

APPLICANT'S STATEMENT OF CASE

LOCAL PLANNING AUTHORITY REFERENCE: 19/00114/FULL

PLANNING INSPECTORATE REFERENCE: APP/X5990/V/19/3240661

SECTION 77 OF THE TOWN AND COUNTRY PLANNING ACT 1990

**CALL IN INQUIRY INTO THE PROPOSED DEVELOPMENT OF THE UNITED KINGDOM
HOLOCAUST MEMORIAL AND LEARNING CENTRE LOCATED WITHIN VICTORIA TOWER
GARDENS, MILLBANK, LONDON, SW1P 3YB**

STATEMENT OF CASE ON BEHALF OF THE SECRETARY OF STATE FOR HOUSING
COMMUNITIES AND LOCAL GOVERNMENT

25 FEBRUARY 2020

CONTENTS

- 1. Introduction**
- 2. Site Context**
- 3. The Proposals**
- 4. Pre-application History and Consultation**
- 5. Relevant Planning Policy and Guidance**
- 6. Key Issues for Consideration**
- 7. The Appeal Procedure and Applicant's Evidence**
- 8. Conclusion**

APPENDICES

- 1. Call-in Letter from the Minister of State (5 November 2019)**
- 2. City of Westminster Planning Applications Sub-Committee Report (11 February 2020)**
- 3. City of Westminster Planning Application Sub-Committee Draft Minutes (11 February 2020)**
- 4. Arboricultural Impact Assessment Overview (25 February 2020)**

1. INTRODUCTION

- 1.1 This Statement of Case has been prepared in support of the application by the Secretary of State for Housing, Communities and Local Government (the "**Applicant**") for the installation of the United Kingdom Holocaust Memorial and Learning Centre within Victoria Tower Gardens, Millbank, London (the "**Site**").
- 1.2 Due to the fact that the Applicant is the Secretary of State for Housing Communities and Local Government, a Minister will be determining the application. Arrangements have been put in place within the Ministry of Housing, Communities and Local Government so as to ensure that that the Minister in question has had and will continue to have nothing whatsoever to do with the promotion or progression of the Application so as to enable the Minister to make a decision on the Inspector's recommendation in an entirely lawful manner.
- 1.3 The United Kingdom Holocaust Memorial and Learning Centre is intended to have a profound effect on how British citizens and their political representatives, as well as overseas visitors, remember the Holocaust and learn lessons from it in confronting racism and conflict between communities.
- 1.4 The United Kingdom Holocaust Memorial and Learning Centre would be the UK's national establishment for remembrance of the Holocaust and would be dedicated to the millions of Jewish men, women and children murdered in the Holocaust and all other victims of the Nazis and their collaborators.
- 1.5 The United Kingdom Holocaust Memorial and Learning Centre would stand as a reminder of the horrors of the past and would encourage reflection on their implications for British government and society, both at this time and subsequently. The view of Parliament from the Memorial would serve as a permanent reminder that political decisions have far-reaching consequences. By setting history's worst example of the disintegration of democratic values against the greatest emblem of Britain's aspirations for democracy, it would stand as a permanent reminder of the responsibilities of citizens in a democracy to be vigilant and responsive whenever and wherever those values are threatened.
- 1.6 After an international competition with ninety-two entries, the scheme by Adjaye Associates, Ron Arad Architects and Gustafson Porter + Bowman was unanimously selected as the winning proposal. The team's sensitive and emotionally powerful design was chosen

by a jury including the then Secretary of State for Housing, Communities and Local Government, the Mayor of London, the Chief Rabbi, leading experts in architecture and design and first and second-generation Holocaust survivors.

- 1.7 The Jury praised the winning team's proposal to create a "living place, not just a monument to something of the past" and the desire to create an immersive journey for the visitor who would enter a memorial embedded in the land. The Jury found the proposal deftly resolved an essential challenge of the brief: being visually arresting, yet showing sensitivity to its location and context. The concept was found to have clear potential to be developed into an iconic memorial and intriguing educational experience, attracting visitors from the UK and beyond to learn and reflect.
- 1.8 As such the United Kingdom Holocaust Memorial and Learning Centre represents a unique opportunity to deliver a project of national and international significance.
- 1.9 The application (reference 19/00114/FULL) (the "**Application**"), is for the installation of the United Kingdom Holocaust Memorial and Learning Centre within Victoria Tower Gardens, including excavation to provide a basement and basement mezzanine learning centre, the creation of a memorial courtyard and the erection of a single storey entrance pavilion; re-provision of the Horseferry Playground and refreshments kiosk; repositioning of the Spicer Memorial; and new hard and soft landscaping and lighting around the site; as set out in further detail at Section 3 of this Statement (the "**Proposed Development**"). The site address for the Proposed Development is Victoria Tower Gardens, Millbank, London, SW1P 3YB (the "**Site**").
- 1.10 The Application was validated by Westminster City Council ("**WCC**") on 7 January 2019. During the statutory consultation period, a number of responses were received from statutory consultees, local residents and local amenity groups. As a result of the responses received, revisions to the planning application were submitted to WCC in April 2019 .
- 1.11 The following amendments were made to the scheme in April 2019:-
- Revised design to the Entrance Pavilion to reduce its height with a lighter and more transparent appearance;
 - Adjustments to the design of the Memorial Courtyard and associated landscaping;
 - Rationalisation of the Learning Centre basement footprint;

- Extension of the Learning Centre basement mezzanine level; and
- Repositioning of the skylight within the landscape.

1.12 On 5 November 2019, the Minister of State for Housing, Communities and Local Government (the “**Minister of State**”) called-in the planning application for his/her own determination following a public Inquiry. A Copy of the notification of call-in letter from the Minister of State is at Appendix 1.

1.13 Although WCC no longer has the authority to determine the planning application, on 11 February 2020 the WCC Planning Applications Sub-Committee (the “**Committee**”) resolved to object to the Proposed Development, in line with the recommendations of the WCC’s Director of Place Shaping and Town Planning. A copy of the Committee report is at Appendix 2 and a copy of the draft Committee minutes is at Appendix 3.

1.14 This Statement of Case sets out to summarise why the Applicant contends that planning permission for the Application should be granted, and describes the evidence that the Applicant proposes to call in support of the case at the forthcoming Inquiry.

2. SITE CONTEXT

- 2.1 The Site is located within Victoria Tower Gardens, Millbank, London, a Grade II Registered Garden, located on the north bank of the River Thames, immediately south of the Palace of Westminster and Black Rod Garden. The Site is bounded by Abingdon Street and Millbank to the west, the River Thames to the east and Horseferry Road/Lambeth Bridge to the south.
- 2.2 Victoria Tower Gardens was first created in the late nineteenth century and enlarged to its current extent in 1914. The layout of the gardens was further modified in 1923 and 1933 with the last major re-organisation taking place in the 1950s.
- 2.3 Within Victoria Tower Gardens there are three listed structures: the statue of Emmeline Pankhurst (Grade II listed), the statue of the Burghers of Calais (Grade I listed) and the Buxton Memorial Fountain (Grade II* listed). The Grade II listed River Embankment from the Houses of Parliament to Lambeth bridge forms the eastern (river) edge of Victoria Gardens.
- 2.4 The Site is also within the setting of a number of other listed buildings and structures, most notably the Grade I listed Palace of Westminster. Other designated heritage assets in the vicinity include Lambeth Bridge (Grade II listed), Victoria Tower Lodge and Gates to Black Rod Garden (Grade I listed), Northwest House, Millbank (Grade II listed), The Church Commissioners (Grade II* listed) and Lambeth Palace (Grade I listed).
- 2.5 The Site is located within the Westminster Abbey and Parliament Square Conservation Area, immediately south of the Palace of Westminster and Westminster Abbey including St. Margaret's Church World Heritage Site and east of the Smith Square Conservation Area.
- 2.6 The surroundings have an extremely large and diverse range of buildings, dating from the twelfth century to modern times. The majority of the buildings within the Conservation Area are listed; however, buildings of all eras and styles contribute to its character.
- 2.7 The Site is located within the Core Central Activity Zone ("**CAZ**"), the Thames Policy Area and Flood Zone 3. The Site benefits from a Public Transport Access Level ("**PTAL**") rating of 6a, reflecting the excellent accessibility of the Site to public transport. Westminster Underground Station is located approximately 600m from the Site, in addition to Abingdon Street and Millbank bus stops which are located immediately west of the Site on Millbank.

2.8 There have been various applications around the gardens, which is set out in the Planning Statement supporting the Application, prepared by DP9 and in the 11 February Committee report.

3. THE PROPOSALS

3.1 The description of development for the Proposed Development is as follows:

Installation of the United Kingdom Holocaust Memorial and Learning Centre, including excavation to provide a basement and basement mezzanine for the learning centre (Class D1); erection of a single storey entrance pavilion; re-provision of the Horseferry Playground and refreshments kiosk (Class A1); repositioning of the Spicer Memorial; new hard and soft landscaping and lighting around the site; and all ancillary and associated works.

3.2 The United Kingdom Holocaust Memorial and Learning Centre (“**UKHMLC**”) is intended to have a profound effect on how British citizens and their political representatives, as well as overseas visitors remember the Holocaust and learn lessons from it in confronting racism and conflict between communities. Its location in the heart of Westminster in the historic, physical and symbolic centre of the state would give the Memorial the prominence it deserves.

3.3 The Memorial has been carefully designed to complement and respect the character of Victoria Tower Gardens. Sensitive planting and landscaping would enhance the visual and amenity value of the gardens to create a peaceful place of calm and reflection for visitors, workers and local residents to enjoy.

3.4 The Proposed Development comprises several principal elements: the Entrance Pavilion; the Memorial Courtyard; the Holocaust Memorial; the Learning Centre; the re-provision of Horseferry Playground and refreshments kiosk; relocation of the Spicer Memorial; and landscaping and public realm works. These are set out in more detail below:

Entrance Pavilion

3.5 The Entrance Pavilion is a single storey building located at the south of the Site. The entrance pavilion provides a space where tickets can be checked and where visitor storage lockers are located. The Entrance Pavilion assists with pedestrian flow to the Memorial and Learning Centre in addition to providing safety and security screening.

Memorial Courtyard

3.6 The Memorial Courtyard is a contemplative space that defines the relationship between the Entrance Pavilion and the Memorial and Learning Centre.

- 3.7 The Memorial Courtyard is designed to be paved with stone, creating a visual continuity from the Entrance Pavilion, while the terrace railings and gates are specified as bronze.
- 3.8 The perimeter between the Gardens and Courtyard is defined primarily as part of Victoria Tower Gardens, with layers of planting and hedges providing interest and character to those passing along the perimeter pathway. The courtyard would be enclosed by a series of bronze rails, decorative hedges/vegetation and elements of glazing.

The Memorial

- 3.9 The Memorial comprises 23 bronze fins honouring the millions of Jewish men, women and children who lost their lives in the Holocaust, and all other victims of Nazi persecution, including Roma, gay and disabled people.
- 3.10 The 23 bronze fins create 22 pathways into the Learning Centre below, representing each country in which Jewish communities were destroyed during the Holocaust.
- 3.11 The Memorial brings together three key materials – bronze, stainless steel and stone. The fins are clad in bronze panels of varying thicknesses, employing a living material that changes through its lifetime and reacts to its surroundings. The undercroft in-between the fin walls and beneath the landform is to be clad in elongated panels of polished stainless steel. The Memorial stairs and the threshold floor below would be clad with silver-grey gneiss or granite stone.

The Learning Centre

- 3.12 The Learning Centre would be constructed below ground with basement and basement mezzanine levels.
- 3.13 Through careful sequencing and curating of well-designed spaces, the Learning Centre will envelop visitors with a powerful explanation of the events of the Holocaust from a distinctly British perspective. Commemoration of the victims of the Holocaust and subsequent genocides will be supported by soundly-based historical analysis and the aim of reinforcing civilised society's commitment that such atrocities should never be repeated.

Horseferry Playground/Refreshment Kiosk/Spicer Memorial

- 3.14 The Proposed Development includes the retention of the Horseferry Playground and Spicer Memorial at the southern end of the Site. Both would be repositioned slightly further to the south of their current positions.
- 3.15 The Horseferry Playground would be redesigned making a more efficient use of the space, whilst simultaneously creating a more active play environment. The proposed new design takes inspiration from the existing play equipment and materiality and honours the playground's history, retaining a sandpit as the central element.
- 3.16 A new and improved refreshments kiosk, located at the southernmost end of the playground is proposed to replace the existing kiosk. A covered seating area associated with the refreshments' kiosk is included as a break out space for parents and children.

Landscaping and Public Realm

- 3.17 Landscaping forms an integral component of the Proposed Development. The UKHMLC has been conceived as a single concept, intrinsically linked to the surrounding context of Victoria Tower Gardens. The Proposed Development considers the Memorial and landscape as one element, moving up and over the fins, around and down through the Courtyard. Whilst the Proposed Development modifies the existing Victoria Tower Gardens, the design gives back a new experience for visitors to the Gardens.
- 3.18 The form of the landscape responds to the character and features of Victoria Tower Gardens, respecting key views in and out of the Site and supporting current activities of local residents and users of the Gardens.
- 3.19 The Proposed Development within Victoria Tower Gardens is designed with the greatest sensitivity to the existing context and character of the area. The design team have developed a strategy that integrates the Proposed Development into the Gardens, creating a new landscape that allows all users to experience it.

4. PRE-APPLICATION HISTORY AND CONSULTATION

- 4.1 The Proposed Development was discussed in detail with WCC planning, design and highways departments, and other relevant officers of WCC, Historic England, Royal Parks and the Greater London Authority (“GLA”).
- 4.2 In addition, a full public consultation programme has also been undertaken in order to obtain the views of the local residents and interested parties with regards to the Proposed Development. Two pre-application public exhibitions were held 4-8 September 2018 and 5-8 December 2018 at Church House, within close proximity to the Site.
- 4.3 The detailed feedback received is set out in the Statement of Community Involvement, prepared by Four Communications, which was submitted with the Application.

5. RELEVANT PLANNING POLICY AND GUIDANCE

- 5.1 Relevant national planning policies are contained within the National Planning Policy Framework (the "**NPPF**"). The NPPF was updated on 19 February 2019, replacing the previous NPPF as published in 2012 and revised in July 2018.
- 5.2 The Development Plan comprises the London Plan (March 2016) (with consolidated amendments since 2011) (the "**London Plan**"); the saved policies of the Westminster UDP (2007) (the "**UDP**"); and the Westminster City Plan (2016) (the "**City Plan**").
- 5.3 A draft version of the new London Plan was published in December 2017, with further versions showing minor suggested changes published in 2018 following public consultation. The draft new London Plan was considered at an Examination in Public between January and May 2019 and the panel of inspectors issued their report on 8 October 2019. Following consideration of the inspectors' report, the Mayor released an Intended to Publish London Plan on 9 December 2019 with the final London Plan expected to be published in March 2020. The new London Plan cannot be given full weight until it has been adopted.
- 5.4 WCC is working on a review of the City Plan (the "**New City Plan**"), and a formal consultation under Regulation 19 was carried out between June and July 2019. The Council Submitted the New City Plan to the Secretary of State in November 2019 and the Examination in Public has commenced. As such, having regard to the relevant tests set out in the NPPF, this carries some weight at this stage. A number of other non-policy planning documents may be relevant to this case and will be identified in a statement of common ground between the Applicant and WCC.
- 5.5 Westminster is central to London's status and its functions related to government, state, faith, and education, and the location of world-famous cultural institutions and visitor attractions. A key strategic objective of the City Plan is to accommodate changes which contribute to its role at the heart of a world class city, building on its cultural and tourism functions, while maintaining its unique historic character, mix, functions and townscapes.
- 5.6 The City Plan encourages development which promotes Westminster's World City functions, and specifically supports new internationally and nationally important uses. The City Plan identifies the Core CAZ, within which the site is located, as an appropriate location for cultural educational uses serving a national and international role. WCC acknowledges that 'the proposed development is of national and international significance and would

promote Westminster's World City functions'. WCC also acknowledge that 'Victoria Tower Gardens may be a suitable place in principle for a memorial to the Holocaust' and agrees that 'the creation of a national Holocaust memorial and learning Centre is, in principle, a substantial public benefit to the nation, and indeed, globally'.

- 5.7 The Applicant will demonstrate that the London Plan and City Plan provide clear, in principle, support for the Proposed Development in this location, subject to compliance with other relevant policies. The Proposed Development may be considered to be contrary to the UDP regarding the loss of open space. However, when the Proposed Development, including the enhanced landscape, is considered as a whole, the Applicant will demonstrate that it accords with the more up to date policies on open space within the City Plan. In addition, the development plan needs to be read as a whole.
- 5.8 The Applicant will address the other relevant policies of the Development Plan, in particular those relating to heritage, trees and the alleged harm to the function of Victoria Tower Gardens, and the Applicant's evidence will establish the compliance of the Proposed Development with the Development Plan when read as a whole.
- 5.9 If, however, the decision maker reaches a different conclusion on the compliance with the Development Plan, and concludes that the decision which would be in accordance with the development plan would be to refuse the Application, the Applicant considers that the national and international significance of the United Holocaust Memorial and Learning Centre would constitute material considerations which (readily) indicate otherwise such that planning permission should be granted.

6. KEY ISSUES FOR CONSIDERATION

6.1 The call in letter (Appendix 1) identifies three matters which the Minister wishes to be informed about:

- Matters pertaining to policies on conserving and enhancing the historic environment as set out at Chapter 16 of the NPPF;
- Matters pertaining to policies on flood risk as set out at chapter 14 of the NPPF; and
- Any other matters the Inspector considers relevant.

6.2 Having regard to these matters, the three objections advanced by WCC, and other objections to date, the Applicant considers the key issues for consideration will be:--

Whether the Proposed Development is in accordance with the Development Plan having regard to:

1. The principle of the Proposed Development, and the case for a National Holocaust Memorial;
2. Victoria Tower Gardens as the location for the proposal;
3. The effect of the Proposed Development on the function of Victoria Tower Gardens;
4. The effect of the Proposed Development on the significance of designated heritage assets;
5. The impact of the Proposed Development on trees within Victoria Tower Gardens;
6. Matters relating to flood risk, and other matters raised by objectors; and

6.3 Any other material considerations, including the benefits of the Proposed Development, and the extent to which they outweigh any identified harm.

1. The Principle of the Proposed Development

6.4 There appears to be no dispute in respect of the case in principle for a National Holocaust Memorial and Learning Centre in London. This is enshrined in the Mission Statement, as agreed by the Secretary of State and reflected in the views of past and present prime ministers, faith leaders, and the overwhelming majority of consultees, both for and against the Proposed Development. This is reflected in the WCC committee report, which confirms that 'the principle of a national memorial and learning centre to the holocaust is supported by the council' and is of 'national and international significance'. The Applicant will present

evidence to demonstrate the widespread support and recognition at national, regional and local levels of the case for this nationally and internationally important development.

2. Victoria Tower Gardens as the location

- 6.5 The Applicant will describe the rationale for the Proposed Development and key locational requirements and detail the extensive process of site selection undertaken since 2015, leading to the choice of the Site as the location for the UKHMLC. The Applicant will describe the clear, in principle, development plan support for the Proposed Development within Westminster's Core CAZ, supporting its national and internationally significant cultural, educational and visitor functions. The Applicant will refer to WCC's acknowledgement that Victoria Tower Gardens 'may be a suitable place, in principle, for a form of memorial to the holocaust' and that 'proximity to Parliament may be considered desirable'.
- 6.6 The Applicant will demonstrate that Victoria Tower Gardens, as home to a number of memorials commemorating the fight against slavery, inequality and injustice, and located next to Parliament is by far and away the most appropriate symbolic location for a memorial and learning centre of such national and international significance.

3. The effect of the proposed development on the function of the Victoria Tower Gardens

- 6.7 The Applicant will describe the effects of the Proposed Development on the character and function of the Site, including consideration of the quantitative and qualitative effects on the current public open space, and the effects of the Proposed Development on those who live in, work in and visit the area.
- 6.8 The Applicant will present detailed design, townscape and landscape evidence, which will demonstrate that the design represents an appropriate and fitting response to the accepted case for a Holocaust memorial and learning centre, which respects the character of the area. While acknowledging the loss of a small proportion of existing open space, the Applicant's evidence will demonstrate that even if there would be harm, this would be outweighed by the national and international significance of the Proposed Development.

5. The effect of the proposed development on the significance of designated heritage assets

- 6.9 The Applicant will present specialist heritage and design evidence to consider the significance of any designated (and undesignated) heritage assets potentially affected by the Proposed Development, and the extent, if any, of any harm to their significance.
- 6.10 On the basis that the Applicant will demonstrate that the Proposed Development will not lead to the loss of or material damage to existing trees, (see later) the Applicant understands that the position of WCC is that the Proposed Development would result in less than substantial harm to any designated heritage asset. Both the GLA and HE conclude that any harm arising would be less than substantial and should be weighed against the public benefits arising from the Proposed Development.
- 6.11 The Applicant will demonstrate that if the decision maker concludes that any harm arises to any designated heritage asset, it would be 'less than substantial harm', and for the reasons outlined below, would be more than offset by the wider national and international public benefits which the Proposed Development would secure.

6. The impact of the proposed development on trees within Victoria Tower Gardens

- 6.12 The Applicant notes that WCC concludes that the Proposed Development would have 'the potential to lead to the loss of or damage to valuable trees in Victoria Tower Gardens'. The Applicant notes the way WCC frames this objection on a hypothetical basis, even though the information submitted by the Applicant's arboriculturist and peer review by Dr Frank Hope demonstrates that the Proposed Development would not lead to loss of or damage to the London Plane Trees within Victoria Tower Gardens. An Arboricultural Impact Assessment Overview summarising the key issues raised WCC's Tree Officer and the Applicant's response is located at Appendix 3.
- 6.13 The Applicant will seek to discuss and if possible resolve this matter with WCC in advance of the Inquiry, having regard to the extensive authoritative assessments undertaken which demonstrate that the Proposed Development would have no material impact on trees, and if necessary, present further detailed evidence at the Inquiry to address this issue.

7. Matters relating to flood risk, and other matters raised by objectors

- 6.14 The Applicant will refer to the detailed flood risk assessments submitted with the Application, including the revised FRA submitted in October 2019, and correspondence with the Environment Agency which confirms the revised FRA addresses their earlier concerns, subject to conditions. WCC confirms in its Committee Report that it considers the Proposed Development is in accordance with national, regional and local planning policy in relation to flood risk, subject to the recommended conditions.
- 6.15 The Applicant will refer to other material submitted with the Application, and further evidence if required, to address additional concerns raised by objectors, which are not supported by WCC as reasons for objection. These include access, servicing, coach parking, construction impacts, overcrowding, crime and security and archaeology.
- 6.16 In the context of the current and planned role of Westminster at the heart of a world city, and express policy support for cultural and educational uses of national and international importance, and major visitor attractions within the Core CAZ, the Applicant will demonstrate that any impact on the amenity of local residents and current users of the Gardens will be more than offset by the nationally and internationally important cultural and social case for and benefits of the Proposed Development to future visitors for generations to come.

8. Any other material considerations, including the benefits of the proposed development, and the extent to which they outweigh any identified harm.

- 6.17 The Applicant will demonstrate that the Proposed Development would deliver a memorial of worldwide interest and significance. It would deliver important national and international public benefits, including wide-ranging educational, cultural and societal benefits to residents of London, the United Kingdom and globally.
- 6.18 The importance and urgent need for this proposal is brought into sharp focus by the 75th Anniversary of the liberation of Auschwitz, and the dwindling number of survivors who bear testament to this atrocity. The Applicant considers these nationally and globally important issues more than outweigh any harm caused by the Proposed Development.
- 6.19 On this basis, the Applicant will conclude that planning permission should be granted for this Application at the earliest opportunity.

7. THE APPEAL PROCEDURE AND APPLICANT'S EVIDENCE

7.1 Subject to further discussion with the Inspector regarding the key issues for consideration at the Inquiry, the Applicant would intend to call witnesses to give evidence in relation to:-

- Design
- Heritage
- Townscape
- Planning
- Trees
- Landscape
- Archaeology
- Flooding
- Security
- Transport

7.2 The terms of a planning obligation will be discussed in the usual way with WCC so as to ensure that if at all possible it is agreed in advance of the inquiry; and draft planning conditions will be prepared with WCC in advance of the Inquiry.

8. CONCLUSION

8.1 The UKHMLC is intended to have a profound effect on how British citizens and their political representatives, as well as overseas visitors, remember the Holocaust and learn lessons from it in confronting racism and conflict between communities. Its location in Victoria Tower Gardens, in the heart of Westminster, the historic, physical and symbolic centre of the state, will give the Memorial the prominence it deserves.

8.2 The UKHMLC would stand as a reminder of the horrors of the past and would encourage reflection on their implications for British government and society, both at the time and subsequently. The view of Parliament from the Memorial would serve as a permanent reminder that political decisions have far-reaching consequences. By setting history's worst example of the disintegration of democratic values against the greatest emblem of Britain's aspirations for democracy, it will stand as a permanent reminder of the responsibilities of citizens in a democracy to be vigilant and responsive whenever and wherever those values are threatened.

8.3 The Application is supported by the Prime Minister and the Mayor of London, has cross party support signed by MPs and peers, and is supported by the Leaders of nine synagogues with congregations of approximately 5,500 residents living in Westminster.

8.4 The Applicant's evidence will establish compliance with the Development Plan when read as a whole, delivering significant and wide-ranging planning, educational, cultural, societal and public benefits including:-

1. Delivery of the United Kingdom Holocaust Memorial and Learning Centre that:-

- Combines a striking architectural monument with an engaging, reflective and powerful exhibition;
- Aims to both remember and encourage reflection on the lessons of the past amongst all British citizens and visitors of all nationalities, reaffirming Britain's commitment to stand up against antisemitism, prejudice and hatred in all its forms; and
- Would work with other institutions across the UK supporting Holocaust commemoration and education.

2. A Memorial of distinctive and exceptionally high quality architecture which:-
 - Responds sensitively to both its location and context;
 - Enhances the Grade II Registered Victoria Tower Gardens; and
 - Preserves the intrinsic Outstanding Universal Value of the Palace of Westminster and Westminster Abbey including St. Margaret's Church World Heritage Site.
3. Provides sensitive planting and landscaping that would enhance the visual and amenity value of the Gardens to create a peaceful place of calm and reflection for visitors, workers and local residents to enjoy.
4. The grassed open space within the Gardens would be re-laid with significantly improved drainage with significant shrub and flower planting around the Gardens.
5. Pathways throughout the Gardens would be regraded and made more permeable to improve soil conditions for trees and accessibility requirements.
6. Landscaping and seating would be provided around the Buxton Memorial to improve the setting, viewing experience and accessibility of the memorial itself.
7. A raised walkway and new seating would be provided along the River Thames embankment, which are separate from the main circulation route and would improve visibility of the river.
8. Horseferry Playground would be repositioned and enhanced, providing sand and waterplay, climbing, swings, sliding, balancing, sensory and role play. The existing refreshments kiosk would be replaced with a new modern kiosk which provides a covered seating area.

8.5 If a different view is formed in this case, namely were it to be concluded that in overall terms the proposals do not accord with the development plan such that the determination which would be in accordance with the development plan would be to refuse the Application, then the Applicant considers that the national and international significance of the United Kingdom Holocaust Memorial and Learning Centre would constitute material considerations which would indicate otherwise and readily outweigh any inconsistencies

with the development plan and any actual harm, and would be overwhelmingly in favour of the grant of planning permission.

8.6 Planning permission should be granted for this Application at the earliest opportunity.

APPENDIX 1

Call-in Letter from the Minister of State (5 November 2019)

[submitted as a separate document]

APPENDIX 2

City of Westminster Planning Applications sub Committee Report (11 February 2020)

[submitted as a separate document]

APPENDIX 3

City of Westminster Planning Application Sub-Committee Draft Minutes (11 February 2020)

[submitted as a separate document]

APPENDIX 4

Arboricultural Impact Assessment Overview (25 February 2020)

[submitted as a separate document]