



Queen's Park Community Council
Neighbourhood Plan
Basic Conditions Statement

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Introduction

This Basic Conditions Statement has been prepared in support of the Queens Park Neighbourhood Plan (QPNP) and demonstrates how the Plan meets the statutory requirements set out within the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012. The regulations require that a Neighbourhood Plan deals with planning matters (i.e. the use and development of land), is submitted by a qualifying body, covers a stated Plan Period and identifies a designated Neighbourhood Area.

The Statement has been prepared to demonstrate how the pre-submission Queens Park Neighbourhood Plan meets the basic conditions set out in Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 (as amended). A Neighbourhood Plan must meet these conditions if it is to proceed to a referendum and be 'made' (put into force). The Basic Conditions are summarised as follows:

- having regard to national policies¹ and advice contained in guidance issued by the Secretary of State (see National Planning Practice Guidance²) it is appropriate to make the neighbourhood development plan.
- the making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).
- the making of the neighbourhood plan contributes to the achievement of sustainable development.
- the making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations.

In addition, Regulations 32 and 33 of the Neighbourhood Planning (General) Regulations 2012³ (as amended) sets out another basic condition in addition to the above, which requires that:

- the making of the neighbourhood plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007) (either alone or in combination with other plans or projects)

This statement addresses each of the points and explains how the requirements of the Basic Conditions have been met.

¹ See <http://planningguidance.communities.gov.uk/wp-content/themes/planning-guidance/assets/NPPF.pdf>

² See <http://planningguidance.communities.gov.uk/blog/guidance/>

³ See http://www.legislation.gov.uk/ukxi/2012/637/pdfs/ukxi_20120637_en.pdf

What is being proposed in the Neighbourhood Plan?

The Neighbourhood Plan has undergone a pre-submission public consultation for the statutory six week period between Monday October 23rd 2017 and Monday December 4th 2017. The comments received have been recorded and considered and summarised in the submitted Consultation Report.

The Queen's Park Neighbourhood Plan (QPNP) proposed a range of planning policies.

QPNP's vision is to provide facilities and services for people of all ages; to respect and safeguard the character of the neighbourhood; to promote good design; to cherish and enhance the environment; to make our streets more attractive and safer; to refurbish our retail roads and as and where possible to increase the small local economy.

Its two key priorities are to protect its amenities in this very poor area of London and to improve its high streets, especially the Harrow Road through restoration, good design, regulation and creative development. Improving our Green Spaces: Queen's Park Gardens, Harrow Road Open Space, our canal and our edges and verges is also important. In an area with limited open space but sizeable gardens, the QPNP seeks to deliver projects to encourage biodiversity and protection of birds and bees within these residential gardens. QPNP also recommends the slowing of traffic to 20mph, the encouragement of people to walk and cycle; and projects to improve air quality.

A number of documents have been produced in order to support our Plan and meet the Basic Conditions. These include:

- The Queen's Park Neighbourhood Plan: This is the main document which includes projects and policies developed by us.
- The Queen's Park Neighbourhood Plan Background Document: This is a body of information gathered, used and assessed by us to ensure due consideration of social, economic and environmental issues within our Parish.
- The Queen's Park Neighbourhood Plan Consultation Statement: This is a statement setting out how the community and other stakeholders have been involved in the preparation of our Neighbourhood Plan.
- The Queen's Park Neighbourhood Plan Basic Conditions Statement: This is this document and is a statement setting out how we accord with these requirements.

Summary of Compliance

Queen's Park Community Council (QPCC) is the qualifying body that is responsible for the preparation of the Neighbourhood Plan. The Community Council submitted proposals in 2013 to prepare a Neighbourhood Plan for the area based on the Electoral Ward Boundary of Queen's Park. The Queen's Park Neighbourhood Area was designated by Westminster City Council, on 10 January 2014. Please see appendix 1 for a plan of the designated area.

The policies in the Queen's Park Neighbourhood Plan relate to the development and use of land in the designated Neighbourhood Area and have been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning (General) Regulations 2012 (as amended). The Plan period covers the whole of the area for the period up to 2032 which is the same period as the Westminster City Plan (adopted November 2016).

The Plan does not deal with County matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990. The Plan does not relate to more than one Neighbourhood Area and there are no other Neighbourhood Plans in place within the neighbourhood area.

Conformity with National Policy and Advice

1. The Queen’s Park Neighbourhood Plan is required to be prepared in accordance with national planning policy and guidance. National planning policy is established within the National Planning Policy Framework (NPPF) (2019), with supporting guidance set out in Planning Practice Guidance published by the Department for Communities and Local Government (DCLG).
2. The NPPF (para.29) iterates that neighbourhood planning “gives communities the power to develop a shared vision for their area”.
3. The NPPF establishes the framework for developing local and neighbourhood plans. As the principles of the NPPF are based on “a presumption in favour of sustainable development” (Para. 13) it is stated that “the application of the presumption will have implications for how communities engage in neighbourhood planning”. Critically, the NPPF (para. 13) stipulates that “neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies”.
4. In line with the objectives of the NPPF, the Queen’s Park Neighbourhood Plan provides positive planning guidance for the area. The policies have been informed by the guidance set out in the NPPF, with the following topics & paragraphs of the NPPF being the most relevant:

NPPF Core Planning Principles and the Queen’s Park Neighbourhood Plan

National Planning Policy Framework Core Planning Principle	How QPNP Policies have had regard to national policy
<p>Planning should be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area. Plans should be kept up to date and be based on joint working and co-operation to address larger than local issues. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency</p>	<p>QPCC has produced their Neighbourhood Plan in line with this guidance. QPCC has set up consultation processes to ensure that development is plan led. QPCC led extensive consultation with local people from 2013 to the present. QPCC has a consultation committee and experienced planning committee</p>

National Planning Policy Framework Core Planning Principle	How QPNP Policies have had regard to national policy
<p>Planning should not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives</p>	<p>QPCC Neighbourhood Plan community consultation has involved residents from all walks of life including architects, builders, entrepreneurs, owners of shops and businesses, and residents. They have been interested in conservation, restoration, design and developing the buildings to meet the needs of the 21st century. They also want the quality of place to be enhanced by improving accessibility, walking, and cycling networks. Parking is a major issue particularly for retailers. A local asset is the Grand Union Canal and creative proposals have been made to improve the canal and views of the canal by local people. There are policies and projects to promote health and well-being by protecting and improving open spaces, clean air, food growing, and conservation of birds and bees.</p>
<p>Planning should proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities.</p>	<p>QPCC is in a built up, largely residential, area without opportunities for large scale building and development. Within these constraints QPNP has seized the opportunity to identify and show where changes could be made. Policy 9 advocates for the development of Canal Terrace to restore the terrace and if possible to develop creative workshops. Policy 10 supports opportunities to develop housing on barges and in poorly used space at Queen's Park Court. This proposal has now been accepted and will start soon. The QPCC plan supports the development of a listed building much of which has been shut and in a state of disrepair for 26 years. It was built as a community centre with shops. Policy 5 supports the development of a gardeners' hut in Queen's Park Gardens (our park) that will contribute to active and engaged community life.</p>
<p>Planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.</p>	<p>QPCC's vision is to respect and safeguard our neighbourhood's character and to seek good design and provide services and facilities for people of all ages expressed in Policy 6. QPNP policies reflect the vision. Policy 5 promotes the good design and redevelopment of the gardeners' hut to provide requested services for the community.</p>

National Planning Policy Framework Core Planning Principle	How QPNP Policies have had regard to national policy
<p>Planning should take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it</p>	<p>QPCC's visions to respect and safeguard our neighbourhood's character. QPCC can be clearly be divided into the following character areas:</p> <p>Residential: Mozart Estate, Queens Park Court, Late Victorian two storey houses, The Avenues Conservation Estate</p> <p>Policy 6 requires high grade design for extensions and alterations to conservation area houses</p> <p>Retail and business: The Harrow Road and Kilburn Lane. (Kilburn Lane is a small area and the shops and development area is mostly in Brent and is being planned at present)</p> <p>Policy 9 supports improvement to retail areas</p> <p>Green areas: Queen's Park Gardens and The Grand Union Canal</p> <p>Policies 3 and 4 support the preservation and improvement of green spaces.</p>
<p>Planning should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy).</p>	<p>QPCC vision is to use its resources wisely and to work to minimise its ecological footprint. QPCC policies promote this vision: they support the restoration and reuse of existing buildings, the building of eco buildings. QPCC projects encourage residents to cycle and walk, the slowing of traffic resulting in the reduction of air pollution. QPCC supports measures to reduce the waste of energy. QPCC projects also support the transition to a low carbon future.</p>
<p>Planning should contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in the Framework.</p>	<p>QPCC's vision is to cherish and enhance our environment. QPNPs policy 4 looks to conserve green space. It encourages the development of allotments. Policy 3 protects our residential gardens from development. Projects are being developed to maintain gardens which encourage the conservation of plants, birds and bees.</p>

National Planning Policy Framework Core Planning Principle	How QPNP Policies have had regard to national policy
<p>Planning should encourage the effective use of land by reusing land that has been previously developed (Brownfield land), provided that it is not of high environmental value</p>	<p>There is little brownfield land in Queen’s Park. There are two car parks in Queen’s Park Court that do qualify as small brownfield sites. QPCC has been promoting use of these sites for residential development for many years. Westminster is now about to deliver these houses</p>
<p>Planning should promote mixed-use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as wildlife, recreation, flood risk mitigation, carbon storage or food production)</p>	<p>QPCC Policy 5 will support the development of the existing gardeners hut to provide additional facilities for the local community to include: workshop space and storage space for garden activity, environmental, sports and play projects and skills training space for community food growing shared space for WCC parks and community groups toilet facilities for staff and approved community groups. Policy 4 Allotments supports allotments and a recent QPCC project has planted an orchard in Queen’s Park Gardens</p>
<p>Planning should conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations</p>	<p>Policy 2 Queen’s Park Hall is a listed building QPCC supports the development as a community building for community use, Policy 6 Design states that proposals for new developments must achieve an exemplary standard of sustainable and inclusive urban design and architecture that respects the character of distinct areas within the neighbourhood plan area including the Queens Park Conservation Area. Planning Information Guides and Design Guides will be developed to preserve heritage buildings and support high standards of environmental performance</p>
<p>Planning should actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable</p>	<p>QPNP policies 7 and 8 promote walking and cycling and community safety.</p>
<p>Planning should take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural services to meet local needs</p>	<p>QPNP policy 1 protects our amenities where local strategies to improve health, social and cultural well-being take place. QPNP supports the Jubilee Development as a community asset with potential for sports, health, social and cultural initiatives.</p>

The sub headings below illustrate how QPCC is and has been developing the plan policies and other supporting and complementary projects in line with National Policy

Delivering a sufficient supply of homes:

Queen's Park has nowhere to build homes that would not require homes to be pulled down and rebuilt higher and more densely. Conservation policies and environmental policies make it unlikely that this will happen. As the plan was developed QPCC identified unused car park space in Queens Park Court and recommended that housing could be built here. Westminster City Council is now developing a housing project on Queen's Park Court Car Park which will provide intermediate and social housing as QPCC stated. The only other space identified in Policy 10 is Canal Moorings and a small infill space.

Building a strong, competitive economy:

QPCC strongly supports building a strong competitive economy. Queen's Park is 90% residential. The only businesses areas are on our two high streets: The Harrow Road and Kilburn Lane. The largest part of Central Shopping Area in the Harrow Road is in Maida Hill and QPCC is part of the Westminster Community Steering Group that is seeking to develop this. Brent City Council owns the majority of the development that will take place round Queens Park Station which includes Queen's Parks Kilburn Lane. QPCC will work actively with Brent to support a strong competitive economy. Policy 9 High Streets Shops and Workplaces promotes the development of a strong economy in Queen's Park.

Ensuring the vitality of town centres:

Harrow Road primary shopping area runs from the Junction of Harrow Road and the Great West Road to Harrow Road and Third Avenue. The major part of this is in Maida Vale/Harrow Road ward. Throughout the consultation period, which started in 2013, residents' main complaints have centred round the Harrow Road. With this in mind Queens Park formed a Harrow Road Retailers Association. This has now been expanded in 2019 to include the shops in Maida Hill/ Harrow Road ward and the name has changed Harrow Road Retailers and Business Association. QPCC also commissioned with Westminster into the Harrow Road Retailers Study by Publica and now attends all the meetings to date led by Westminster Council and is committed to developing policies with our partners to changing the road into a mixed use road fit for the 21st century. QPCC strongly supports the mixed use of high streets for not only retail but also social community and commercial uses.

Promoting healthy and safe communities:

QPCC is strongly committed to the promotion of healthy and Safe Communities and will do this through both our policies and our projects. Policies 3 Residential Gardens protect gardens from development. Policy 4 supports allotments and development of further spaces. Policy 5 supports the development of a park keepers hut which can be used by community groups using Queen's Park Gardens. Policy 7 supports improved cycling infrastructure with provision of sufficient safe bike storage. Policy 8 supports safe pedestrian access in the Harrow Road. QPCC has been supporting the development of a pedestrian phase at the Harrow Road Kilburn Lane Junction with partners WCC, RBKC, Kensal Triangle Residents Association. Projects support and are working towards an improvement of Air Quality (QPCC regularly tests air pollution) and QPCC has supported the planting of trees to improve air quality. QPCC has declared that there is a climate emergency and has a range of projects that it is developing to reduce waste and carbon emissions.

Promoting sustainable transport:

Queen's Park has an excellent bus service that operates in The Harrow Road and Kilburn Lane. Residents do not ask for change in the transport system. QPCC policy 7 supports cycling infrastructure. QPCC encourages residents to cycle and supports the increase of cycle parking the number of secure cycle shelters

Making effective use of land

Most of Queen's Park land is effectively used. However, the ground floor of Queen's Park Hall was built for the local community in 1882. It is now privately owned and the ground floor that had had shops has been empty since 1994. It is a grade 2 listed building and an Asset of Community Value. Policy 2 supports any proposal that would develop the ground floor for the benefit of the local community. Canal Terrace in the Harrow Road is in a conservation area. The original shop fronts look derelict. The terrace has almost entirely failed as shops and QPCC Policy 9 supports mixed use of the ground floor for work places and social and community projects.

Achieving well-designed places

The Harrow Road is poorly designed, down at heel, with too many identical shops. It is the major concern of residents. Canal Terrace looks derelict, the Avenues though well looked after by Westminster Planning Department does not have design guidelines that are sufficiently detailed for owners and developers. Policy 6 Design aims to work towards these areas being better designed. QPCC has already written a Planning Information Guide for use by owners and developers which has been endorsed by Westminster Planning. Residents and builders now tell us the guide needs to be more detailed. This will be done. Policy 6 Design Guide for Canal Terrace has been developed, working closely with Westminster Planning and Heritage and Conservation department and this is a supporting document in the Neighbourhood Plan.

Meeting the challenge of climate change, flooding and coastal change

QPCC supports the development of houses so that they are more energy efficient. Where there are decisions to be made between being compliant with Heritage Rules and the need to reduce the energy loss QPCC Planners support a balanced and compromised approach. For example, they have researched double glazing that looks identical to the original windows. The planning committee cannot tell the difference from the original windows.

Conserving and enhancing the natural environment

Policy 3 conserves residential gardens and Policy 4 conserves and supports the development of allotments and Policy 10 Residential Development of moorings has an adjacent development of a community pocket park into a community garden in a hardly used space: Harrow Road Open Space.

Conserving and enhancing the historic environment

Queen's Park Conservation Estate or 1728 small houses plus Queen's Park Hall and the 29 houses in Canal Terrace. Policy 6 Design supports the maintenance of these houses and the development of Queen's Park Hall and Canal Terrace protecting the heritage of these buildings.

Conformity with the Local Development Plan.

The Neighbourhood Plan has been prepared with regard to local strategic planning policies set out in the Westminster City Plan 2016, and sub-regional policies set out in the London Plan.

The Neighbourhood Plan sets out a total of 10 policies. The table below shows these policies and how they conform and contribute to the implementation of strategic policies in the Westminster City Plan and London Plan. They also show how QPCC's proposed policies confirm with the emerging City Plan and the intend to publish London Plan.

Queens Park Neighbourhood Plan Policies	Westminster City Plan	The London Plan
<p>Policy 1 – Amenities</p> <p>Development proposing the loss of community use will only be permitted where it can be demonstrated that the community use is no longer required by the local community.</p> <p>Where it is identified that there is a continuing need for a community use, development proposals will be resisted unless applicants can demonstrate that there is adequate alternative provision easily accessible from the Neighbourhood Plan Area which has the capacity to meet the needs of the community previously served by the lost use.</p> <p>Development proposals for new community uses will be supported, including the provision of artists' workspaces and play space areas.</p>	<p>Policy S12 North Westminster Economic Development Area</p> <p>Policy 1 helps to meet the policy aspects: <i>“Delivering improved and appropriate local services including: local services provision facilities in Church Street area and Queens Park”</i></p> <p><i>“In the District Shopping Centres of Harrow Road and Church Street/Edgware Road the council may be more flexible about uses, provided development delivers benefits to the local community, provides employment opportunities and contributes to the quality of the built environment.”</i></p> <p>Policy S34 Social and Community Infrastructure</p> <p>Policy 1 conforms to Policy S34 in protecting social and community floor space. It ensures that where there is a continued defined need that the need is protected.</p> <p>Draft City Plan 2019-2040</p> <p>NP Policy 1 is consistent with City Plan Policy 18 which seeks to protect and develop community infrastructure where the present or future need has been established.</p>	<p>Policy 3.16 PROTECTION AND ENHANCEMENT OF SOCIAL INFRASTRUCTURE</p> <p>Policy 1 conforms to Policy 3.16 to ensure protection and enhancement of social infrastructure. It ensures that where there is a continued defined need that the need is protected.</p> <p>Intend to publish version December 2019</p> <p>NP Policy 1 is consistent with London Plan Policies S1 F and G on Developing London's social infrastructure.</p>

<p>Policy 2 – Queens Park Hall</p> <p>QPCC will support the use of Queen’s Park Hall as a community hall for the local community. Proposals for any development or change of use at Queen’s Park Hall will need to demonstrate how they will assist in maintaining the building as a community asset.</p>	<p>Policy S34 Social and Community Infrastructure</p> <p>Policy 2 conforms to Policy S34 in protecting social and community floor space. It ensures that where there is a continued defined need that the need is protected.</p> <p>Draft City Plan 2019-2040</p> <p>NP Policy 2 is consistent with City Plan Policy 18 and specifies an important local asset of community value.</p>	<p>Policy 3.16 PROTECTION AND ENHANCEMENT OF SOCIAL INFRASTRUCTURE</p> <p>Policy 2 conforms to Policy 3.16 to ensure protection and enhancement of social infrastructure. It ensures that where there is a continued defined need that the need is protected.</p> <p>Intend to publish version Dec 2019</p> <p>NP Policy 2 is consistent with London Plan Policies S1 F and G on Developing London’s social infrastructure.</p>
<p>Policy 3 – Residential Gardens</p> <p>Development which results in the loss of private residential gardens will not be permitted.</p> <p>Development should preserve sufficient green space, ensure sustainable drainage and maintain or enhance the biodiversity of the space.</p>	<p>Policy S38 Biodiversity and Green Infrastructure</p> <p>Policy 3 will help deliver Green infrastructure as required by Policy S38.</p> <p>Draft City Plan 2019-2040</p> <p>The City Plan does not specifically mention residential gardens. However, NP 3 i/ is consistent with City Plan Policy 33 Air Quality and City Plan Policy 35 Green Infrastructure.</p>	<p>Policy 2.18 GREEN INFRASTRUCTURE: THE MULTI FUNCTIONAL NETWORK OF GREEN AND OPEN SPACES</p> <p>Policy 3 will help deliver Green infrastructure as required by Policy 2.18.</p> <p>Intend to publish version Dec 2019</p> <p>The London Plan does not specifically mention the retention of private residential gardens. However, NP Policy 3 on retaining residential gardens is consistent with London Plan Policies G5 Urban Greening, and London Plan Policy S1 13 Sustainable drainage.</p>

<p>Policy 4– Allotments Proposals for new allotments or an extension to existing allotments including the provision of space for community food growing, will be supported.</p> <p>Proposals that result in harm to or loss of allotments listed in Table 4 below will not normally be permitted unless:</p> <p>a) replacement provision is made, of at least equivalent quality, where it would be located at reasonable convenience for the existing plot holders; and</p> <p>b) where clear and significant social, economic and environmental community benefits could be derived from the proposal.</p> <p>Table 4</p> <ul style="list-style-type: none"> • Harrington Court • LEEVE HOUSE ALLOTMENTS 	<p>Policy S35 Open Space Policy 4 ensures existing public open spaces deficiencies will be addressed by protecting all open spaces, and their quality, heritage and ecological value, tranquillity and amenity.</p> <p>Policy S38 Biodiversity and Green Infrastructure Policy 4 will help deliver Green Infrastructure as required by Policy S38.</p> <p>Draft City Plan 2019-2040 The City Plan does not specifically mention allotments. However, NP Policy 4 is consistent with City Plan Policy 35: Green Infrastructure</p>	<p>Policy 2.18 GREEN INFRASTRUCTURE: THE MULTI FUNCTIONAL NETWORK OF GREEN AND OPEN SPACES Policy 4 will help deliver Green infrastructure as required by Policy 2.18.</p> <p>Policy 7.18 PROTECTING OPEN SPACE AND ADDRESSING DEFICIENCY Policy 4 will help protect local spaces and assist in the delivery of potential additional green space.</p> <p>Intend to publish London Plan Dec 2019 NP Policies 4i/ and 4ii/ align with London Plan Policy G8 on Food Growing.</p>
<p>Policy 5- Queen's Park Gardens Hut QPCC will support the development of the existing storage building to provide additional facilities for the local community to include:</p> <ul style="list-style-type: none"> • workshop space and storage space for garden activity, environmental, sports and play projects and skills training • space for community food growing • shared space for WCC parks and community groups • toilet facilities for staff and approved community groups 	<p>Policy S33 Delivering infrastructure and planning obligations Policy 5 supports the upgrade of an existing building to enable it to be sustainable.</p> <p>Policy S34 Social and Community Infrastructure Policy 5 reconfigures and upgrades existing floor space to enhance the overall level of social and community provision</p> <p>Policy S38 Biodiversity and Green Infrastructure Policy 5 will help deliver Green infrastructure as required by Policy S38.</p>	<p>Policy 2.18 GREEN INFRASTRUCTURE: THE MULTI FUNCTIONAL NETWORK OF GREEN AND OPEN SPACES Policy 5 will help deliver Green infrastructure as required by Policy 2.18.</p> <p>Policy 7.18 PROTECTING OPEN SPACE AND ADDRESSING DEFICIENCY Policy 5 will help protect local spaces and assist in the delivery of potential additional green space.</p> <p>Intend to publish London Plan Dec 2019 NP Policy 5 is consistent with London Plan's policy G4 Open Space in that QPCC want to enhance the facilities in Queen's Park Gardens.</p>

	<p>Draft City Plan 2019-2040 NP Policy 5 is consistent with City Plan Policy 18: Community Infrastructure which states "New community infrastructure and facilities will be supported where there is an identified present or future need."</p>	
<p>Policy 6 – Design Proposals for new developments must achieve an exemplary standard of sustainable and inclusive urban design and architecture that respects the character of distinct areas within the neighbourhood plan area including:</p> <ul style="list-style-type: none"> • Queens Park Conservation Area • Mozart Estate • The Edwardian Houses and Streets • Canal Terrace • Harrow Road Shops <p>The Community Council will produce Planning Information Guides for the relevant areas to assist in the delivery of good design.</p> <p>Design which meets high standards of environmental performance to mitigate for and adapt to climate change will be supported subject to considerations with respect to the character of the area.</p> <p>New or renovated shop frontages should complement the architectural design of the rest of the building where that building has historic or architectural merit. Signs for shop fronts should be well-designed at a suitable scale and if illuminated should be lit appropriately and discreetly.</p>	<p>Policy S25 Heritage Policy 6 will conform to the requirement of Policy S25 to conserve heritage assets. It will contribute to the requirement that historic and other important buildings should be upgraded sensitively,</p> <p>Policy S28 Design Policy 6 will ensure development must incorporate exemplary standards of sustainable and inclusive urban design as required by Policy S28.</p> <p>Draft City Plan 2019-2040 NP Policy 6 is consistent with City Plan Policy 39: Design principles which requires new developments to "incorporate exemplary standards of high quality, sustainable and inclusive urban design and architecture befitting Westminster's world-class status . . . and its diverse range of locally distinctive neighbourhoods."</p>	<p>Policy 7.4 LOCAL CHARACTER Policy 6 will ensure the local character of the Queen's Park area will be enhanced by a high quality design response that allows existing buildings and structures that make a positive contribution to the character of a place to influence the future character of the area and that is informed by the surrounding historic environment.</p> <p>Intend to publish London Plan Dec 2019 NP Policy 6 is consistent with London Plan Policy HC1 Heritage conservation and growth and London Plan Policy SI 2 Minimising greenhouse gas emissions.</p>

<p>Policy 7 – Improving Cycling Infrastructure Development proposals, where appropriate, will be required to be supported by measures to improve road safety, air quality, and facilities for cyclists, subject to the published cycle standards set out by the London Plan. Measures will be expected to:</p> <p>a) Provide cycle parking at key services and facilities where appropriate b) Provide sheltered, secure cycle storage for residents where appropriate</p>	<p>Policy S41 Pedestrian Movement and Sustainable Transport Policy 7 conforms to Policy S41 in supporting sustainable transport options including the provision of cycling facilities</p> <p>Draft Westminster City Plan 2019-2040 NP Policy 7 is consistent with City Plan Policy 26 which seeks to support cycling.</p>	<p>Policy 6.9 CYCLING Policy 7 will support Policy 6.9 in improving cycle infrastructure.</p> <p>Intend to publish London Plan Dec 2019 NP 7 is consistent with and supports London Plan Policy T5 Cycling.</p>
<p>Policy 8 – Safeguarding Pedestrian Access in the Harrow Road Development proposals where appropriate, will be required to be supported by measures that provide for improved pedestrian access. The measures will need to demonstrate that:</p> <p>a) Sufficient pavement space is maintained for pedestrians; and b) Accessibility for disabled people and those with pushchairs is safeguarded.</p> <p>Proposals that permit the use of the pavement in front of the shops up to the depth of 1m will be permitted provided that the pavement will be accessible to all users.</p>	<p>Policy S41 Pedestrian Movement and Sustainable Transport Policy 8 conforms to Policy S41 in supporting sustainable transport options including improvements for pedestrians.</p> <p>Draft City Plan 2019-2040 NP Policy 8 is consistent with City Plan Policy 26 which seeks to prioritise and improve the pedestrian environment.</p>	<p>Policy 6.10 WALKING Policy 8 assists in delivering the Mayor’s commitment to a substantial increase in walking in London. To this end, the quality and safety of London’s pedestrian environment should be improved to make the experience of walking more pleasant and an increasingly viable alternative to the private car</p> <p>Intend to publish London Plan Dec 2019 NP Policy 8 does not contradict London Plan Policy T2 Health Streets.</p>
<p>Policy 9 – Commercial Development Proposals will be supported for developments that maintain or improve retail and commercial uses within the shop frontages in Harrow Road District Centre and Kilburn Road Local Centre.</p> <p>Development proposals for Canal Terrace that improve the community, retail, commercial, and social uses whilst preserving design within the area will be supported. Proposals that support additional active uses will also be supported.</p>	<p>Policy S12 North Westminster Economic Development Area Policy 9 helps to meet the policy aspects: <i>“Delivering improved and appropriate local services including: local services provision facilities in Church Street area and Queens Park”</i></p> <p><i>“In the District Shopping Centres of Harrow Road and Church Street/Edgware Road the council may be more flexible about uses, provided development delivers benefits to the local community, provides employment opportunities</i></p>	<p>Policy 4.7 RETAIL AND TOWN CENTRE DEVELOPMENT Policy 9 assists in protecting retail areas as set out in Policy 4.7</p> <p>Intend to publish London Plan Dec 2019 NP Policy 9 i/ does not contradict London Plan Policy SD7 Town Centres and SD8 Town Centres Network.</p>

	<p><i>and contributes to the quality of the built environment.”</i></p> <p>Policy S21 Retail Policy 9 conforms to Policy 21 in ensuring protection to existing retail uses.</p> <p>Draft City Plan 2019-2040 NP Policy 9 is consistent with City Plan Policy 15 Town Centres, high streets and the CAZ.</p>	<p>NP Policy 9ii/ doesn't appear to contradict anything in London Plan.</p>
<p>Policy 10 – Residential Development Proposals for narrowboats to be permanently moored for residential use on the Grand Union Canal will be supported, subject to meeting the following criteria:</p> <ul style="list-style-type: none"> • Demonstrate that there will not be an adverse impact on the amenity of neighbouring uses/ buildings; and • Ensure that any necessary infrastructure required to service the boats will be provided. <p>Proposals for infill development that include provision for affordable residential dwellings will be supported, subject to the schemes:</p> <ul style="list-style-type: none"> • Being of high-quality design; and • Providing sufficient amenity space for inhabitants, including the provision of open space and play space. • Ensuring they are sympathetic to the character of the area where they are located. 	<p>Policies S14 Optimising Housing Delivery Policy 10 will help to meet Policy S14 intention that residential uses are the priority across Westminster and that the protection of existing residential uses is a key requirement.</p> <p>Policy S15 Meeting Housing Needs Policy 10 will assist in delivering Policy S15 requirement that residential developments provide an appropriate mix of units in terms of size, type, and affordable housing provision towards meeting Westminster’s Housing needs and creating mixed communities</p> <p>Policy S16 Affordable Housing Policy 10 will assist in the delivery of affordable housing.</p> <p>Draft City Plan 2019-2040 NP Policy 10 i/ is consistent with City Plan Policy 32 Waterways and waterbodies where paragraph F states that "Residential and commercial moorings and facilities for boaters on Westminster’s canals will be encouraged in appropriate locations".</p>	<p>Policy 3.8 HOUSING CHOICE Policy 10 will assist in the Policy 3.8 aim that Londoners should have a genuine choice of homes that they can afford, which meet their requirements for different sizes and types of dwellings in the highest quality environments.</p> <p>Intend to publish London Plan Dec 2019 NP Policy 10 i/ is consistent with London Plan Policy SI 16 D Waterways Use and Enjoyment. NP Policy 10 is consistent with and supports London Plan Policy H1 Increasing housing supply and H2 Small Sites.</p>

	NP Policy 10 ii/ is consistent with City Plan Policy 8: Stepping up housing delivery.	
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Contribution towards Sustainable Development

Achieving sustainable development

1. The NPPF promotes sustainable development, stating that the ‘purpose of the planning system is to contribute to the achievement of sustainable development’. Sustainable development is defined as ‘meeting the needs of the present without compromising the ability of future generations to meet their own needs’.
2. The NPPF views sustainability as made up of three objectives: economic, social and environmental. These objectives are interdependent and should be pursued in mutually supportive ways. The objectives are:
 - *Economic*: to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.
 - *Social*: to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being.
 - *Environmental*: to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
3. The following tables summarise how the objectives and policies in the Neighbourhood Plan contribute toward sustainable development, as defined in the NPPF. This demonstrates that the objectives of the Neighbourhood Plan are considered to comprise a balance of social, economic and environmental goals.

Economic	
NPPF Definition Building a strong commercial economy	
QPCC Objective	QPCC Policy
High Street Shops and Work Spaces	Policy 9 Commercial Development
Work collaboratively towards achieving lively, well used and commercially resilient high streets that attract retailers, residents, workers and visitors from further afield.	Proposals will be supported for developments that maintain or improve retail and commercial uses within the defined core and secondary shopping frontages in Harrow Road District Centre and Kilburn Lane Local Centre.

<ul style="list-style-type: none"> • Seek to maintain and improve ground floor commercial space along Harrow Road, Kilburn Lane, Dart Street and Mozart Street to ensure a diverse mix of retail, office and community uses • Seek improvements to the ground floor units of Canal Terrace including encouraging the development for restaurant, café, and office and workshop uses 	<p>Development proposals for Canal Terrace that improve the community, retail, commercial, and social uses whilst preserving design within the area will be supported. Proposals that support additional active uses will also be supported</p>
<p>Projects and work supporting our objectives and policies</p>	<p>Queen’s Park wishes to make the most of its possibilities for economic development. However, Harrow Road High Street is partly in Queen’s Park and partly in Harrow Road Ward, Kilburn Lane is partly in Queens Park and partly in Brent. The large development around Queens Park Station is largely in Brent but partly in Queen’s Park To achieve our aims we are working collaboratively with other Councils and Neighbourhood Groups.</p>

<p>Social</p>	
<p>NPPF Support strong, vibrant, healthy communities</p>	
<p>Neighbourhood Plan objective</p>	<p>Neighbourhood Plan Policies</p>
<p>Amenities</p> <p>To continue to improve and increase our existing community activities, services, and built and natural assets for residents, workers and visitors of all ages. This includes our sports and leisure facilities.</p>	<p>Policy 1 Amenities</p> <p>Development proposing the loss of community use will only be permitted where it can be demonstrated that the community use is no longer required by the local community</p> <p>Where it is identified that there is a continuing need for a community use, development proposals will be resisted unless applicants can demonstrate that there is adequate alternative provision easily accessible from the Neighbourhood Plan area which has the capacity to meet the needs of the community previously served by the lost use.</p> <p>Development proposals for new community uses will be supported, including the provision of artists’ workspaces and play space areas</p> <p>Policy 2 Queens Park Hall.</p> <p>QPCC will support the use of Queen’s Park Hall as a community hall for the local community. Proposals for any development or change of use at Queen’s Park Hall will need to demonstrate how they will assist in maintaining the building as an asset of community value.</p>

<p>Environment and Open Spaces</p> <p>Continue to improve the local environment, including Queen’s Park Gardens, and other open spaces of local importance.</p> <ul style="list-style-type: none"> • Protect parks, gardens and smaller green or open spaces, including edges and verges, from development • Seek an improvement in recreation/play spaces for all ages • Protect allotments and food growing spaces from development, seeking more community food growing space 	<p>Policy 3 Residential Gardens</p> <p>Development which results in the loss of private residential gardens will not be permitted.</p> <p>Development should preserve significant green space, ensure sustainable drainage, and maintain or enhance the biodiversity of the space.</p> <p>Policy 4 Allotments</p> <p>Proposals for new allotments or an extension to existing allotments including the provision of space for community food growing, will be supported.</p> <p>Policy 5 Queens Park Gardens Hut</p> <p>QPCC will support the development of the existing storage building to provide additional facilities for the local community to include:</p> <ul style="list-style-type: none"> • workshop space and storage space for garden activity, environmental, sports and play projects and skills training • space for community food growing • shared space for WCC parks and community groups • toilet facilities for staff and approved community groups
<p>Getting around and community safety</p> <p>Establish a safer and more pleasant street network that prioritises walking and cycling for all groups and ages and seeks to minimise air pollution.</p> <ul style="list-style-type: none"> • Encourage more people to cycle and walk, including supporting children’s safe cycling and walking to school • Increase the ease of movement for cyclists at key locations • Increase in the number and quality of cycle parking, including on street cycle parking and sheltered secure residential cycle storage 	<p>Policy 7 Improving Cycling infrastructure</p> <p>Development proposals, where appropriate, will be required to be supported by measures to improve road safety, air quality, and facilities for cyclists, subject to the published cycle standards set out by the London Plan. Measures will be expected to:</p> <ol style="list-style-type: none"> Provide cycle parking at key services and facilities where appropriate Provide sheltered, secure cycle storage for residents where appropriate <p>Policy 8 Pedestrian Access in the Harrow Road</p> <p>Development proposals where appropriate, will be required to be supported by measures that provide for improved pedestrian access. The measures will need to demonstrate that:</p> <ol style="list-style-type: none"> Sufficient pavement space is maintained for pedestrians; and

	<p>b) Accessibility for disabled people and those with pushchairs is safeguarded.</p> <p>Proposals that permit the use of the pavement in front of the shops up to a depth of 1m will be permitted provided that the remainder of the pavement will be accessible to all users.</p>
<p>Residential Development</p> <p>Continue developing a neighbourhood that welcomes a diverse mix of people and that is a great place to live, where there are new homes that are affordable to local people and of excellent quality, and the existing housing stock is protected and enhanced.</p> <ul style="list-style-type: none"> • Protect the existing social rented stock • Ensure that a proportion of new homes are affordable to people on low incomes, through the provision of new affordable rented housing and intermediate housing • Resist the subdivision of family units 	<p>Policy 10</p> <p>Proposals for narrowboats to be permanently moored for residential use on the Grand Union Canal will be supported,</p> <p>Proposals for infill development that include provision for affordable residential dwellings will be supported,</p>
<p>Projects and work supporting our objectives and policies</p>	<p>QPCC has a number of projects supporting the policies above. These include for Policy 10 the development of a community pocket park</p> <p>QPCC is starting a play street for Children</p> <p>QPCC is also working with WCC on the development of cycling lanes</p> <p>QPCC has a range of projects in its neighbourhood plan that support the achievement of our policies: air quality, energy reduction, up grading our sports pitch</p> <p>QPCC is working with 3 boroughs for the development of a pedestrian phase at the Harrow Road Ladbroke Grove Kilburn Lane lights</p>

Environment	
NPPF Definition to contribute to protecting and enhancing our natural, built and historic environment	
QPCC Objective	QPCC Policies
<p>Environment and Open Spaces</p> <p>Continue to improve the local environment, including Queen’s Park Gardens, and other open spaces of local importance.</p> <ul style="list-style-type: none"> • Protect parks, gardens and smaller green or open spaces, including edges and verges, from development • Seek an improvement in recreation/play spaces for all ages • Protect allotments and food growing spaces from development, seeking more community food growing spaces 	<p>Policy 3 Residential gardens (see above)</p> <p>Policy 4 Allotments (see above)</p> <p>Policy 5 Queen’s Park Gardens Hut (see above)</p>
<p>Heritage Design Quality and Sustainability</p> <p>Respect and safeguard our neighbourhood's heritage and character and enhance its design quality whilst seeking appropriate ways to make the area more sustainable.</p> <ul style="list-style-type: none"> • Protect historic buildings and the area’s conservation design quality • Preserve and/or enhance the character, appearance and settings of the conservation area and listed buildings through high quality design, materials and finishes • Support upgrades to the building fabric that contribute to energy saving and a low carbon agenda whilst demonstrating high design quality and integration with the existing heritage of the area • Enhance the special character of Queen’s Park through its public realm, buildings, trees and gardens • Embrace new design whilst respecting and preserving the character of the area. 	<p>Policy 2 Queens Park Hall (see above)</p> <p>Policy 6 Design</p> <p>Proposals for new developments must achieve an exemplary standard of sustainable and inclusive urban design and architecture that respects the character of distinct areas within the neighbourhood plan area including:</p> <ul style="list-style-type: none"> • Queens Park Conservation Area • Mozart Estate • The Edwardian Houses and Streets • Canal Terrace • Harrow Road Shops <p>The Community Council will produce Planning Information Guides for the relevant areas to assist in the delivery of good design.</p> <p>Design which meets high standards of environmental performance to mitigate for and adapt to climate change will be supported, subject to considerations with respect to the character of the area.</p> <p>New or renovated shop frontages should complement the architectural design of the rest of the building where that building has historic or architectural merit. Signs for shop fronts should be well-designed at a suitable scale, and if illuminated, should be lit appropriately and discreetly.</p>

Projects and work supporting our objectives and policies	QPCC is developing the following projects: a more detailed planning information guide for Queen's Park Conservation Estate, a Design Guide for Canal Terrace and the development of a community pocket park on a hardly used pieces of land by the Harrow Road called Harrow Road Open Space
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Compatibility with EU obligations including human rights requirements

The Neighbourhood Plan has had regard to EU obligations and the human rights requirements. It is compatible with all requirements. The Plan does not contain policies or proposals that would infringe the human rights of residents or other stakeholders over and above the existing strategic policies

The Neighbourhood Plan is in conformity with EU obligations:

- a. The Neighbourhood Area is not in close proximity to any European designated nature sites and so does not require an Appropriate Assessment under the EU Habitats Regulations.
- b. The Neighbourhood Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act.

QPCC Neighbourhood Plan proposes 10 policies and 16 development projects. None of these policies or proposals infringe the human rights of residents and other stakeholders over and above the existing strategic policies at national and district levels. QPCC comes under Westminster City Council and they have read through the plan and advised us of changes. We have made the changes as recommended

Potential Effects on European Sites

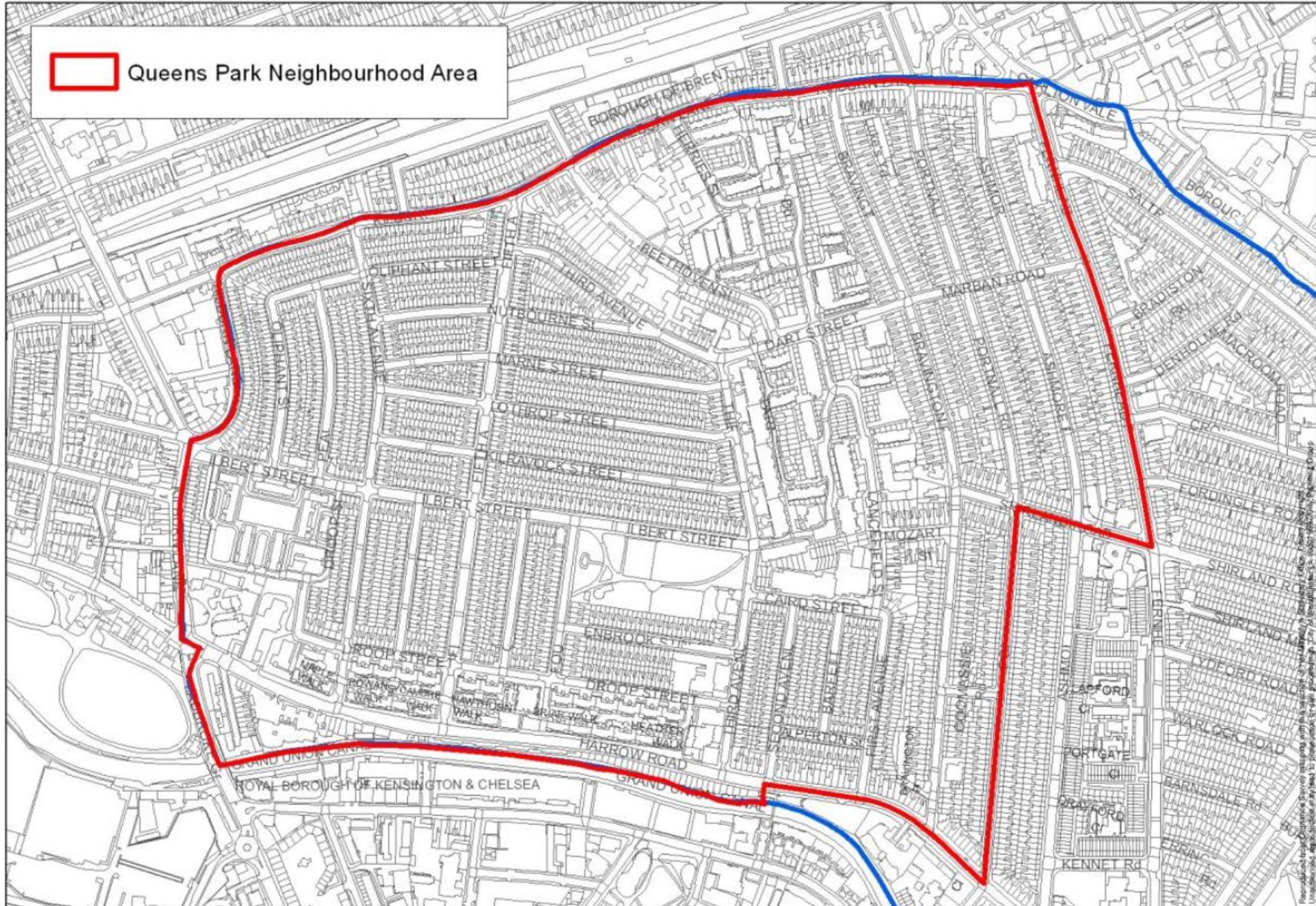
In order to meet the basic conditions of the Neighbourhood Planning (General) Regulations 2012, the Neighbourhood Plan including the proposals and policies set out in the plan must be screened / assessed to determine whether a Strategic Environmental Assessment (SEA) or a Habitat Regulation Assessment (HRA) is required and if any significant environmental effects are likely to occur from the Neighbourhood Plan.

Westminster City Council has carried out and prepared a screening assessment on the Queen's Park Neighbourhood Plan and has determined that in their opinion, the plan meets the basic conditions of not breaching, and otherwise being compatible with EU Obligations and Human Right requirements. The screening assessment confirms there are no likely significant environmental effects arising from the Queen's Park Neighbourhood Plan and a SEA or HRA will not be required.

Conclusion

The Basic Conditions as set out in Schedule 4B to the TCPA 1990 are considered to be met by the Queen's Park Neighbourhood Plan and all the policies therein. It is therefore considered that the Queen's Park Neighbourhood Plan complies with Paragraph 8(1)(a) of Schedule 4B of the Act.

Appendix 1: Designated Neighbourhood Area



Appendix 2: Comments on the need for a Strategic Environmental Assessment Screening Report

229214_Natural England response_QPCC Neighbourhood Plan_HRA and SEAScreening_07-03-2018

From: [Baines, Chris \(NE\)](#)

Sent: Wed, 7 Mar, 2018 at 17:11

To: gfitzhugh@queensparkcommunitycouncil.gov.uk

Dear Gill

I'm getting in touch from Natural England regarding the above consultation. We concur with the screening outcomes of both the SEA and HRA, as we the plan will not have negative impacts on Natura 2000 sites, or biodiversity more broadly.

Kind regards,

Chris Baines

Sustainable Development Adviser

Thames Team

Natural England

Northgate House

6th Floor

21-23 Valpy Street

Reading

Berkshire

RG1 1AF

www.gov.uk/government/organisations/natural-england

Natural England offers two chargeable services – The Discretionary Advice Service ([DAS](#)) provides pre-application, pre-determination and post-consent advice on proposals to developers and consultants as well as pre-licensing species advice and pre-assent and consent advice. The Pre-submission Screening Service ([PSS](#)) provides advice for protected species mitigation licence applications.

Gill FitzHugh
Queen's Park Community Council
gfitzhugh@queensparkcommunitycouncil.gov.uk

Our ref: NE/2006/000259
/SE- 07/DS1-L01

Date: 28 March 2018

Dear Gill

Queen's Park Community Council's HRA and SEA

Thank you for consulting us on the above screening opinion. This consultation was received on 28th February 2018.

Based on a review of environmental constraints for which we are a statutory consultee, there are no areas of fluvial flood risk, Source Protection Zones for groundwater or main watercourses affected by the neighbourhood plan area. Therefore we do not consider there to be potential significant environmental effects relating to these environmental constraints.

Your Surface Water Management Plan will indicate if there are any critical drainage areas from local sources of flood risk (e.g. surface water, groundwater and sewerage) which coincide with the neighbourhood plan area.

For your information we have published joint advice with Natural England, English Heritage and the Forestry Commission on neighbourhood planning which sets out sources of environmental information and ideas on incorporating the environment into plans.

This is available at:

http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/lit_6524_7da381.pdf.

If you have any further questions, please do not hesitate to contact me. Yours sincerely

Demetry Lyons
Sustainable Places Planning Advisor

Direct dial: 02077140578 Direct e-mail: HNLsustainablePlaces@environment-agency.gov.uk



Queen's Park Community Council
PL00336622 By email: gfitzhugh@queensparkcommunitycouncil.gov.uk

Our ref:

3rd April 2018

Dear Ms FitzHugh,

Queen's Park Community Council Neighbourhood Plan Strategic Environment Assessment (SEA) Screening Report (March 2018)

Thank you for consulting Historic England on the Strategic Environment Assessment Screening Report for the Queen's Park Community Council Neighbourhood Plan. As the Government's adviser on the historic environment, and a statutory consultee on SEA, Historic England is keen to ensure that the protection of the historic environment is fully taken into account at all stages and levels of the planning process. Accordingly Historic England welcomes the opportunity to comment on this document.

We note that the draft Neighbourhood Plan relates to a relatively localised geographic area, and that the contents of the Plan are not likely to have significant environmental effects that will not have been subject to environmental assessment elsewhere. Therefore, taking into account the scale, nature and location of the development promoted by the Plan and the environmental sensitivity of the plan area in terms of built/landscape heritage, we agree with your assessment that a SEA would not be required.

Conclusion

We hope that these comments are helpful. Please note that this advice is based on the information that has been provided to us and does not affect our obligation to advise on, and potentially object to any specific development proposal which may subsequently arise from this Neighbourhood Plan, and which may have adverse effects on the environment. We trust this advice is of assistance in the preparation of your Plan and encourage you to share it with the local planning authority.

Yours sincerely,

A handwritten signature in black ink, appearing to read "David English", is placed over a faint, repeating watermark of the words "electronic electronic el".

David English
Historic Places Principal London
E-mail: david.english@HistoricEngland.org.uk

Direct Dial: 020 7973 3747



Historic England, 4th Floor, Cannon Bridge House, Dowgate Hill, London, EC4R
2YA Telephone 020 7973 3700

HistoricEngland.org.uk

Please note that Historic England operates an access to information policy.

Correspondence or information which you send us may therefore become publicly available.

