

12th June 2023

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Belgravia Neighbourhood Plan

Reg 16 Neighbourhood Planning (General) Regulations 2012) (as amended)

Representation by The Other House

We write to make a representation to the draft Belgravia Neighbourhood Plan 2023-2040 (Submission Stage (Regulation 16) Consultation Version May 2023 ('the Plan') on behalf The Other House, the owner of Belgravia Police Station, 202-206 Buckingham Palace Road, SW1W 9SX.

At the outset, we wish to commend the Forum for producing a thorough and comprehensive document that captures the ambitions of the local Belgravia community and which encourages "sustainable growth".

In particular, we wish to support the following aims/strategies with commentary below:-

1. The Plan sets a benchmark expressing a preference for new building to be manifestly a "Belgravia building", "recognisably Belgravia" and not an 'anywhere' building (ref P2 & 17).

The principles of Good Design should ensure this outcome, but the Plan and the accompanying Design Code helpfully reflect the expectation of the community within which new development will be long lasting and so will provide effective guidance to ensure that new development 'is of Belgravia'.

2. The Plan promotes sustainable growth, reflecting Belgravia's historic architecture and heritage, and to ensure that it remains attractive and vibrant (ref P2).

Sustainable development is vital, utilising energy reduction principles that seek to maximise the opportunities to retain embodied carbon and minimise operational carbon. These principles are embedded within the City Plan 2019-2040 and it is helpful that the Plan is aligned.



3. The Plan records the development of Belgravia, designed and built as a “residential neighbourhood”, thereby creating a “village atmosphere”, and that this description is endorsed by the community following consultation and large-scale surveys (ref P10-11).
This characterisation of Belgravia helpfully sets out the context for the design of new development to respect and draw upon, recognising that urban villages contain a mix of use of unique character.
4. The Plan sets out a key, principal, policy to guide the design of new development: Policy BEL1 (ref P22).

Support is given to Policy BEL1 as it captures the characterisation of Belgravia’s historic context, particularly the need to promote “high quality, sustainable design and architecture that responds to and enhances the character of the surrounding area” (ref P12).

5. The Plan sets out priorities for Major Development Sites: Policy BEL14 (ref P89).

Support is given for major development to be justified on the basis of demonstrable and positive response to the Design Code and character of the local area and that it should be “design led to optimise the use of land”.

We hope that this representation will be considered by the City Council and the Neighbourhood Forum, and we look forward to active engagement from here on in.

Yours faithfully

DP9 Ltd.

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