whole site to provide a building of basement, ground, first to third and part fourth to sixth storeys and roof plant, for use as a 92 bedroom hotel (Class C1) with ancillary restaurant, bar, function rooms, screening room and theatre, gym, bowling alley and fourth floor roof terrace; 12 retail units (Class A1), one restaurant unit (Class A3) and 24 residential units (Class C3) with 11 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.	Under construction	Affordable housing contribution of £431,000 agreed.	2013/14	7
5	Central	Planning application	11/06279/FULL	22 - 25 Kingly Street And 14 - 18 Foubert's Place, London, W1B 5QB	12	12	0 (financial contribution)	0.1	29/03/2012	Demolition of buildings at 14-16 Foubert's Place and 22-25 Kingly Street and behind the retained facade at 18 Foubert's Place; erection of two linked buildings comprising basement, ground and four upper floors for use as retail (Class A1), restaurant (Class A3), offices (Class B1) and 12 residential flats comprising 8x1, 2x2 and 2x3 bedroom units (Class C3); installation of plant within enclosures and kitchen extract duct at roof level; provision of a ground floor restaurant courtyard and upper level courtyard, terraces and balconies for the residential flats.	Under construction	Affordable housing contribution of £473,000.	2013/14	8
5	North	Planning application	11/10824/FULL	96-98 Bishop's Bridge Road, London, W2 5AA	16	16	0 (financial contribution)	0.19	30/03/2012	Redevelopment behind retained front facade of former restaurant for a mix of uses comprising 16 residential flats and a non-supermarket retail (Class A1) unit on part of the ground floor and parking.	Under construction	-	2013/14	9
5	North	Planning application	12/06108/COFUL	Amberley Adult Education Centre, Amberley Road, London, W9 2JJ	47	47	0 (financial contribution)	0.31	25/10/2012	Redevelopment to provide new free school, adult education facility and 47 private flats with basement car parking.	Under construction	Committee on 02/10/2012 resolved to grant conditional permission subject to unilateral undertaking, including affordable housing contribution of £1,340,000.	2013/14	10
5	South	Planning application	12/08067/FULL	Dudley House, 36-38 Southampton Street, London, WC2E 7HE	18	18	0	0	06/11/2012	Use of basement, part ground and upper floors of Dudley House and upper floors of 388-389 Strand as 18 residential units (Class C3). Use of 34 Southampton Street and part of the basement of 37 Southampton Street as an extension to the existing restaurant (Class A3) at No. 35. Excavation at basement level within 35 Southampton Street to create additional restaurant floorspace. External alterations including erection of roof extension to create an additional storey of residential accommodation, installation of plant and machinery at roof level, construction of extensions to the rear to house a lift, creation of terraces; installation of new shopfronts at 34-37 Southampton Street.	Unimplemented	Likely to proceed this year.	2013/14	11
5	South	Planning application	12/09240/FULL	406-407 Strand, London, WC2R 0NE	13	13	0 (financial contribution)	0.03	09/04/2013	Use of upper floors and part of the ground and basement of 406-408 Strand as residential (Class C3) comprising 13 self-contained units (3 x 1 bed, 6 x 2 bed and 4 x 3 bed). Use of part ground floor as flexible retail (Class A1) or financial and professional services (Class A2). Alterations at rear including provision of residential terraces, fifth and sixth floor extensions and roof plant. Installation of new shopfront.	Unimplemented	Likely to proceed this year.	2013/14	12
5	South	Planning application	12/11875/FULL	26 Chapter Street, London, SW1P 4NP	31	31	0 (financial contribution)	0.07	18/07/2013	Use of the building for residential purposes (Class C3), including the provision of 31 residential units (1 x 4 bed, 14 x 3 bed, 15 x 2 bed and 1 x 1 bed); demolition of the roof above fourth storey and construction of double pitched mansard roof extension; alterations to facades including creation of inset terraces; alterations to highway including creation of lightwells and erection of railings and installation of photovoltaic panels at roof level.	Unimplemented	Likely to proceed end of 2013 or in 2014.	2013/14	13
<b>Sub totals</b>					<b>244</b>	<b>231</b>	<b>22</b>							

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	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).	Under construction	Commenced and under construction. Occupation expected mid to late 2014.	2014	14
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.	Under construction	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.	2014	15
5	South	Planning application	11/12058/FULL	Johnson House, Cundy Street, London, SW1W 9JY	71	11	0 (financial contribution)	0.37	09/03/2012	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 seven storeys. Provision of three basement levels to provide 79 car parking spaces with access from Semley Place. Provision of hard and soft landscaping and alterations to highways including road widening of Ebury Square west section.	Under construction	-	2014	16
5	South	Planning application	12/03946/FULL	17-19 Bedford Street, London, WC2E 9HE	17	17	0	0	12/07/2012	Partial demolition and rebuilding of the rear extension, including the erection of an additional floor. Installation of plant and photovoltaic panels at roof level of the proposed new rear addition and the creation of loading bay and refuse area accessed from Bedford Court. Use of the building as 17 residential units (8 x 1 bed, 3 x 2 bed, 6 x 3 bed) with retail (Class A1) at ground and lower ground levels (alterations to detailed design and layout in relation to scheme already approved on 26 September 2011 - RN 11/02894).	Under construction	-	2014	17
5	South	Planning application	12/04809/FULL	Great Minster House, 76 Marsham Street, London, SW1P 4DR	60	60	0	0	10/10/2012	External alterations including rebuilding of roof top plant room as a mansard roof, including a plant enclosure; installation of balconies to all windows on all elevations; alterations to façade materials, installation of solar panels; retention of reconfigured car retail showroom at ground floor level, provision of ground and basement car parking (37 spaces in total) and alterations to rear service road in association with the use of first to sixth floor levels as 60 residential units (Class C3).	Under construction	-	2014	18
5	South	Planning application	13/00547/FULL	67 Tufton Street, London, SW1P 3QS	22	22	0 (financial contribution)	0.09	15/07/2013	External alterations including extending mansard roof to create double height mansard, installation of balconies to windows on rear elevations; alterations to facades including alterations to ground floor entrances, installation of solar panels; reconfiguration of existing basement car park in association with the use of ground to sixth floor levels as 22 residential units (2 x 1 studios, 2 x 1 bed, 11 x 2 bed and 7 x 3 bed - Class C3).	Unimplemented	Likely to proceed this year.	2014	19
5	Central	Planning application	11/08831/FULL	Middlesex Hospital, Mortimer Street, London, W1W 7EY	291	291	54 (plus financial contribution)	1.22	30/03/2012	Development of nine to 11 storey buildings plus two basement levels for mixed use purposes comprising 291 residential units (Class C3), office (Class B1), retail (Class A1), financial and professional services (Class A2), restaurant (Class A3) and community/health uses (Class D1); creation of new open space; new vehicular and pedestrian accesses; works to the public highway; basement car and cycle parking; associated works including landscaping, servicing areas and plant; retention and repair of existing chapel, No.10 Mortimer Street and Nassau Street facades.	Under construction	Affordable housing contribution of £3,850,000.	2014/15	20
5	Central	Planning brief	12/03439/FULL	Trenchard House, Broadwick Street, London (Berwick Street Planning Brief), W1F 0DF	78	78	65 intermediate (plus financial contribution)	1.06	08/08/2012	Demolition of existing building and erection of single building comprising car parking at basement level, commercial floorspace at part lower ground floor (Class A1/A2) and part ground floor (Class A1/A2/A3) levels and 78 residential units at part lower ground, part ground floor and first to ninth floor levels; rooftop plant; communal amenity space at fourth floor level; cycle parking; access to basement car parking off Hopkins Street; and new daytime walkway between Ingestre Place and Hopkins Street.	Under construction	Planning permission for redevelopment agreed, subject to Section 106 agreement. Affordable housing contribution of £759,000.	2014/15	21
5	Central	Planning application	12/09915/FULL	26-48 Oxford Street, London, W1C 2DZ	18	18	0 (financial contribution)	0.26	05/03/2013	Complete demolition of Nos. 26-32, 38, 44 and 46 Oxford Street. Partial demolition of Nos. 34-36, 40-42 and 48 Oxford Street. Erection of a new building rising to seven storeys around retained parts of existing buildings to provide retail (Class A1) use at basement, ground and first floor levels and on parts of the third and fourth floors, and residential use (Class C3) on the remaining parts of the third and fourth floors and at second, fifth and sixth floor levels, including new building to infill open yard on part of Hanway Street frontage. Screened plant at roof level on Oxford Street and on second floor flat roof on Hanway Street. Associated external work.	Unimplemented	Affordable housing contribution of £2,464,717.	2014/15	22
5	Central	Planning application	12/05803/FULL	19 Bolsover Street, London, W1W 5NA	16	16	0 (financial contribution)	0.07	04/04/2013	Alteration to window openings in rear facade and creation of new openings to south of existing closet wing at second, third and fourth floor levels. Use as 16 residential apartments (2x studio, 3x1 bed, 2x2 bed, 7x3 bed, 1x4 bed and 1x5 bed) with associated terraces and roof garden on main roof; provision of cycle parking, plant and refuse storage within basement.	Unimplemented	Affordable housing contribution of £230,000 proposed.	2014/15	23
5	North	Planning application	13/00203/FULL	Westbourne House, 14-16 Westbourne Grove, London, W2 5RH	20	20	0 (financial contribution)	0.10	15/08/2013	Recladding and remodelling of an existing office block and conversion to provide 20 market residential apartments with associated ground and basement parking (twelve spaces), includes an additional storey at roof level. Retention of ground and basement level (Class A2) bank unit and creation of new (Class A1) shop unit on part ground floor.	Unimplemented	Affordable housing contribution of £565,000.	2014/15	24
5	North	Planning application	12/11911/FULL	North Westminster Community School, North Wharf Road, London, W2 1LF	150	150	27	0.6	Pending decision	Redevelopment of the western end of the former school site by erection of a building ranging between two and 15 storeys in height to provide 150 residential units (Class C3), affordable business accommodation (Class B1), social and community space (Class D1/D2), retail units (Class A1/ Class A3) and a gym (Class D2). Provision of public open space, public realm and landscaped area, highways works including widening of Hermitage Street to accommodate two way vehicular traffic, new vehicular and pedestrian accesses and two storey basement to provide vehicular and cycle parking, energy centre and ancillary servicing accommodation.	Pending decision	Resolution to grant at PCD Committee on 04/06/2013, subject to s106. A separate 'Site 2' scheme for rest of former NWCS site is under discussion at pre-application stage with application expected late 2013.	2014/15	25
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 (financial contribution)	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).	Under construction	Nearing completion	2014/15	26
5	South	Planning application	12/00258/FULL	Magistrates Court, 70 Horseferry Road, London, SW1P 2AX	129	129	0 (66 affordable housing units at 171, 173 and 175 Seymour Place)	0.19	30/05/2012	Demolition of the former Magistrates Court and redevelopment to provide 129 residential units at ground to tenth floor level with private balconies, terraces and rooftop gardens. Associated parking at basement and lower basement level and landscaped communal area at ground floor level fronting Romney Street. Installation of mechanical plant at ninth and tenth floors and roof level. Installation of solar panels at roof level.	Under construction	-	2014/15	27

5 Year Housing Supply Schedule  
2013 - 2017/18

October 2013  
Version 1

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	12/07764/FULL	Grosvenor Gardens House, 35-37 Grosvenor Gardens, London, SW1W 0BS	42	42	0 (financial contribution)	0.03	03/07/2013	Demolition and rebuilding of rear section of building, excavation to create a two storey basement, extensions and associated refurbishment of Grosvenor Gardens House, to provide 42 residential units (Class C3) on first to seventh floors; reconfiguration at ground floor level to provide mixed retail use (Class A1 and/or Class A3); wellness facility, residential storage, plant, car and cycle parking at basement levels; and public realm works to Eaton Lane (23-47 Grosvenor Gardens and 44-52 Buckingham Palace Road).	Unimplemented	-	2014/15	28
5	South	Planning application	13/04233/FULL	1 Bedford Street, London, WC2E 9HD	10	10	0 (financial contribution)	0.07	Pending decision	Erection of additional storey at main roof level; infill extension at fourth floor level to Bedford Street frontage; alterations to fenestration; installation of balconies at rear second to fifth floor level; and installation of plant within louvred enclosures at fifth and roof level; in connection with use of the second to fifth floors as 10 residential flats (with new residential entrance on Bedford Street).	Unimplemented	Awaiting legal agreement to be signed (imminent).	2014/15	29
5	South	Planning application	13/00923/FULL	11 Grosvenor Crescent, London, SW1X 7ED	11	11	0 (financial contribution)	0.21	Pending decision	Part refurbishment and part redevelopment of 11-15 Grosvenor Crescent including demolition and rebuild to the rear with new mews facade to Grosvenor Crescent Mews with terraces at upper levels and excavation to create two storey basement; to provide 11 (4+ bed) residential apartments with basement car park for 16 cars accessed from Grosvenor Crescent Mews.	Unimplemented	Awaiting legal agreement to be signed (imminent).	2014/15	30
<b>Sub totals</b>					<b>1164</b>	<b>1104</b>	<b>188</b>							
5	Central	Planning application	12/01610/FULL	23-25 Castlereagh Street, London, W1H 5YR	10	6	0	0.04	18/09/2012	Demolition of the existing buildings on the site and redevelopment to provide 10 residential units in a new building comprising ground, first, second, third and fourth floors on the Castlereagh Street frontage and ground and first floors at the rear and associated external works, (Part of a land-use swap with 67-69 George Street and 21 Gloucester Place).	Unimplemented	-	2015	31
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	Permission, listed building and conservation area consent granted with a legal agreement.	2015	32
5	North	Proposals Site	11/06435/COFUL	Dudley House, North Wharf Road & 138-147 Harrow Road, W2 1LE	93	43	50	0.35	30/03/2012	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 (9,517m <sup>2</sup> ); ground floor (Class D1) community use (233m <sup>2</sup> ); flexible ground floor active frontage (Class A1-A3/B1) business use (454m <sup>2</sup> ); (Class A4) (233m <sup>2</sup> ); 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).	Unimplemented	Includes unilateral undertaking.	2015	33
5	North	Planning application	12/11197/FULL	Elgin Estate, Harrow Road, London, W9 2AT	194	43	24 affordable and 12 intermediate	0.49	09/05/2013	Regeneration of the Elgin Estate to provide 43 new homes.	Unimplemented	-	2015	34
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	35 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.	Under construction	-	2015	35
5	South	Planning application	11/03854/FULL	Kingsgate House, 66-74 Victoria Street, London, SW1E 6SQ	102	102	0 (financial contribution)	0.63	13/02/2012	Demolition of existing building and redevelopment of the site to provide a new building of 4 basement levels, ground and 14 upper floors comprising 102 residential units with roof gardens at main roof level; dual/alternative retail or restaurant (Class A1/A3) at ground and first floor levels. New area of public realm including shared surface servicing arrangements and landscaping, basement car and cycle parking.	Under construction	-	2015	36
5	South	Planning application	12/00739/FULL	20 Bedfordbury, London, WC2N 4BL	29	29	0	0	09/08/2012	Use as 29 residential flats (Class C3), including elevational alterations, removal of existing plant room at roof level and erection of two roof storey extension and associated plant room and solar panels.	Under construction	-	2015	37
5	South	Planning application	11/12088/FULL	4-5 Princes Gate, London, SW7 1NS	10	10	0	0.07	12/07/2012	Variation of Conditions 1, 7, 19 and 21 of planning permission dated 24 February 2011 (RN: 10/08321/FULL) for the 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 ten 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; namely to show amendments to the layout of the previously approved plant at roof level and the installation of additional plant at roof level; omission of solar panels and green roof at roof level and submission of an Energy Statement.	Under construction	-	2015	38
5	South	Planning application	12/02797/FULL	Development site at Bressenden Place, Victoria Street, Allington Street and Buckingham Palace Road, London, SW1E 5EF	170	108	0	0	17/08/2012	Variation of Condition 66 of planning permission dated 9 October 2009 (RN:08/08205/FULL) for Demolition of existing buildings on-site and comprehensive redevelopment to provide three new buildings comprising 170 private residential units with retail (Classes A1- A5) at ground and first floor levels in a 13 storey block fronting Buckingham Palace Road (Building 5), a 19 storey office building with retail (Classes A1- A5) at ground and first floor levels fronting Victoria Street (Building 7a) and a 14 storey office building with retail (Classes A1- A5) at ground and first floor levels fronting Bressenden Place (Building 6b) creation of new two storey basement accessed from Bressenden Place for vehicle and cycle parking, servicing and loading with a gymnasium, a sub-station and plant, including an energy centre; and alterations to the public realm to provide new pedestrian routes and facilities for buses, namely to vary the plan numbers condition to allow for alterations to the massing and external appearance of Buildings 5, 6b and 7a, to the basement, parking and loading arrangements and to the public realm, the introduction of flexible retail/residential floorspace at first floor of Building 5 and other associated alterations shown on the plans.	Under construction	-	2015	39
5	South	Planning application	13/00277/FULL	Riverwalk House, 157-161 Millbank, London, SW1P 4RR	113	113	0	0.27	01/05/2013	Variation of Condition 1 of planning permission for the redevelopment of the site dated 29 March 2012 (RN: 11/09860/FULL) to allow minor amendments to the approved residential buildings. Amendments comprise alterations to plant area at roof level on each building; a roof terrace on the 'river' side of the taller building (for the penthouse unit); reduction in number of residential units to 113 (from 121); alterations to windows; alterations to balcony profiles; alterations to basement layout (resulting in 2 additional car parking spaces and reduction in cycle parking area to 198 spaces); alteration to cladding at ground floor level; reduction in size of ground floor cafe and use of part of the approved cafe/gallery area as a residents' gym (ancillary to the approved residential accommodation).	Under construction	-	2015	40

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	12/09782/FULL	4-16 Artillery Row, London, SW1P 1RZ	22	22	0 (financial contribution)	0.06	15/05/2013	Redevelopment to provide a nine storey building plus basement comprising retail at ground floor level and 22 residential flats on the upper floors (7x1 bed 7x2 bed and 8x3 bed) with terraces; and associated plant equipment and car parking for four cars.	Under construction		2015	41
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	Unlikely to be delivered. Will be superseded by a school being discussed at pre-application.	2015/16	42
5	Central	Planning application	12/09397/FULL	23-28 Paddington Street, Car Park and 74-76 Chiltern Street, London, W1U 5AA	60	59	16	0.27	11/04/2013	Demolition of the existing building, redevelopment and construction of a new building comprising three basement levels, ground, and one element of up to four upper floors and one element of up to seven upper floors, containing residential, health & fitness club (Class D2) and/or library (Class D1), retail (Class A1) and/or financial and professional services (Class A2) and restaurant (Class A3) and/or Bar (Class A4), storage uses, associated plant and car parking, and a replacement accommodation for street cleansing facilities.	Under construction	-	2015/16	43
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).	Under construction	New planning application to provide affordable housing as a financial contribution instead of on-site provision (12/06207/FULL - decision pending).	2015/16	44
5	North	Planning application	10/09756/FULL	Land At Harbet Road, London, W2 1JU (Building 1)	222	222	0 (Affordable housing provided in Buildings 3 and 6)	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).	Under construction	Site cleared. Phased building work due to start 2015.	2015/16	45
5	North	Planning application	11/10445/FULL	6 Merchant Square, Land At Harbet Road, London, W2 1JU	119	119	62	0.2	27/03/2012	Redevelopment to provide a 15 storey building (Building 6) comprising 57 market residential flats and 62 affordable residential flats (Class C3), retail uses (Class A1/A2/A3/A4/A5), medical centre (Class D1), basement parking including 23 spaces at basement -3 level, servicing and ancillary space, highway works, new vehicular and pedestrian access and associated hard and soft landscaping.	Under construction	Site cleared. Phased building work due to start 2015.	2015/16	46
5	South	Planning application	10/07692/FULL	Douglas House, 16-18 Douglas Street, London, SW1P 4PB	10	10	0 (financial contribution)	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.	Under construction	Section 106 ready for completion, awaiting engrossments from applicants.	2015/16	47
5	South	Planning application	12/11412/FULL	55 Victoria Street, London, SW1H 0EU	54	54	0 (financial contribution)	0.14	05/08/2013	Alterations including extensions at roof level and to the rear to create a part eight, part 10, part 12 storey building with replacement of the facade and associated works including creation of terraces, car parking and plant equipment in association with the use of the building as 54 residential units (Class C3), retail (Class A1) and bank (Class A2).	Unimplemented	-	2015/16	48
5	South	Planning application	11/09679/FULL	232 - 242 Vauxhall Bridge Road, London, SW1V 1AU	25	25	25	0.05	29/03/2012	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).	Unimplemented	This site constitutes the affordable housing for the Riverwalk House development.	2015/16	49
5	South	Planning application	12/09220/FULL	Princes House, 37 Kingsway, London, WC2B 6TP	21	21	0	0	19/12/2012	Use of the building as 34 serviced apartments at floors 1-4 (Class C1), 21 residential apartments at floors 5-8 (Class C3), retail (Class A1) at ground floor and restaurant (Class A3) and ancillary facilities at basement level. New plant equipment and screening at roof level. Minor alterations to the internal lightwells and a new shopfront and new entrances from Kingsway (Nos. 37 - 39 Kingsway).	Unimplemented	-	2015/16	50
5	South	Planning application	12/07686/FULL	New Court, 48 Carey Street, WC2A 2JE	25	25	0 (financial contribution)	0.40	03/06/2013	Demolition of existing building and construction of two replacement buildings; one building comprising ground plus seven upper floors for mainly office use (Class B1) incorporating ground floor accommodation for retail or cafe or offices (Class A1/A3 or B1) and the other comprising ground plus six upper floors to provide 25 residential units and two retail or cafe units (Class A1/A3) at ground floor level; with combined sub-basement and basement levels accommodating car and cycle parking spaces, cyclists' facilities and plant; and a new public place between the two buildings.	Unimplemented	-	2015/16	51
<b>Sub totals</b>					<b>1613</b>	<b>1267</b>	<b>295</b>							
5	South	Planning application	11/03034/FULL	Abell House & Cleland House, John Islip Street, London, SW1P 4LH	275	275	67	0.67	21/03/2012	Demolition of existing buildings, excavation and redevelopment to provide two new buildings (Abell House site) comprising a three basement level, ground, plus part 11 and part 12 upper floor building and (Cleland House site) a three basement level, ground, plus 12 upper floor building, both containing plant, residential car parking and ancillary residential at basement levels and 275 residential units (Class C3) on all upper floors with associated balconies and terraces. New hard and soft landscaping; highways and infrastructure works; plant and equipment and ancillary works.	Under construction	-	2016	52
5	South	Planning application	13/02202/FULL	1 Palace Street And 1-3 Buckingham Gate, London, SW1E 6JP	78	78	0 (financial contribution)	0.35	16/07/2013	Partial demolition, extension and refurbishment of buildings at 1 - 3 Buckingham Gate and 1 Palace Street (street block bounded by Stafford Place, Palace Street and Buckingham Gate), including excavation to form three basement levels, in connection with use of site as 78 residential units (Class C3) and a restaurant (Class A3) to the ground floor and part basement to the corner of Palace Street and Buckingham Gate. Associated vehicular access from Palace Street, storage, plant, landscaping, basement parking and ancillary residential facilities.	Unimplemented	Section 106 about to be signed. Likely to proceed this year.	2016	53
5	South	Planning application	11/05097/FULL	Land Bounded By Bressenden Place, Victoria Street and Allington Street, London, SW1	35	35	35	0.34	20/01/2012	Demolition of existing buildings on site and construction of a part six, part seven and part nine storey building (Building 7B/7C) fronting Bressenden Place and Allington Street for use as offices (Class B1), retail (Classes A1-A5), flexible community space/library or retail (Class D1/A1-5), flexible community space/library or office (Class D1/B1) and 35 affordable housing units with servicing from Bressenden Place. Reinstatement of the facade, part basement and ground floors of Sutton House on Allington Street.	Under construction	-	2016/17	54
<b>Sub totals</b>					<b>388</b>	<b>388</b>	<b>102</b>							

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	11/12403/OUT	Chelsea Barracks, Chelsea Bridge Road, London, SW1W 8RF	449	449	123	5.18	15/03/2012	Variation of Conditions 1, 26 and 53 of planning permission dated 1 December 2011 for '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'. Namely, to allow a minor amendment to the parameter plans of Plots 1 and 2 and a minor extension of the landscaped area of Pimlico Square.	Unimplemented	Applicant hoping to clear site starting November 2013 with a view to commencement in 2014.	2018	55
<b>Sub totals</b>					<b>449</b>	<b>449</b>	<b>123</b>							
5	Central	Planning application	11/04493/FULL	20 Grosvenor Square, London, W1K 6LE	31	31	0 (financial contribution)	0.25	03/11/2011	Partial demolition of existing building and redevelopment behind retained facades on Grosvenor Square, the principal facades on North Audley Street and part of Providence Court; extensions at roof level and infill extensions from second to eighth floor level within the lightwells on the North Audley Street elevation; creation of basement and sub-basement car parking levels with access from Providence Court; provision of terraces at ground, first, seventh and eighth floor levels, all in association with the use of the building for residential purposes (Class C3) comprising 31 flats.	Under construction	Approved subject to Section 106 (now signed). Affordable housing contribution of £6,175,000.	Unknown	56
5	Central	Planning application	12/08019/FULL	Audley Square Garage, 5 Audley Square, 49 Hill Street and 5-7 Waverton Street, London, W1K 1DS	24	24	0 (financial contribution)	0.26	16/01/2013	Extension of time limit for the implementation of extant planning permission ref: 08/07120/FULL for '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	Affordable housing contribution of £8,128,000.	Unknown	57
5	Central	Planning application	13/00788/FULL	International House, 66 Chiltern Street, London, W1U 4JT	56	56	0 (financial contribution)	0.18	05/08/2013	Demolition of existing building and erection of a new tall building comprising two basements, ground and 15 upper floors and roof level plant for use as 55 flats (Class C3) and a restaurant (Class A3) on part ground and part first floor, with outside seating; basement car parking and cycle parking and soft and hard landscaping around the site. Erection of new townhouse on Chiltern Street comprising basement, ground and three upper storeys.	Unimplemented	Affordable housing contribution of £7,600,000.	Unknown	58
5	Central	Planning application	12/07084/FULL	35 Marylebone High Street, London, W1A 2BG	24	24	0 (financial contribution)	0.15	Pending decision	Demolition of existing building behind retained front facade; erection of a new building of basement, lower ground, ground and six upper floors to provide 19 flats, with associated terraces, and five mews houses; creation of new retail accommodation at part basement and ground floor, residential car parking at basement levels, new plant, waste storage area and other associated works. (Site includes 22 Beaumont Mews).	Pending decision	Affordable housing contribution of £8,712,000.	Unknown	59
5	Central	Planning application	13/04041/FULL	Reed House, 82-84 Piccadilly, London, W1J 8JB	36	36	0 (financial contribution)	0.40	Pending decision	Demolition of existing building at 82-84 Piccadilly, 29 Bolton Street, 1-5 Clarges Street and 6-12 Clarges Street, and redevelopment to provide development over four blocks as follows: <b>Block A:</b> Construction of a building comprising three basement levels, ground and nine upper floors and roof level plant room, containing plant, car parking, retail and/or art gallery and/or car showroom use (Class A1/A2/D1/sui generis) and residential (Class C3) uses. <b>Block B:</b> Construction of new office building (Class B1) comprising of two basement levels, ground and six upper floors plus roof level plant and retail and/or art gallery and/or restaurant (Class A1/A2/A3/D1) at part ground and part basement levels. <b>Block C:</b> Construction of new building of basement, ground, plus four upper floors for use as a club to include offices, member's lounge, bar and dining facilities, library, museum, gallery, records storage and temporary overnight sleeping accommodation for staff (sui generis use). <b>Block D:</b> Construction of new building comprising basement, ground and five upper floors for residential use (Class C3). New vehicular and pedestrian access route between Clarges Street and Bolton Street.	Pending decision	Planning permission for redevelopment agreed, subject to Section 106 agreement. Affordable housing contribution of £1,850,000.	Unknown	60
5	Central	Planning application	13/06795/FULL	31-36 Foley Street, London, W1W 6DP	34	34	0	0.05	Pending decision	Use of the building for residential purposes (Class C3) providing a maximum of 34 flats. Associated internal and external alterations including demolition of existing rear lift core and first floor extension; erection of a roof extension and two storey rear extension at basement and ground floor level, creation of terraces at ground floor first floor, second floor and fifth floor levels and installation of outdoor condensing units within an enclosure at roof level.	Pending decision	Currently offering no financial contribution.	Unknown	61
5	Central	Planning application	13/07854/FULL	9 Marylebone Lane, London, W1U 1DA	27	27	0	0.09	Pending decision	Demolition of existing building and redevelopment to provide a building comprising ground to seven floor levels, excavation to provide five sub basement levels. Use of the building as 27 residential units, terraces at first to seventh floors, together with landscaping of existing access road, landscaped communal amenity space. Associated ancillary leisure facilities car and cycle parking mechanical plant and associated works at lower basement levels. Affecting the setting of Stratford House at 11 Stratford Place.	Pending decision	Currently offering no financial contribution.	Unknown	62
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. Permission was implemented before expiry of 5 year time limit, but remains vacant.	Unknown	63
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. Planning permission implemented bus works have ceased due to rights of light issue - no sign of starting up again soon.	Unknown	64
5	North	Planning application	10/10215/COFUL	North Westminster Community School, North Wharf Road, London, W2 1LF	482	482	145	1.48	20/12/2011	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.	Unimplemented	Unlikely to be revised - new developer submitting revised scheme late 2011/early 2012.	Unknown	65
5	North	Planning application	10/10822/FULL	Development Site At 119-122 Bayswater Road, London, W2 3JH	22	22	0 (financial contribution)	0.08	28/03/2012	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.	Under construction	Section 106 signed.	Unknown	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	North	Planning application	11/11373/FULL	18-20 Craven Hill Gardens, W2 3EE	15	3	0 (financial contribution)	0.07	29/03/2012	Demolition behind facades and extensions in connection with use as 15 residential units.	Under construction	Affordable housing contribution of £750,000.	Unknown	67
5	North	Planning application	11/03296/FULL	Maida Hill Delivery Office, Lanhill Road, London, W9 2BQ	16	16	12	0	05/11/2012	Redevelopment of the site to create a new five storey building plus lower ground floor to provide 16 flats (2x1 studios; 7x1 bedroom; 6x2 bedroom; 1x3 bedroom) comprising 12 affordable and four private units, with associated gardens and terraces.	Unimplemented	Pre-application discussions on revisions.	Unknown	68
5	North	Planning application	11/12188/FULL	Development at 112-130 Edgware Road, 136-138 George Street and 24 Nutford Place, London, W1H 5YQ	24	16	0	0	21/12/2012	Demolition of existing buildings comprising street block bounded by Edgware Road, George Street, Forset Street and Nutford Place. Redevelopment by erection of a part six, part nine storey building with roof level plant room, three storey basement containing, car parking, cycle storage and other ancillary floorspace to provide 24 residential units, offices (Class B1), retail (Classes A1 and A3) and medical and healthcare use (Class D1) and other associated works. Associated external works and landscaping.	Unimplemented	Revised scheme expected in late 2013/early 2014.	Unknown	69
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 95 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 34 residential units (Class C3) with ground floor retail and restaurant uses (Classes A1 and A3). Provision of 82 parking spaces, retention / alteration of existing basement to provide 84 parking spaces. Other associated work concerned with landscaping, servicing, plant accommodation and providing access.	Pending decision	To PCD on 04/08/2011 and 12/04/2012 and due to go back to PCD on 06/11/2012. Resolved to grant planning permission on 06/11/2012, but s106 not signed.	Unknown	70
5	North	Planning application	13/05695/COFUL	Tollgate Gardens Estate, Oxford Road, London, NW6 5SN	248	106	124	1.19	-	Demolition of Godwin House (3 buildings) and Wingfield House (2 buildings), and demolition of ancillary garages and boundary walls to Kilburn High Road and Oxford Road in connection with the construction of 5 new buildings ranging from 2 - 9 storeys and the retention of Tollgate House with internal and external alterations. All in connection with the provision of 248 dwellings (53 dwellings within Tollgate building and 195 dwellings within 5 new buildings) of which 124 are private and 124 affordable. In addition the construction of a new single storey community centre fronting Kilburn High Road, alteration to existing access and creation of new pedestrian vehicle accesses, 99 new car parking spaces, new landscaping and open space.	Pending decision	Due to be reported to PCD in October/November 2013. Problems with scheme.	Unknown	71
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. Understand site has been sold.	Unknown	72
5	South	Planning application	11/11371/FULL	26-27 Southampton Street, London, WC2E 7RS	10	10	0 (financial contribution)	0.04	20/02/2012	Erection of additional floor above No. 26 and creation of roof terrace within existing mansard roof at No. 27, installation of plant and photovoltaic panels at roof and basement levels and alterations to elevations including rear conservatory at basement level; all in connection with use of basement, part ground, first to fifth floors as 10 residential flats (Class C3) (4 x 1 bed, 3 x 2 bed and 3 x 3 bed) and use of part ground floor for retail (Class A1).	Unimplemented	-	Unknown	73
5	South	Planning application	12/02189/FULL	Alexandra Buildings, Palace Street, London, SW1E 5HW	63	63	63	0	01/03/2013	Alterations and extensions to the North, South, Alexandra and Mews Buildings (Castle Lane/Palace Street) for use as affordable housing (Class C3) comprising 63 units; including creation of balconies; construction of a cycle/bin store, lift and staircase to the rear of North Building; soft and hard landscaping including children's play area; cycle parking and other associated works.	Unimplemented	-	Unknown	74
<b>Sub totals</b>					<b>1721</b>	<b>1559</b>	<b>487</b>							
<b>TOTAL PROPOSED/ESTIMATED UNITS</b>					<b>5629</b>	<b>5048</b>	<b>1257</b>							

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	10/01280/FULL	190 Strand, London, WC2R 1NB	206	204	22 (plus financial contribution)	0.57	15/03/2012	Demolition of all existing buildings (fronting Strand, Arundel Street, Maltravers Street and Milford Lane) and redevelopment to provide one new building comprising basement levels, ground and part 7/ part 8/ part 9 storeys and one new building comprising basement levels, ground and 8 storeys to provide 206 residential dwellings (Class C3), two retail units (Class A1) fronting Strand, one restaurant (Class A3) fronting Arundel Street, a leisure centre, a business centre, car parking for 200 cars, servicing area, new access, public courtyard, landscaping, highways alterations and other associated works.	Under construction	-	2018/19	75
6-10	South	SHLAA Call for Sites	-	9 Millbank	-	100	-	-	-	-	-	-	2020	76
6-10	Central	Planning brief / Proposals site	11/10055/FULL	Crossrail site; Tottenham Court Road sites (Western ticket hall)	92	92	0 (Financial contribution offered)	1.51	19/04/2012	i) Use of void areas within station building at basement, ground and mezzanine floors fronting onto Oxford Street for retail purposes, and erection of a building comprising first and six upper floors with roof top plant to the north of Fareham Street for use as 69 flats (Site C). ii) Use of ground floor void area fronting onto Dean Street and Fareham Street for retail purposes and erection of a building comprising first and five upper floors with roof top plant to the south of Fareham Street for use as 23 flats (Site D).	Pending decision	Residential elements of Crossrail scheme not expected until after Crossrail is complete. Application received 19/10/2011. Approved subject to Section 106 completion.	2021/22	77
6-10	Central	Planning application	13/04844/FULL	Western District Office, 35-50 Rathbone Place, London, W1T 1AA	162	162	Off-site provision	0.93	Pending decision	Substantial demolition of existing buildings and redevelopment of the site to provide a mixed use scheme accommodated in two L-shaped buildings rising to 9-storeys plus basements and rooftop plant with frontages to Rathbone Place and Newman Street set around a central open space; use of new buildings for up to 162 residential dwellings (Class C3) with communal garden, offices (Class B1), shops (Class A1), flexible space for use as shops (Class A1) and/or restaurant (Class A3) and/or bar (Class A4); provision within basement of plant rooms and car/cycle parking with vehicular access via lifts from Newman Street; ground floor loading bay with access from Newman Street; new pedestrian routes through the site from Newman Street and Rathbone Place; and associated works.	Pending decision	-	Unknown	78
6-10	Central	Planning brief	-	Moxon Street Car Park Site, W1U	50	50	-	0.34	-	Preferred uses housing and commercial.	No planning permission	Brief adopted February 2009 to guide development. Council owned site.	Unknown	79
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	Scheme may commence in 2014.	Unknown	80
6-10	North	Proposals site	09/09773/FULL	38-44 Lodge Road, London, NW8	132	132	47 intermediate affordable units	0.73	12/08/2013	Demolition of existing structures and development of buildings extending between five and twelve storeys comprising 132 self-contained private and affordable residential flats (Block A comprises 77 market housing units and Block B, eight market housing units and 47 intermediate housing units), ancillary leisure and gym facility, car parking and cycle spaces with associated landscaping and ancillary works. (Re-consultation on revised number of units and affordable housing provision, and revised additional documents and plans).	-	-	Unknown	81
6-10	North	Confidential site	-	Confidential Site (BBC Studios)	150	-	-	-	-	Housing expected.	No planning permission	Pre-application discussions.	Unknown	-
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 NWEDA. 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	Planning brief adopted 04/10/2011. Application due to be submitted late 2013.	Unknown	82
6-10	North	Proposals site	-	Edgware Road Station, Chapel Street, NW1	-	-	-	0.86	-	Principal existing use: London Underground station.	-	Subject to Planning Brief.	Unknown	83
6-10	North	Proposals site	-	Land bounded by 129-147 Church Street, 283-317 Edgware Road, 11-13 Paddington Green and Newcastle Place (West End Green) W2	-	-	-	0.56	-	Subject to planning permission for supermarket, over 200 residential units, over 150 holiday let units (21/04/2004).	-	-	Unknown	84
6-10	North	-	-	Lisson Arches	65	65	45	0.25	-	Sheltered housing.	-	Application due later 2013. Housing renewal site.	Unknown	85
6-10	North	Proposals site	-	Site bounded by Edgware Road, Hall Place and Crompton Street, known as Parsons House North, W2	-	-	-	1.00	-	Potentially capable of providing 56 new homes.	-	Subject to draft Planning Brief Supplementary Planning Document 2012. Housing Renewal site.	Unknown	86
6-10	North	Proposals site	-	Site bounded by Lilestone Street and Lisson Grove and Penn House, NW8	-	-	-	1.30	-	Potentially capable of providing 37 new homes, approximately 6,000 sqm social/community floorspace.	-	Subject to draft Planning Brief Supplementary Planning Document 2012. Housing Renewal site.	Unknown	87
6-10	North	Proposals site	-	Site bounded by Luton Street, Bedlow Close, Capland Street and 60 Penfold Street	-	-	-	0.50	-	Potentially capable of a net gain in 86 additional homes (102 new homes and 16 losses).	-	Subject to draft Planning Brief Supplementary Planning Document 2012. Housing Renewal site.	Unknown	88
6-10	North	Proposals site	-	Site bounded by Shroton Street, Cosway Street, Bell Street and Stalbridge Street, NW1	-	-	-	0.30	-	Potentially capable of 35 new homes subject to addressing the 'in principle' requirements of Policy CS33.	-	Subject to Planning Brief Supplementary Planning Document 2012. Housing Renewal site.	Unknown	89
6-10	North	Proposals site	-	St Mary's Hospital, Praed Street, W2	-	-	-	4.41	-	-	-	Subject to Planning Brief Supplementary Planning Document.	Unknown	90
6-10	North	Proposals site	-	The Travis Perkins Building, 149-157 Harrow Road	-	-	-	2.73	-	-	-	Subject to Planning Brief Supplementary Planning Document 2004.	Unknown	91
6-10	South	Housing renewal area	-	Ebury Bridge Estate, London	-	90	27	-	-	Proposed Housing Renewal Area for remodelling of existing Council housing Estates. Masterplanning phase 2010. Development will be phased over time but will depend on financing and planning approval. Will provide a mixture of market, intermediate and social housing with the market housing comprising of about one third of total units in the overall Housing Renewal Programme overall.	No planning permission	Council owned site.	Unknown	92
6-10	South	Planning brief / Proposals site	-	City Hall Planning Brief (City Hall, Selborne House & Kingsgate)	-	-	-	0.50	-	Selborne House scheme is entirely commercial but in order to comply with COM 2 they are due to submit a second application for the redevelopment of Wellington House, Buckingham Gate which and will provide approximately 62 residential units.	No planning permission	Brief will be reviewed as part of the Victoria planning brief. Going to committee 25/01/2010.	Unknown	93

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 brief	-	Ebury AES, SW1V 4LH	-	-	-	0.06	-	Likely to be predominately residential with some community uses.	No planning permission	Brief adopted February 2009 to guide development. Council owned site about to be marketed.	Unknown	94
6-10	South	Proposals site	-	Knightbridge / Hyde Park Barracks	-	-	-	-	-	Change of use from barracks to residential, including full on-site provision of affordable housing and the full range of housing sizes.	-	-	Unknown	95
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	Pre-application discussions taken place.	Unknown	96
6-10	South	Proposals site	-	Southern Westminster	-	-	-	0.90	-	-	-	Housing Renewal site.	Unknown	97
6-10	South	Proposals site	-	Tottenham Court Road Station (Eastern Ticket Hall): 135-155 Charing Cross Road and 12 Sutton Row - the Goslett Yard site, WC2	-	-	-	0.17	-	Crossrail site.	-	Subject to Planning Brief Supplementary Planning Document 2009. Permission subject to s106.	Unknown	98
6-10	South	Proposals site	-	Tottenham Court Road Station (Eastern Ticket Hall): Site bounded by 1-23 Oxford Street, 1-6 Falconbery Court, 157-165 Charing Cross Road including the Astoria Theatre - the Astoria site, WC2	-	-	-	0.32	-	Crossrail site.	-	Subject to Planning Brief Supplementary Planning Document 2009. Permission subject to s106.	Unknown	99
<b>TOTAL PROPOSED/ESTIMATED UNITS</b>					<b>1147</b>	<b>1035</b>	<b>177</b>							

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 application	Draft planning briefs (Parsons House, Cosway Street, Penn House and Lilestone Street) been prepared	Development will be phased over time but will depend on financing and planning approval	100
11-15	North	Proposals site	-	Westbourne Green, bounded by railway, Grand Union canal and Westbourne Green Park	-	221	77	-	-	Housing led estate regeneration.	No planning application	Subject to Planning Brief Supplementary Planning Document 2004. Housing Renewal site.	Unknown	101
<b>TOTAL PROPOSED/ESTIMATED UNITS</b>					<b>0</b>	<b>341</b>	<b>167</b>							

Area Team	Reference	Address	Proposed units	Site Area	Proposal	Reason taken out of schedule	Date moved to audit trail
Central	-	Community Build Site, Luxborough Street, London, W1	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.	Application withdrawn	Summer 2013
Central	08/07120/FULL	Audley Square Garage, 5 Audley Square, 49 Hill Street And 5-7 Waverton Street, London, W1K 1DS	24	0.25	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.	Superseded by 12/08019/FULL	Summer 2013
Central	11/05342/FULL	79 New Cavendish Street, London, W1G 7LT	18	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.	Application withdrawn	Summer 2013
Central	09/09841/FULL	2 Stanhope Row; 16 Stanhope Row 36 And 37 Hertford Street, 16a, 16b And 17 Market Mews, London, W1J 7BT	15	0.11	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.	Superseded by 12/10538/FULL (Commercial scheme)	Summer 2013
North	03/04769/FULL	Land At Rear Of Grove Hall Court Hall Road, London, NW8 9NY	15	0.42	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.	Lapsed. Expired July 2009.	Summer 2013
North	10/01392/FULL	151 Park Road, London, NW8 7JB	14	0.05	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.	Lapsed. Expired May 2013.	Summer 2013
North	12/08214/FULL	Westbourne Park Baptist Church, Porchester Road, W2	44	0.05	Redevelopment of existing church and library to provide replacement church, library and 44 residential units (36 intermediate and 8 private flats).	Application withdrawn	Summer 2013
South	11/09680/FULL	Riverwalk House, Millbank SW1	121	0.3	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.	Superseded by 13/00277/FULL	Summer 2013
South	10/08321/FULL	4-5 Princes Gate, London, SW7 1NS	10	0.06	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.	Superseded by 11/12088/FULL	Summer 2013
South	11/11847/FULL	17-19 Bedford Street, London, WC2E 9HE	18	0.06	Variation of Condition 1 of planning permission dated 26 September 2011 (RN: 11/02894/FULL) for the 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 levels, namely to change the mix of proposed residential units to 10 x 1 bed, 2 x 2 bed and 6 x 3 bed flats, alterations to the internal layouts of the residential units, omission of the basement to rear yard, lowering of basement and ground floor levels and relocation of bin store to basement level.	Superseded by 12/03946/FULL	Summer 2013
South	09/08043/FULL	123 St George's Square, London, SW1V 3QP	10	0.03	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.	Superseded by 11/01795/FULL	Summer 2013
North	-	Lords Cricket Ground Masterplan	-	-	-	No longer proposing residential use as part of the masterplan.	October 2013
Central	07/01120/FULL	Middlesex Hospital, Mortimer Street, London, W1W 7EY	261	1.28	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.	Superseded by 11/08831/FULL	October 2012
Central	10/10305/FULL	22-28 Paddington Street, And Car Park 74-76 Chiltern Street, London	60	0.27	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.	Superseded by 12/09397/FULL	October 2012
Central	08/05709/FULL	20 Grosvenor Square, London, W1K 6LE	41	0.25	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.	Superseded by 11/04493/FULL	October 2012
North	02/06302/FULL	Development Site At 1 Queens Grove And 12-22 Finchley Road, London, NW8 6EB	66	0.27	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.	Lapsed. Expired 01/11/2008.	October 2012

Area Team	Reference	Address	Proposed units	Site Area	Proposal	Reason taken out of schedule	Date moved to audit trail
North	10/09762/FULL	land At Harbet Road, London, W2 1JU (Building 6)	119	0.27	Redevelopment to provide a 15 storey building (Building 6) comprising 57 market residential flats and 62 affordable residential flats (Class C3), retail uses (Class A1/A2/A3/A4/A5), medical centre (Class D1), basement parking including 23 spaces at basement -3 level, servicing and ancillary space, highway works, new vehicular and pedestrian access and associated hard and soft landscaping.	Superseded by 11/10445/FULL	October 2012
North	09/07053/FULL	8-16 Princes Square, London, W2 4NP	14	0.11	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.	Lapsed. Expired November 2012.	October 2012
North	11/08128/FULL	8-16 Princes Square, London, W2 4NP	23	0.11	Use as 23 residential apartments (Class C3) (15x2 bed, 8x3 bed) and associated internal and external alterations including demolition of all internal floors and walls and demolition of rear external wall at basement and ground floor level (with retention and repair of rear external wall from first floor upwards) and rebuilding of roof. (revised scheme includes reduced demolition to retain external rear walls at first floor level upwards).	Application withdrawn	October 2012
North	-	Tollgate Gardens Estate, London	-	-	Proposed Housing Renewal Area for remodelling of existing Council housing Estates. Masterplanning phase 2010. Development will be phased over time but will depend on financing and planning approval. Will provide a mixture of market, intermediate and social housing.	Superseded. Expect application end of 2012/early 2013.	October 2012
South	10/10496/OUT	Chelsea Barracks, Chelsea Bridge Road, London, SW1	448	5.1461	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.	Superseded by 11/12403/OUT	October 2012
South	05/03228/FULL	Site At Arundel Street And Milford Lane And Maltravers Street And Strand, London, WC2R 1DX	44	0.65	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.	Superseded by 08/08518/FULL	October 2012
South	10/05666/FULL	Johnson House, Cundy Street, London, SW1W 9JY	71	0.37	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.	Superseded by 11/12058/FULL	October 2012
South	09/06111/FULL	Magistrates Court, 70 Horseferry Road, London, SW1P 2AX	144	0.27	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.	Superseded by 12/00258/FULL	October 2012
South	08/03016/FULL	Development Site At Land Bounded By Leicester Square, Panton Street, Whitcomb Street, Orange Street And St. Martin's Street	33	0.19	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.	Pre-application discussions in progress. No new planning application at present.	October 2012
South	11/02894/FULL	17-19 Bedford Street, London, WC2E 9HE	18	0.1	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 lev	Superseded by 11/11847/FULL	October 2012
South	10/04950/FULL	1 Bear Street, London, WC2H 7AR	11	0.01	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).	Superseded by 11/08162/FULL (only one net residential unit proposed)	October 2012
Central	11/01182/FULL	Crossrail site; 18-19 Hanover Square	6	0.50	Erection of a nine storey building (with basement and roof level plant) above and around Bond Street Eastern Ticket Hall Crossrail station box, for office (Class B1) and retail (Class A1) uses. Demolition of rear wing of 20 Hanover Square and refurbishment and alteration for office (Class B1) and restaurant/café (Class A3) uses. Demolition and redevelopment of 72 New Bond Street and demolition and redevelopment behind retained street facades of 64-71 New Bond Street for retail (Class A1) and office (Class B1) uses, and six residential units (second to fourth floor) at Nos. 64-66. Demolition and redevelopment of 18 Dering Street to provide service bay and plant. Demolition of 1 Tenterden Street. Creation of a new public open space and public routes in the centre of the site.	Planning application granted less than ten units.	October 2011
Central	06/06954/FULL	Development Site At 8 - 10 Grafton Street And 22 - 24 Bruton Lane, London, W1S 4EN	11	0.1	Redevelopment to provide (i) a 7 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.	Superseded by 10/02099/FULL	October 2011
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

Area Team	Reference	Address	Proposed units	Site Area	Proposal	Reason taken out of schedule	Date moved to audit trail
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/A2/A3/A4/A5 units, ancillary basement parking, public viewing gallery, highway works, new vehicular and pedestrian accesses, new bridge and associated works to Paddington Basin, closure of public highway, highway improvements and associated hard and soft landscaping (Building 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/A2/A3/A4/A5 uses, child day nursery, ancillary basement parking, highway works, new vehicular and pedestrian accesses, all necessary enabling works, new bridge and associated works to Paddington Basin, closure of public highway and highway improvements and associated hard and soft landscaping (Building F).	Superseded by 10/09762/FULL	October 2011
North	-	Brunel Estate, London	-	-	Proposed Housing Renewal Area for remodelling of existing Council housing Estates. Masterplanning phase 2010. Development will be phased over time but will depend on financing and planning approval. Will provide a mixture of market, intermediate and social housing with the market housing comprising of about one third of total units in the overall Housing Renewal Programme overall.	Housing have dropped this scheme.	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	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	07/05190/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
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	November 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	November 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	November 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.	November 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.	Superseded by 10/05221 which only proposes 8 units.	November 2010
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	November 2010
Central	09/01102/FULL	210-214 Piccadilly 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	October 2010
Central	-	Audley Square Garage, 5 Audley Square, 49 Hill Street And 5-7 Waverton Street, London, W1K 1DS	24	0.1442	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	October 2010

Area Team	Reference	Address	Proposed units	Site Area	Proposal	Reason taken out of schedule	Date moved to audit trail
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	October 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.	October 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	October 2010
North	08/08862/FULL	8-16 Princes Square, London, W2	14	0.1	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.	October 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.	October 2010

Area Team	Reference	Address	Proposed units	Site Area	Proposal	Date completed	Date moved to audit trail
Central	09/02036/FULL	24-26 Binney Street And 55 - 73 Duke Street, London, W1K 5NS	16	0.1	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.	Summer 2013	Summer 2013
Central	07/07739/FULL	Site At Park House 116 Park Street And 47 North Row And 453 - 497 Oxford Street, London, W1C 2PY	39	0.53	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.	Spring 2013	Summer 2013
Central	11/03852/FULL	Crossrail site; 354-358 Oxford Street, London, W1C 1JJ	11	0.03	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.	Spring 2013	Summer 2013
North	05/01932/FULL	127 - 131 Park Road, London, NW8 8JN	29	0.15	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.	Winter 2012	Summer 2013
South	04/06798/FULL	Citibank House, 336-337 Strand, London, WC2R 1HB	92	0.32	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).	Summer 2012	Summer 2013
South	10/07939/FULL	Westminster Palace Gardens, 2-4 Artillery Row, London	21	0.2	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.	Spring 2013	Summer 2013
South	08/09077/FULL	Wellington House, 67-73 Buckingham Gate, London, SW1E 6BE	59	0.14	Demolition of existing building and construction of a new building over basement, ground and 9 upper floors comprising car parking, cycle spaces and plant at basement level, retail (Class A1) and residential entrance at ground floor level and 59 residential units at all upper floors and a terrace at roof level.	Autumn 2012	Summer 2013
South	10/03859/FULL	Development Site At 2-6 Moreton Street, London, SW1V 2PS	39	1.03	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.	Summer 2013	September 2013
Central	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	0.24	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.	Summer 2012 (Awaiting confirmation from agent)	October 2012
Central	08/10831/FULL	95 - 99 Baker Street And 4 - 6 Durweston Mews, London, W1U 6RN	24	0.07	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.	Summer 2012	October 2012
Central	10/03464/FULL	23 - 24 Newman Street, London, W1T 1PJ	23	0.06	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)).	Summer 2012	October 2012
North	08/02348/FULL	75 - 89 Lancaster Gate, London, W2 3NN	85	0.61	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.	Summer 2012	October 2012
North	10/06286/FULL	171, 173 & 175 Seymour Place, London, W1H 4PN	66	0.18	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.	May/June 2012	October 2012
North	07/08532/FULL	2 Hyde Park Square, London, W2 2JY	36	0.12	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.	Autumn 2012	October 2012
North	09/05355/FULL	10 - 11 Salem Road, London, W2 4DL	15	0.09	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.	Summer 2012	October 2012
North	09/03456/FULL	77-79 Fermoy Road, London, W9 3NU	32	0.06	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.	Summer 2012	October 2012

Area Team	Reference	Address	Proposed units	Site Area	Proposal	Date completed	Date moved to audit trail
South	06/07097/FULL	Grosvenor Waterside Development. Depot, Gatliff Road, London SW1W 8QN (Block A)	164	0.92	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.	Summer 2012	October 2012
South	08/05789/FULL	1-7 Howick Place, London, SW1P 1BB	33	0.28	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.	November 2012	October 2012
South	05/09741/FULL	3-10 Grosvenor Crescent, London, SW1X 7EE	15	0.18	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.	Summer 2012	October 2012
South	10/05355/FULL	Greenwood Court, 155 Cambridge Street, London, SW1V 4QD	16	0.08	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.	Summer 2012	October 2012
South	07/00315/FULL	14 Eccleston Place, London, SW1W 9NE	23	0.03	Internal reconfiguration of existing building to create 23 self-contained residential flats.	Spring 2012	October 2012
South	06/07097/FULL	Grosvenor Waterside Development. Depot, Gatliff Road, London SW1W 8QN (Block B)	159		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.	Summer 2012	October 2012
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	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
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
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
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	10/05263/CLEUD	18 Leinster Gardens, London, W2 3BH	37	0.06	Use of premises as thirty seven self-contained residential flats.	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
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

Area Team	Reference	Address	Proposed units	Site Area	Proposal	Date completed	Date moved to audit trail
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	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
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	November 2010
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	November 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	November 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	October 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	October 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	October 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	October 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	October 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	October 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	October 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	October 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	October 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	October 2010

APPENDIX 3

Affordable Housing Expenditure Report

Investment in Affordable Housing from the Affordable Housing Fund(AHF) to August 2013/2014

Scheme details and Funding details										Affordable Housing Tenure					Total remaining AHF contractual and projected commitments against schemes.
Social Housing Provider	AHF investment Scheme Details	AHF - Direct Funding(Bricks and Mortar) / Enabling Funding	Planning Area	Ward	AH Units funded	Social rent	Affordable rent	Intermediate	Affordable Units delivered	Units yet to be delivered	Scheme Status	Total £AHF Requirement	Total AHF spend To date		
A2Dominion	2-3 Peter Street W1	Direct	C	WE	3	3	0	0	3	0	Complete	£1,975,405	£1,975,405.00	£0.00	
A2Dominion	4 Maida Vale W9	Direct	N	LV	14	10	0	4	14	0	Complete	£71,964	£71,964.00	£0.00	
A2Dominion	Chantry House SW1	Direct	S	WK	9	9	0	0	9	0	Complete	£1,327,000	£1,327,000.00	£0.00	
A2Dominion	Grosvenor Waterside (Woods House and Wentworth Court) SW1	Direct	S	CH	267	181	0	86	267	0	Complete	£6,127,400	£6,127,400.00	£0.00	
A2Dominion	Montrose Place SW1	Direct	S	KB	8	8	0	0	8	0	Complete	£80,000	£80,000.00	£0.00	
A2Dominion	Rochester Row SW1	Direct	S	VS	21	17	0	4	21	0	Complete	£851,867	£851,867.00	£0.00	
A2Dominion	Tyburn House ,Orchardson Street NW1	Direct	N	CS	14	10	0	4	14	0	Complete	£1,481,942	£1,481,942.00	£0.00	
A2Dominion	Wilton Plaza SW1	Direct	S	WK	74	59	0	15	74	0	complete	£500,000	£500,000.00	£0.00	
Circle Anglia	Murray House, Vandon Street SW1	Direct	S	SJ	41	17	0	24	41	0	Complete	£576,720	£576,720.00	£0.00	
CWH	7 Dudley House W2	Direct	N	HP	1	1	0	0	1	0	Complete	£250,835	£250,835.00	£0.00	
Genesis(PCHA)	6-7 Westbourne Grove(Scott House) W10	Direct	N	BW	11	11	0	0	11	0	Complete	£1,156,000	£1,156,000.00	£0.00	
Genesis(PCHA)	Lisson Green Phase 9, NW8	Direct	N	CS	39	39	0	0	39	0	Complete	£200,000	£200,000.00	£0.00	
L&Q (Formerly Ujima)	Vincent Street SW1(Old Gas Site)	Direct	S	VS	33	33	0	0	33	0	Complete	£1,331,000	£1,331,000.00	£0.00	
L&Q (Threshold)	Ladbroke Grove/Harrow Road W10	Direct	N	QP	22	15	0	7	22	0	Complete	£3,025,038	£3,025,038.00	£0.00	
Notting Hill	3-7 Plympton Place NW8	Direct	N	CS	3	3	0	0	3	0	Complete	£229,363	£229,363.00	£0.00	
Notting Hill	76 Vauxhall Bridge Road SW1	Direct	S	VS	13	13	0	0	13	0	Complete	£1,190,593	£1,190,593.00	£0.00	
Octavia	81-83 Chippenham Road W9	Direct	N	HR	10	10	0	0	10	0	Complete	£94,054	£94,054.00	£0.00	
One Housing Group	37-49 Riding House Street W1	Direct	C	WE	20	20	0	0	20	0	Complete	£522,000	£522,000.00	£0.00	
One Housing Group	Joseph House, 63 Watterton Road W9	Direct	N	HR	16	16	0	0	16	0	Complete	£1,459	£1,459.00	£0.00	
One Housing Group	Rodmarten Street/55 Baker Street W1	Direct	N	MHS	16	13	0	3	16	0	Complete	£500,000	£500,000.00	£0.00	
Peabody	Hermitage Walk, Paddington W2	Direct	N	HP	79	65	0	14	79	0	Complete	£500,000	£500,000.00	£0.00	
Peabody	Old Pye Street SW1(Special Needs)	Direct	S	SJ	5	5	0	0	5	0	Complete	£150,000	£150,000.00	£0.00	
Peabody	Peabody Avenue New Build SW1	Direct	S	CH	56	38	0	18	56	0	Complete	£1,596,000	£1,596,000.00	£0.00	
Places for People (North British)	1-5 Lisson Grove NW8	Direct	N	CS	44	44	0	0	44	0	Complete	£499,200	£499,200.00	£0.00	
Places for People (North British)	44 Chippenham Road W9	Direct	N	HR	37	37	0	0	37	0	Complete	£240,000	£240,000.00	£0.00	
Soho	24 Gt. Windmill Street W1	Direct	C	WE	5	5	0	0	5	0	Complete	£1,600,000	£1,600,000.00	£0.00	
Soho	Berwick St W1- Project aborted and funds repaid to AHF	Direct	C	WE	0	0	0	0	0	0	Aborted	£370,000	£370,000.00	£0.00	
Soho	Lodge Road, Dover Court NW8	Direct	N	RP	30	30	0	0	30	0	Complete	£231,512	£231,512.00	£0.00	
Stadium	Artillery Mansions SW1	Direct	S	SJ	17	17	0	0	17	0	Complete	£730,081	£730,081.00	£0.00	
Stadium	Brindley Estate New Build W9	Direct	N	WB	33	0	0	33	33	0	Complete	£529,592	£529,592.00	£0.00	
Stadium	Eaton Plaza, Elmfield Way W9	Direct	N	WB	100	48	0	52	100	0	Complete	£769,097	£769,097.00	£0.00	
Stadium	Sheldon Square, Paddington Central W2	Direct	N	HP	40	30	0	10	40	0	Complete	£200,000	£200,000.00	£0.00	

APPENDIX 3

Affordable Housing Expenditure Report

Investment in Affordable Housing from the Affordable Housing Fund(AHF) to August 2013/2014

Scheme details and Funding details					Affordable Housing Tenure									Total remaining AHF contractual and projected commitments against schemes.
Social Housing Provider	AHF investment Scheme Details	AHF - Direct Funding(Bricks and Mortar) / Enabling Funding	Planning Area	Ward	AH Units funded	Social Rent	Affordable rent	Intermediate	Affordable Units delivered	Units yet to be delivered	Scheme Status	Total £AHF Requirement	Total AHF spend To date	
WCH	20 B Moorhouse Road ,44A Hereford Road,2D Newton Road all W2(PCHA property) For intermediate rent	Direct	N	BW	3	0	0	3	3	0	Complete	£714,248	£714,248.00	£0.00
WCH	23 Dinton House W2	Direct	N	CS	1	1	0	0	1	0	Complete	£0	£0.00	£0.00
WCH	34 Wesmacott House NW8-replacement for high cost void	Direct	N	CS	1	1	0	0	1	0	Complete	£142,930	£142,930.00	£0.00
WCH	5 Randolph Gardens NW6	Direct	N	MV	4	4	0	0	4	0	Complete	£0	£0.00	£0.00
WCH	50 Page Street SW1	Direct	S	VS	32	32	0	0	0	32	Acquired	£3,750,000	£3,750,000.00	£0.00
WCH	54 Charlwood House SW1	Direct	N	TB	1	1	0	0	1	0	Complete	£164,101	£164,101.06	£0.00
WCH	Avenue Gardens W2 New Build 4 bed homes	Direct	N	QP	2	2	0	0	2	0	Complete	£510,000	£510,000.00	£0.00
WCH	Barrow Hill House W2	Direct	N	RP	1	1	0	0	1	0	Complete	£0	£0.00	£0.00
WCH	Brinklow House W2 -ASTs to Permanent homes	Direct	N	WB	27	27	0	0	27	0	Complete	£672,000	£672,000.00	£0.00
WCH	Site at Ladbroke Grove & Fullers Site St John's Terrace W10	Direct	N	QP	22	0	0	22	0	22	Site Acquired	£1,550,000	£1,550,000.00	£0.00
WCH	Gloucester Gardens New Build W2	Direct	N	BW	8	8	0	0	8	0	Complete	£1,479,047	£1,479,047.00	£0.00
WCH	High Cost Voids CWH Properties-14 Oliphant, 57 Kilravock,23 Galton St,30 Second Avenue,19 Enbrook Street W10	Direct	N	QP	5	5	0	0	5	0	Complete	£1,003,758	£1,003,758.00	£0.00
WCH	John Aird Court New Build W2	Direct	N	LV	9	5	0	0	9	0	Complete	£1,504,000	£1,504,000.00	£0.00
WCH	Spot Property Acquisitions-Housing Renewal Areas	Direct	various	Various wards	16	8	0	8	16	0	Being acquired	£3,225,000	£3,225,000.00	£0.00
WCH	PCHA market disposals various W2 -For intermediate rent	Direct	N	BW	20	0	0	20	20	0	Complete	£3,500,000	£3,500,000.00	£0.00
WCH	142 Settled Homes Initiative - Temp to Permanent and 30 spot acquisitions for intermediate rent	Direct	N & S	Various	172	142	0	30	172	0	Complete	£27,972,688	£27,972,688.00	£0.00
WCH	Spot purchases & repairs of family homes to tackle overcrowding	Direct	N	Various wards	19	19	0	0	19	0	Complete	£2,631,110	£2,631,110.00	£0.00
Westminster and City West Homes	Enabling costs associated with bringing forward affordable housing projects - including cost of consultants, feasibility studies, enabling salaries and intermediate housing service	Enabling	Various	Various	N/A	N/A	N/A	N/A	N/A	N/A	Approved	£2,181,844	£2,181,843.58	£0.00
<b>Schemes with ongoing financial contractual commitments</b>														
WCC	291 Harrow Road W9	Direct	N	WB	90	27	0	64	0	90	Proposals being worked up	£2,500,000	£0.00	£2,500,000.00

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Affordable Housing Expenditure Report

Investment in Affordable Housing from the Affordable Housing Fund(AHF) to August 2013/2014

Scheme details and Funding details					Affordable Housing Tenure								Total remaining AHF contractual and projected commitments against schemes.	
Social Housing Provider	AHF investment Scheme Details	AHF - Direct Funding(Bricks and Mortar) / Enabling Funding	Planning Area	Ward	AH Units funded	Social Rent	Affordable rent	Intermediate	Affordable Units delivered	Units yet to be delivered	Scheme Status	Total £AHF Requirement		Total AHF spend To date
WCC	Tollgate Gardens Regeneration NW6	Direct	N	MV	87	76	0	11	0	87	Cabinet Member Approval	£5,900,000	£0.00	£5,900,000.00
WCH	WCH 61 spot acquisitions and 56 units from infill developments	Direct	N&S	Various wards	117	0	0	0	16	101	Ongoing delivery	£9,440,000	£1,659,375.00	£7,780,625.00
WECH	Elgin Estate New Build W9	Direct	N	HR	36	0	26	10	0	36	Cabinet Member Approval and planning approval	£3,000,000	£0.00	£3,000,000.00
Westminster and City West Homes	Enabling costs associated with bringing forward affordable housing projects - including cost of consultants, feasibility studies, enabling salaries and intermediate housing service	Enabling	various	Various wards	N/A	N/A	N/A	N/A	N/A	N/A	Approved	£2,799,767	£1,360,312.82	£1,439,454.49
<b>New Projects where financial contributions will be required</b>														
DSF	Affordable homes linked to employment and training	Direct	N	Various wards	5	0	0	5	0	5	Proposals being worked up	£375,000	£0.00	£375,000.00
Genesis	New Affordable Housing at Jubilee development	Direct	N	QP	12	5	0	7	0	12	Proposals being worked up	£1,300,000	£0.00	£1,300,000.00
WCC	Church Street Housing Renewal	Direct		CS	uplift in AH floor area	TBA	TBA	TBA	TBA	TBA	Proposals being worked up	£9,520,000	£0.00	£9,520,000.00
WCC	Ebury Estate Housing Renewal	Direct		CH	uplift in AH floor area	TBA	TBA	TBA	TBA	TBA	Proposals being worked up	£4,500,000	£0.00	£4,500,000.00
WCC	Westbourne Housing Renewal	Direct		WB	uplift in AH floor area	TBA	TBA	TBA	TBA	TBA	Proposals being worked up	£3,780,000	£0.00	£3,780,000.00
WCC	Lanark Road W9	Direct		LV	9	9	0	0	0	9	Proposals being worked up	£1,000,000	£0.00	£1,000,000.00
WCH	AHF top up funding on current WCH £9.4m allocation	Direct		Various wards	TBA	TBA	TBA	TBA	TBA	TBA	Proposals being worked up	£3,900,000	£0.00	£3,900,000.00
WCH	Spot acquisitions linked to Dudley	Direct	N	Various wards	2	2	0	0	0	2	Proposals being worked up	£400,000	£0.00	£400,000.00
WCH	Spot acquisitions linked to Employability	Direct		Various wards	5	5	0	0	0	5	Proposals being worked up	£500,000	£0.00	£500,000.00
WCC	Churchill Gardens Enabling work	Direct	S	CH	TBA	TBA	TBA	TBA	TBA	TBA	Proposals being worked up	£2,000,000	£0.00	£2,000,000.00
<b>Totals all affordable housing projects including historic, future contracted and schemes yet to be approved</b>					<b>1,787</b>	<b>1,187</b>	<b>26</b>	<b>454</b>	<b>1,386</b>	<b>401</b>		<b>130,823,615</b>	<b>£82,928,535.46</b>	<b>£47,895,079.49</b>