

LDF Authority's Monitoring Report 2011 - 12

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



Local Development Framework

August 2013



City of Westminster

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EXECUTIVE SUMMARY

Westminster is a commercial and cultural centre of international importance and is distinguished by being home to the Royal Family and seat of government. It includes the capital's principal areas of shopping, entertainment and tourism and the headquarters of commercial and professional organisations, together with an extensive residential population of over 219,000 people.

The council has continued to make good progress in preparing its Local Development Framework (LDF). The Core Strategy – a key spatial development policy document that will influence the development of the city over the next 20 years – was adopted in January 2011. This replaces *some* of the policies in the adopted Unitary Development Plan (UDP) (adopted January 2007) and has been subject to two revisions.

The National Planning Policy Framework (NPPF) Revision: This series of changes will bring the document in line with the NPPF (published March 2012) and the new London Plan (published July 2011). The opportunity has also been taken to provide other minor updates and amendments. An examination in public was held on the 22nd May 2013.

The City Management Plan (CMP) Revision: This builds on the work already undertaken to develop a separate development plan document (a “sister” document to the Core Strategy). The CMP Revision will develop the more detailed policies needed to support the strategic policies already adopted in the Core Strategy. Once this revision is adopted, there will be a single local plan for Westminster, with both strategic and detailed policies. This will replace all remaining policies in the UDP.

Over 12,000 planning applications were received, a 5% increase on the previous year, making Westminster the busiest planning authority in the country. Only one of the government’s targets was met for determining applications.

Successful initiatives included preparations by Building Control and the Development Planning Teams to ensure the smooth running of the Olympics at venues on Horse Guards Parade, Hyde Park and Lord’s. The council, in partnership with The Heart of London Business Alliance, delivered a multi-million pound redesign of Leicester Square and inaugurated a City of Sculpture Festival, displaying the best in public art at twenty sites across Westminster. Ten schemes in Westminster also achieved design awards in 2011/12.

The assessment of Core Strategy policies identifies that some policy approaches may need to be refined, but overall it reveals a positive picture of the effective implementation of Westminster’s spatial policies.

Housing Units

Nearly 900 units were completed across Westminster, with a further 2,600 under construction and 2,100 yet to be started.

Affordable Housing

Seventy two affordable units were completed out of a total of 852 units (9% of the total units) between April 2011 and March 2012. Since 2009/10, 24% of the total units built were affordable, 2% over the council's target. Although relatively low compared to previous years, there were still 418 units under construction as at March 2012 and 412 units yet to be started.

Sustainable and Inclusive Housing

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

Mixed Use Applications

50 new residential units (10,000 sqm) were completed with an associated 16,000 sqm of commercial floorspace. A further £3.4 million was received in lieu of not providing on site residential provision or no affordable housing units.

Office Applications

Nearly 50,000 sqm of office floorspace was lost with a further loss of 6,000 sqm under construction as at March 2012. The under construction loss is potentially balanced out by 7,000 sqm of office floorspace yet to be started.

Retail Applications

Overall net A1 floorspace is healthy with 7,000 sqm generated from developments in the West End.

Hotel Applications

Hotel proposals have seen 893 bedrooms completed in Westminster in 2011/12. However there has been an overall net loss of 863 bedrooms due to redevelopment and change of use of existing hotels.

Entertainment Applications

Most entertainment related planning permissions and development activity in 2011/12 has been in relation to A3 café and restaurant use.

Social & Community Applications

Social and community permissions have delivered 10,337 sqm of net floorspace gained in 2011/12.

Industrial Applications

In the current monitoring period 15 completions resulted in 4,279 sqm of industrial floorspace across Westminster being lost. Within the Creative Industries sector there has been a net gain of 329 sqm of industrial floorspace, yet since monitoring began the sector has seen a loss of 222 sqm.

Awards

Ten schemes in Westminster achieved design awards from the Royal Institute of British Architects, the Civic Trust, New London Architecture, The Georgian Group and AJ Retrofit for the 2011/12 period.

Sustainability

Some 1,465 sustainability measures have been secured during 2011/12 against 545 schemes in the previous monitoring year. This increase on previous years' performance is part attributable to an improvement in monitoring and recording the information. The council during this period also responded to the construction industry's need for clearer guidance on strategic sustainable development issues and as such the council increased the support it offered to applicants.

INTRODUCTION

THE EIGHTH WESTMINSTER LDF ANNUAL MONITORING REPORT

This is the City of Westminster's **Local Development Framework (LDF)** Monitoring Report (MR)¹ for 1 April 2011 to 31 March 2012 (MR 2011/12) produced under section 35 of the Planning and Compulsory Purchase Act 2004 as amended by Section 113 of the Localism Act 2011.

The purpose of this report, as set out in the regulations, is to:

- Provide a timeline for the production of documents set out in the Local Development Scheme (LDS) on page 16
- Report on the extent to which policies are being achieved and where they are not the steps being taken to secure policy implementation on page 30
- Provide annual figures on the provision of new dwellings on page 30
- Provide details of neighbourhood development orders or development plans on page 21
- Report on the implementation of the Community Infrastructure Levy (CIL) on page 18 and on page 18
- Provide details where the council has co-operated or worked in partnership with other local authorities or bodies on page 22

In addition this report:

- Reports on the council's development management activities on page 28
- Highlights the council's innovative built environment initiatives on page 101
- Highlights the crucial role of spatial planning in delivering sustainable development on page 104

London's Heart: Global and Local City

Westminster lies at the heart of London, one of the leading world cities, and is truly a diverse and multifunctional place. Westminster is one of the country's most important commercial, tourist and entertainment centres, and also the home of national government, the monarchy, many embassies, places of worship and other functions of state. In addition, Westminster has a large, growing and very diverse resident population of over 219,400 people, while the daytime population swells to over 1 million people due to the influx of workers and visitors.



Westminster at the heart of Greater London

¹This MR accords with Planning & Compulsory Purchase Act 2004, As amended by the Localism Act 2011 – Part 6 Planning, section 113 Local development

CITY OF WESTMINSTER PROFILE 2012

Population and Society²

- 219,400 residential population (ONS, Census 2011).
- Population projected to rise to 230,000 in the next five years (Westminster City Council estimate 2011).
- 120 languages spoken.
- 53% adult population educated to degree level, but 9% of residents have no educational qualifications.
- Mean house price in Westminster is £752,000 (Land Registry 2011). 90th percentile average price of £1.4 million.
- Lower quartile house price average is £400,000 and the lower quartile house price to earnings ratio is 15:1, highlighting issues of affordability for residents.
- Westminster is the 87th most deprived out of 326 local authority districts in England (IMD 2010). Furthermore, Queen's Park ward has the highest rate for children living in income deprived households in England and Wales.

Employment and Economic Activity

- Largest employment centre in the UK - 600,000 jobs (15% of all of London's jobs). Projected 15% growth in employees in the next 20 years.

² Note: Where information is not directly sourced it has been produced from within Westminster City council.

- 50,000 businesses (ONS Business Demography, 2011).
- £46 billion annual GVA generated (Peter Brett Assoc, 2011), representing 15% of London total and 3.1% of the national total.
- £1.4 billion paid annually in business rates by Westminster firms.
- 9 million sqm office floorspace - largest office centre in UK, with rising office rents and falling vacancy rates.
- 8,500 retail premises covering 2.2 million sqm retail space.
- 55 million tourist trips to Westminster per year, with nearly 450 hotels (40% London's hotel stock).
- 38 theatres, 60 cinema screens and over 20 casinos.
- Largest Night Time Economy in the country, generating £3 billion, with 3,800 firms employing nearly 60,000 people.

Development Activity

- Busiest planning authority in UK – over 12,000 applications received 2011/12.
- £149 million secured as financial contributions through signed planning agreements (2011/12).

Heritage

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

Housing

- Stock: 115,600 residential units, of which 35% are owner occupied, 36% are private rented and 29% are social housing.
- 9,446 new housing units built since 2000, with 26% of these being affordable housing.

Transport

- 4 mainline stations, two of which have direct airport connections (Paddington and Victoria).
- 10 out of 12 underground lines and 157 bus routes.
- 3 of the top ten busiest mainline stations, Victoria in second place with 70 million passengers (Waterloo is the busiest with 91 million passengers at 2010).

- 4 of the top ten busiest underground stations (Victoria had 82 million passengers 2010/11, second again to Waterloo). In total, Westminster tube stations handle 649 million passengers (TfL, 2011).
- Crossrail 1 under construction in Westminster and Crossrail 2 routes being proposed.
- Intense pedestrian activity: 250,000 people pass through Leicester Square each day.
- The influx of workers and tourists swells the daytime population to over 1 million people.

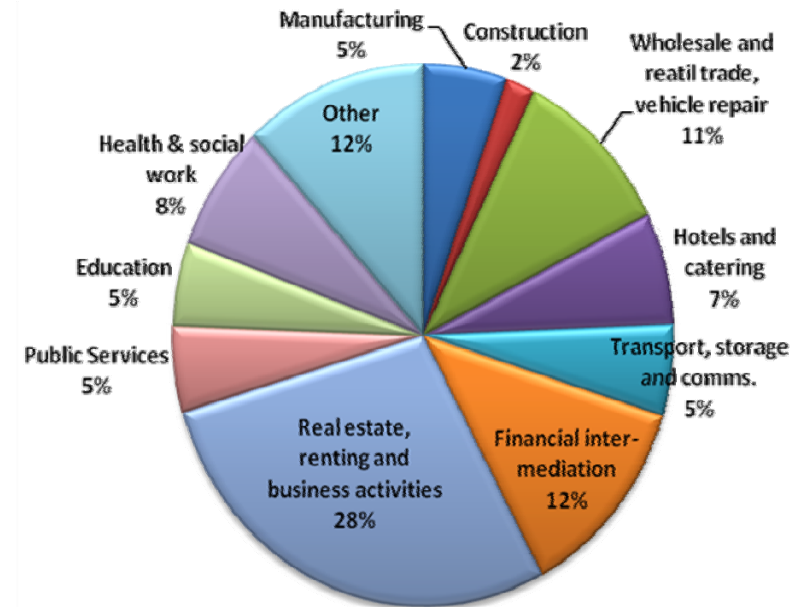
ECONOMIC VIEW

- The commercial markets are showing interesting trends. Since Q1 2010 there has been a steady increase in office rents which has peaked in Q3 2012 (Colliers CRE). Vacancy rates in Westminster are still predominately below the 8% benchmark.
- The super-prime housing market is a feature of Westminster, as shown by recent developments, such as 1 Cornwall Terrace, London, which has been on the market for £100 million, a market which has been sustained through the recession period. However, the North Westminster Economic Development Area (NWEDA) area also contains very deprived areas, with low household incomes making affordability a key issue.

Overview of Businesses in Westminster



Resident employed population aged 16-74 by industry of occupation



Economic View of Westminster



Source: NOMIS, IDBR, ONS, Collins

Industry growth and decline in Westminster

Industry Sector	Total	% Decline	% Growth	Net Employment Change	Total	% Decline	% Growth	Net Employment Change
Restaurants	2,817			2,497	1,201			762
Legal activities	1,496			2,745	1,059			-605
Other business activities not elsewhere classified	3,539			-36,543	601			-7,708
Hairdressing and other beauty treatment	956			201	442			164
Other service activities not elsewhere classified	1,267			4,949	436			-13
Business and management consultancy activities	2,093			7,669	428			25
Architectural and engineering activities and related technical consultancy	1,438			-4,385	382			1,664
Retail sale of clothing	1,088			15,124	357			-3
Bars	680			5,663	346			394
Other retail sale in specialised stores	1,005			-6,708	341			32
Hotels	650			1,856	280			882
Real estate agencies	889			1,340	267			417
Other financial intermediation not elsewhere classified	1,025			4,966	236			663
Labour recruitment and provision of personnel	1,039			-23,204	231			-926
Retail sale in non-specialised stores with food, beverages or tobacco predominating	432			-143,127	222			5
Development and selling of real estate	1,247			-1,045	217			213
Accounting, book-keeping and auditing activities; tax consultancy	642			1,874	216			76
Retail sale of second-hand goods in stores	374			-115	204			-12
Museum activities and preservation of historical sites and buildings	424			-386	196			118
Advertising	740			1,438	185			62
Overall Total	50,160	6%	7%	-176,528	17,010	5%	5%	4,260

Source: Experian 2012

Note: consolidated accounts are where a company files accounts for the whole corporate group therefore the employment figures do not represent that specific company

LOCAL DEVELOPMENT SCHEME: 1 APRIL 2011 - 31 MARCH 2012

LOCAL DEVELOPMENT SCHEME: 2011/14

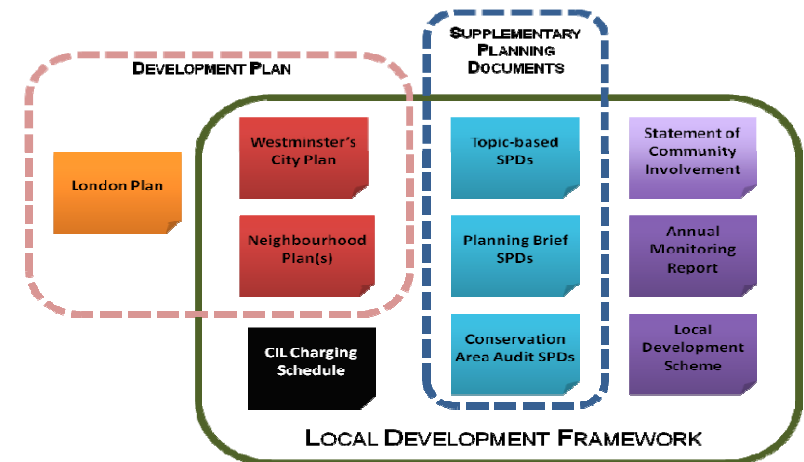
A Local Development Scheme (LDS) is a 'project plan' setting out what local development documents the council will prepare, what subjects and geographical areas those documents will cover, and a timetable for their preparation. Westminster's most up-to-date LDS was published in February 2012. This AMR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

Westminster adopted its Core Strategy in January 2011. This replaces some of the policies in the adopted Unitary Development Plan (adopted January 2007). The Core Strategy document is currently subject to two revisions:

- The National Planning Policy Framework (NPPF) Revision: This series of changes will bring the document in line with the NPPF (published March 2012) and the new London Plan (published July 2011). The opportunity has also been taken to provide other minor updates and amendments.
- The City Management Plan (CMP) Revision: This builds on the work already undertaken to develop a separate development plan document (a "sister" document to the Core Strategy). The CMP Revision will develop the more detailed policies needed to support the strategic policies already adopted in the Core Strategy. Once this revision is adopted, there will be a single local plan for Westminster, with both strategic and detailed policies. This will replace all remaining policies in the UDP.

The NPPF Revision

- All statutory stages have been undertaken for the preparation of this document and it has been submitted to the Secretary of State. An examination in public was held on the 22nd May 2013.
- There were seven objectors at Regulation 19 stage (the formal consultation stage which directly informs consideration by the Inspector) who raised 15 key issues.



The CMP Revision

While developing the separate development plan document, the following steps were undertaken:



Since changing to a revision rather than a separate document, we have undertaken:



The next stages will be:



The Local Development Scheme does not accurately reflect these programmes as it anticipated the NPPF and CMP Revisions would be carried out jointly. Additionally, it did not include specific dates for key stages of plan development. However, it included sufficient flexibility that the documents have been developed in accordance with it. A new LDS would be appropriate to signpost the future development of the detailed policies.

Statement of Community Involvement (SCI)

Although a Statement of Community Involvement was adopted in January 2007, this is now very out of date. It reflects the statutory process required by the Regulations at the time, which are no longer relevant. A review of the SCI would be helpful, and this could also take Neighbourhood Planning into account. However, the reality is that there are limited resources, and other work takes priority, particularly the development of the full local plan and a Community Infrastructure Levy.

Developing a Westminster Community Infrastructure Levy (CIL)

CIL is a way of raising money that can be used to support development by funding the provision, improvement, replacement, operation or maintenance of infrastructure that the council, local community and neighbourhoods require to help accommodate new growth from development. This could include, for example, new parks, schools, health centres or public realm improvements.

From April 2014 - or at the point a CIL is adopted by the council (whichever is sooner) - it will replace some types of planning obligations (as currently secured through Section 106 agreements linked to the grant of planning permission). CIL is collected and pooled within the local authority area but unlike planning obligations it is not directly linked to - or restricted for use within the vicinity of - the development from which it was collected.

In order to develop the appropriate evidence base for developing a Westminster CIL the council is in the process of updating its Strategic Infrastructure Plan (2009) which was originally developed for the council in 2009 to support the adoption of the Core Strategy. The update will include an analysis of Westminster's infrastructure needs and the associated calculated costs, existing sources of funding, and any funding gap. The revised infrastructure plan will form a key piece of evidence for the examination of the council's CIL as it will provide the justification for developing a CIL and will be used to set the council's priorities for spending CIL post-adoption of the charge. It will also form a key part of the evidence base for the council's emerging Local Plan.

It is anticipated that from April 2014 – or soon after - the council will adopt a local Westminster Community Infrastructure Levy (CIL) that will be chargeable on development in the city.

By providing additional infrastructure to support development of an area, the levy is expected to have a positive economic effect on development across an area. In deciding the rate(s) of the levy for inclusion in the council's draft charging schedule, a key consideration will be the balance between securing additional investment for infrastructure to support development and the potential economic effect of imposing the levy upon development across their area. The CIL regulations place this balance of considerations at the centre of the charge-setting process. The council is therefore also in the process of commissioning a viability appraisal on development across the city.

Amended CIL Regulations and guidance will require a proportion of CIL receipts obtained within neighbourhoods to be spent in consultation with local communities. Where there are parish councils this proportion of funding will be transferred directly to the parish for them to decide how the money will be spent. In areas without a parish council (i.e. most of Westminster) the money will stay with the local planning authority for them to engage with the communities where the development has happened to agree how best to spend this money.

Mayoral Community Infrastructure Levy

Between 1 October and 31 December 2012 the council collected from 9 developments just under £1.6 million for the Mayor of London pursuant to his CIL charge - for the funding of Crossrail - that came into force on 1 April 2012. This represented more than half of the CIL receipts collected for the Mayor

across London for the same period of time. The council has over 300 developments on its records that have been granted planning permission since 1 April 2012 which have been highlighted as potentially liable for the Mayoral CIL. Each of these developments requires active monitoring.

The council has been able to retain 4% of the funds collected to assist with funding the administration of the Mayoral CIL collection process. Any unspent funds must be returned to the Mayor, but in Westminster it is considered that the full 4% will be spent on the administration of the Mayoral CIL.

The Local Implementation Plan (LIP) (adopted in December 2011)

The Local Implementation Plan sets out the council's transport objectives, a three year programme of investment (2011/12 – 2013/14) and the targets and outcomes sought.

Supplementary Planning Documents

Public Realm Credits (adopted on 12 May 2011)

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

The combined value of the public realm credits that have been gained is £9.5m

The council has been innovative in seeking support of key stakeholders to develop a scheme that will secure improvement to the streetscape. On 12 May 2011 the council adopted the Supplementary Planning Document (SPD) 'Public Realm Credits – Operating a system in Westminster.' The system is designed to encourage developers and landowners to invest in the council's priority public realm schemes on the proviso that they will be eligible to apply for their investment to be registered as a public realm credit. The credit may then, subject to a number of conditions, be used to offset future contributions towards public realm improvement works.

Since May the council has received seven applications for public realm credits, five of which have now been determined. The combined value of the credits that have been sought is £9.5m.

Following the success in public realm improvements through the Capital Programme, which delivered improvements for Mount Street, Piccadilly 2 Way and Leicester Square, there is now interest from Westminster's Estate owners. As the current level of Capital Programme funding is greatly reduced, Grosvenor Estate are in public realm credit negotiations for a scheme at Davis Street and Duke Street; Crown Estate for Piccadilly 2 Way Phase II; Haymarket Estate for Lower Regent Street; Portman Estate for Portman Square and Howard De Walden Estate for Marylebone Lane.

Westminster Way - Public Realm Strategy Design Practice and Principles (adopted on 6 September 2011)

Westminster Way started as draft Supplementary Planning Guidance in 2002/04 under the former planning system and now converted to an SPD under the Local Development Framework (LDF). The document is a strategic document looking at high level principles for the design and management of the public realm.

Trees and the Public Realm - A Tree Strategy for Westminster (adopted on 6 September 2011)

The Tree strategy develops the principles of tree planting set out in Westminster Way and sets out guidance to assist in selecting the right type of tree for appropriate locations to considerably increase planting in the city, but notes places where this needs to be undertaken with a degree of caution because of local circumstances.

Lillington and Longmoore Gardens Conservation Area Audit (adopted on 7 February 2012)

The council has a statutory duty to review the character and boundaries of its 56 conservation areas. As part of this process a draft study or 'conservation area audit' is being prepared for each area.

Audits provide a description of the special qualities of each of the conservation areas in order to assist the council in their protection. Each study will look at the history, character and architecture of the area as well as identifying negative features: buildings, clutter or poor landscaping, which detract from the area and could be improved and proposals for the future management of the area.

Lillington and Longmoore Gardens Estate is located on the eastern edge of the area now known as Pimlico, before the 19th Century often referred to as the 'Neat House Gardens'. As recently as the 18th Century this was a rural backwater, isolated from the southward extension of Westminster around Smith Square by the unenclosed open land of 'Tothill Fields'.

291 Harrow Road, 1-2 Elmfield Way and adjoining land Planning Brief, W9 (adopted November 2011)

The objective of this planning brief is to set out the council's considerations relating to the development potential of 291 Harrow Road, 1-2 Elmfield Way and the adjoining land. The council's policy approach protects the specialist housing currently on site; this means any future scheme will need to replace the existing facilities at 291 Harrow Road and 1-2 Elmfield Way. The adjoining land has an extant planning permission for a hostel for NHS staff accommodation. Any future proposal for this site will need to address this affordable housing requirement. Social and community facilities are encouraged on this site, the reinstatement of the multi-use games area is welcomed alongside other community uses, such as education or nursery facilities. The proposals in this brief primarily aim to improve local services, the quality and tenure mix of housing and to contribute to economic activity locally.

Victoria Area Planning Brief (adopted July 2011)

The council is committed to the long term development and improvement of the Victoria area. A number of key principles have been identified which reflect the key problems with the area which future development needs to address. These can be summarised as follows:

- Pedestrian movement and crucially the ease and enjoyment of that movement should be given the highest priority;
- Development and transport must be aligned;

- Development must respect and enhance residential amenity;
- New buildings must be of the highest quality, design and constructed in accordance with best practice, especially in regards to energy efficiency; and
- Collaboration between City of Westminster, Transport for London (TfL), the Greater London Authority (GLA) and English Heritage will be necessary to achieve these aims.

NEIGHBOURHOOD PLANNING

The Localism Act (2011) and supporting regulations enable communities (as 'neighbourhood forums') to undertake neighbourhood planning. In particular this includes the opportunity to develop a statutory neighbourhood plan, containing planning policies which positively shape the development and use of land in the local neighbourhood area.

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

To date there has been lots of interest in neighbourhood planning in Westminster and a number of neighbourhood area applications are anticipated throughout the following year. The latest information can be viewed on the following webpage:

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

Following the 'Westminster Community Governance Review 2011/12', the council has also agreed to establish the Queens Park Community Council, who will formally have statutory powers in 2014. This is the first parish council to be established in modern-day London. As a parish council, they will also have the ability to undertake neighbourhood planning and produce a neighbourhood plan.

OTHER MATTERS

Chain of Conformity

Under Section 24 of the Planning and Compulsory Purchase Act 2004, the local plan must be in ‘general conformity’ with the spatial development strategy for Greater London, the ‘London Plan’, prepared by the Mayor of London. The latest London Plan was published in July 2011, but is subject to Revised Early Minor Alterations, which were the subject of an Inquiry in 2012 and are expected to be formally published (in some form) in the near future.

The Local Plan must also be consistent with the National Planning Policy Statement, and the NPPF Revision has been undertaken specifically to achieve this.

DUTY TO CO-OPERATE

The following sets out examples of the established relationships which fulfil the requirement in the Localism Act (Section 110, Town & Country Planning (Local Planning) (England) Regulations 2012 Regulation 4) for the duty to cooperate. Whilst much of this is not specific to the “planning policy” function of the council, it informed development of the Core Strategy as the spatial expression of our partners’ strategies (and cross-borough issues). These relationships also continue to inform plan development, both the NPPF Revision, and the development of our detailed policies. Examples are given, together with policy references, to illustrate this interaction.

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

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

- Information** - GLA Intelligence Unit forms part of the evidence base, e.g. ward level housing projections.
- CIL** - Collecting authority for the Mayoral CIL. Two officers sit on the CIL collection board.

- **Transport**
 - Crossrail 1 and 2, including the Crossrail Planning Forum (Policy CS42)
 - Station upgrades and improvements, including specific Station Review Groups for Paddington and Victoria (Policy CS42)
 - Legible London (Policy CS42)
 - Edgware Road Underpass (Policies CS12 and CS42)
 - Harrow Road Gyratory Taxi rank/cycle crossing (Policies CS12 and CS42)
 - Church Street Totems (Policies CS12 and CS42)
- **Housing**
 - Strategic Housing Land Availability Assessment - published 2011 and integral to Core Strategy evidence base as required under the NPPF paragraph 159, and development of a new analysis model for the SHLAA and working paper.
 - Joint working to agree housing targets, published in the London Plan.
- **Sustainability**
 - Queen’s Park Low Carbon Zone – has helped inform our thinking on the relationship between heritage protection and low carbon interventions.

Cross Borough Partnerships

- **Central London Forward** (Liaison between London boroughs of Camden, Islington, Kensington and Chelsea, Lambeth, Southwark, Westminster and the City of London): economic development and strategic partnership, e.g. commissioning a shared infrastructure study, with a bespoke element for Westminster which formed the Core Strategy evidence base on infrastructure, currently commissioning a Central London Local Economic Assessment.
- **Cross River Partnership** (Liaison between Angel Aim BID, Better Bankside BID, Camden Town Unlimited BID, Cheapside Initiative, City of Westminster, Corporation of London, Greater London Authority, Groundwork London, etc.): economic development, regeneration and sustainability projects, e.g. EU electric vehicle programme (Evue) completed and major freight consolidation programme starting, as reflected in Policies CS40 and CS41.
- **North London Housing Partnership** (Liaison between London boroughs of Barnet, Camden, Enfield, Hackney, Haringay and City of Westminster): Strategic Housing Market Assessment (SHMA) published 2011 and integral to Core Strategy evidence base as required under the NPPF paragraph 159.
- **SHLAA Technical Sub-Group** (Particular collaboration with the London boroughs of Camden, Brent, Kensington and Chelsea, Wandsworth, Lambeth and Southwark): development of a new analysis model for the SHLAA and working paper.
- **Central London Sub-Regional Transport Plan** (Liaison between Transport for London, the City of London, Westminster City Council and the London boroughs of Camden, Islington, Southwark, Lambeth and Kensington and Chelsea): one of 5 sub-regional transport plans that help translate the Mayor’s Transport Strategy at a more local level. This plan is picked up and expressed within Westminster’s Spatial Strategy expressed in the Core Strategy, and the transport policies set out in Part V (Policies CS40 to CS42).
- **Drain London Partnership**: facilitated by the Greater London Authority, and the **London North Central Flood Risk Partnership** (Liaison between London boroughs of Islington, Kensington and Chelsea, Camden, Hammersmith and Fulham, City of London): produced Preliminary Flood Risk Assessment, drafted Surface Water Management Plan, produced Flood Risk Hazard Maps, maintained a public register of Flood Risk Management assets, established ownership and responsibilities in terms of flood risk, investigated flood events, and set up a SUDs Approval Body.

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

TRANSITIONAL ARRANGEMENTS

Unitary Development Plan (UDP)

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

Weight of Policies

The NPPF put in place transitional arrangements for extant planning policies. The Core Strategy will continue to enjoy full weight (regardless of any inconsistency with the NPPF) until 23 March. After that date, policies in the document will only have weight to the extent that they are consistent with the NPPF. However, as indicated by the relatively minor changes resulting from the NPPF as set out in the NPPF Revision (refer to the accompanying schedule of changes document which sets out those specifically related to the NPPF), it is considered that policies in the Core Strategy remain a robust basis for determining planning applications. Additionally, given the late stage of development and lack of significant outstanding objections to the NPPF Revision, these changes should be afforded some weight already when determining planning applications.

The policies in the Unitary Development Plan only have weight to the extent that they are consistent with the NPPF.

PROJECT MANAGEMENT

Resources

The preparation of the LDF will be carried out by officers from the City Planning Delivery Unit. This unit comprises an Operational Head, 8 managers and 34 technical officers. However, the team also delivers economic development, area programmes, environmental programmes, environmental strategies, major projects planning, transportation planning, licensing policy and strategy, transportation projects, Community Infrastructure Levy, Neighbourhood Planning and public realm projects, in addition to maintaining a number of sub-regional partnerships and the Business Improvement Districts. Officers work on a 'matrix' basis and few officers have dedicated responsibilities to a particular project and therefore the teams set out below should be considered loose groupings rather than strict roles and responsibilities.

The Head of Spatial and Environmental Planning is responsible for the delivery of the LDF and co-ordinates this work.

There has been a cut in the number of officers available to work on the LDF. This squeeze on resources is expected to continue in the short- to medium-term. It has been exacerbated by emerging workstreams such as neighbourhood planning, and the need to respond to the government's agenda to reform the planning system. The degree to which this might impact on delivery depends on the council's financial situation and wider public sector funding.

Costs

Significant costs are associated with the Examination in Public (including legal fees, a Programme Officer, and the costs of the Planning Inspector), and these statutory costs will be met by the remaining Housing, Planning and Delivery Grant. This Grant has been discontinued by the new Coalition Government. The other main costs arising in the next financial year relate to staffing, and this will dictate the programme of work.

Reporting Procedure

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

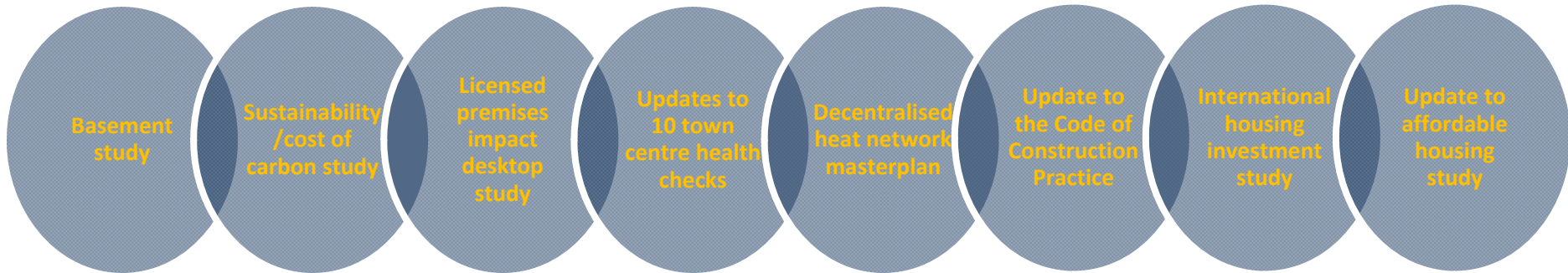
The Cabinet Member for Built Environment has the decision making responsibility for the LDF. The Planning and City Development Committee (6 March 2008) agreed the establishment of the Planning Sub Committee (Planning Briefs and Local Development Framework), and agreed its terms of reference to approve planning briefs and to advise the Cabinet Member for Built Environment on those planning policy matters which relate to the development of the LDF. The Strategic Director for the Built Environment has delegated powers to sign off minor amendments where explicit agreement has been given by the Cabinet Member, for example, the minor amendments between the Publication Draft and Submission Draft of the Core Strategy.

Planning Inspectorate

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

Evidence Base

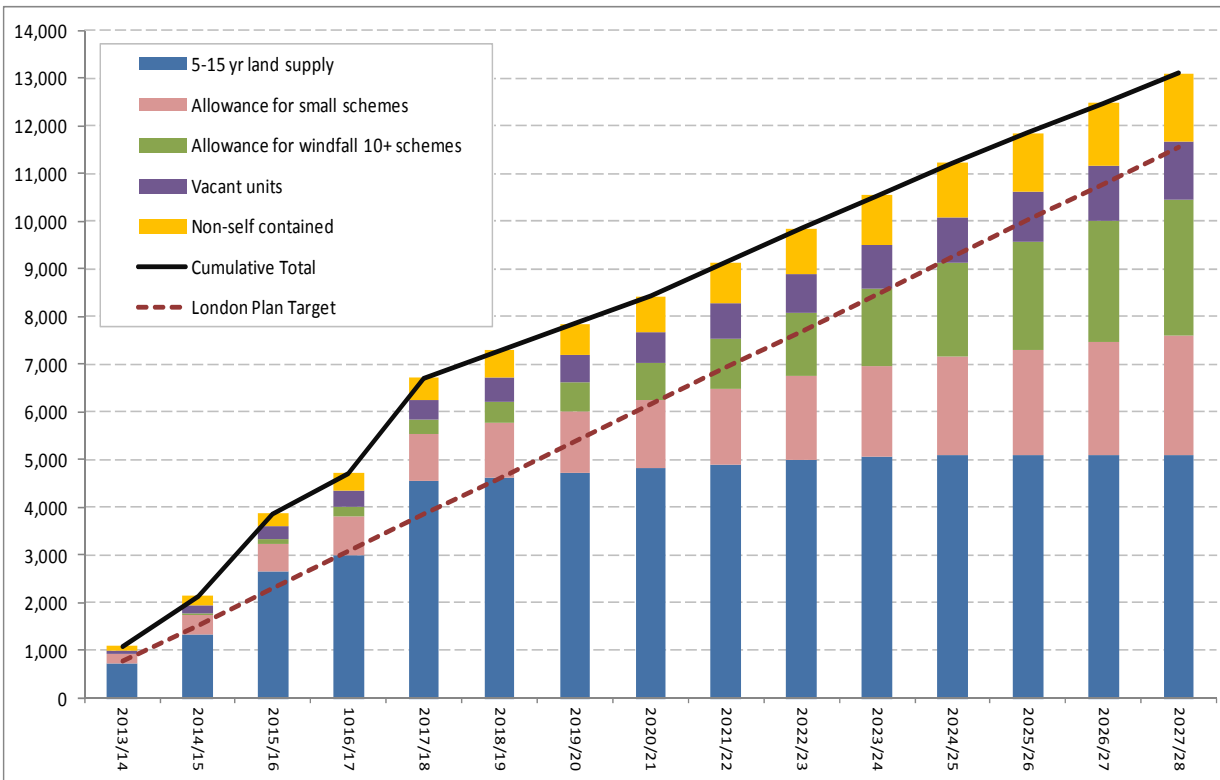
The council's policies will continue to be supported by an analysis of existing background information and new research. In this way, the council will seek to ensure that its policies are based on robust evidence and guide the most appropriate planning decisions for the area. Key work programmed for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



WESTMINSTER'S HOUSING TRAJECTORY

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

The housing trajectory does not include a separate year for 2012/13 because the 5-15 year housing supply schedule was revised half way through the current financial year in line with LDF evidence base requirements. NPPF revisions demonstrate deliverability starting as at 13/14. Therefore, the projections for the remaining few months have been rolled forward into the financial year 2013/14, giving a slightly inflated figure for 2011/12. The AMR for 2010/11 contains a housing trajectory that gives a full projection for the year 2012/13 that was accurate at the time, and next year's AMR (2012/13) will give a full breakdown of actual housing completions for 2012/13.



- The cumulative total shows a 43% surplus in houses against the London plan target of 770 homes p.a.
- By 2027/28 the cumulative total only shows a 13% surplus in houses against the London plan target.
- The current 2011/12 surplus is 32% but this figure has been subject to artificial inflation as explained above.
- The schedule shows for the next five years a potential 4,607 units against a target of 4,043 units ($770 \times 5 = 3850$ units, plus 5% (193 units)). A surplus of 564 units above the target 5% buffer.

DEVELOPMENT PLANNING – APPLICATIONS RECEIVED AND DECIDED

The planning policies prepared by the council and set out in the Core Strategy and those remaining UDP policies that are consistent with the NPPF are used to determine planning applications. Westminster receives an average of 12,000 planning applications a year, making it one of the busiest authorities in the country. During the period 2011/12 the council:

- received a total of 11,199 planning applications (5% increase on previous year), including 6,542 applications submitted online (58% of the total);
- determined 71% of the total number of applications in less than eight weeks;
- processed 1,963 applications for listed building and conservation area consents;
- successfully defended 167 (76%) planning appeals determined by Secretary of State in respect of applications made to the council;
- exceeded the government's target for processing minor planning applications (see figure below);
- successfully investigated and resolved 2,179 reported breaches of planning control;
- secured a total of £202.5m in financial contributions as part of signed agreements;
- Refused 13% of planning applications received that would have had damaging impacts (sometimes it is what you don't see that counts).

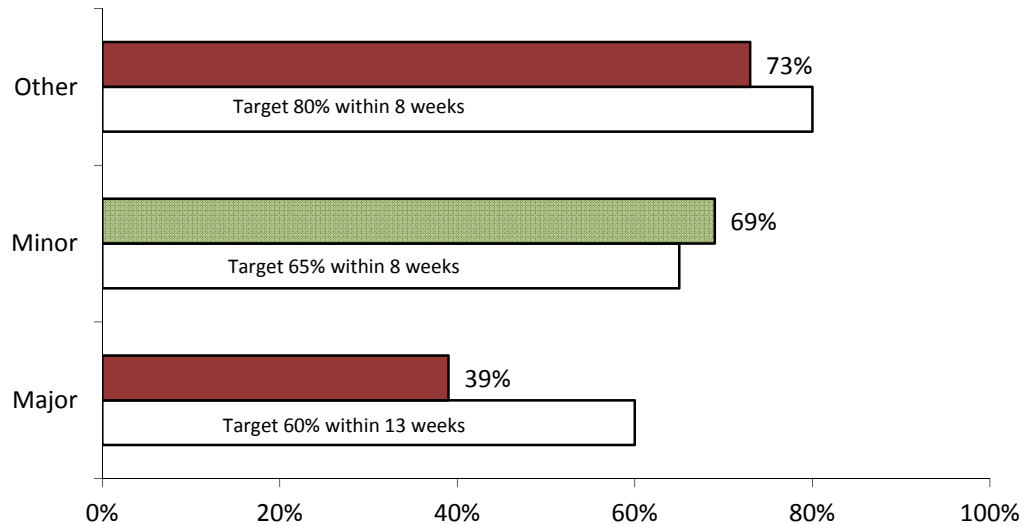
Planning enforcement making a difference

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



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

Targets Part Achieved for Processing Planning Applications 2011/12



Definitions

Major development is defined as:

- Housing applications for 10 or more dwellings or where the site area is 0.5 hectares or more.
- Non-housing uses where the floorspace is 1,000 sqm or the site area is 0.5 hectares or more.
- Changes of use at or exceeding the above thresholds.

Minor development is defined as those applications which do not meet the definition for major development above and are not a change of use, listed building, advertisement or householder development.

The “Other” category includes:

- Change of use (excluding where this is counted as a major application)
- Household applications or Listed building applications
- Advertisement consent.

Application Decision Matrix

	Major	Major %	Minor	Minor %	All Other	All Other %	Total	%
Decisions dealt within 8 weeks	9	9	1,910	69	3,181	73	5,100	71
Decisions dealt with between 8 – 13 weeks	29	30	426	15	544	12	999	14
Decisions dealt with over 13 weeks	27	28	439	16	633	15	1,099	15
Planning Performance Agreements	65							
Total by development type	130		2,775		4,358		7,198	

POLICY ANALYSIS: 1 APRIL 2011 - 31 MARCH 2012

HOUSING

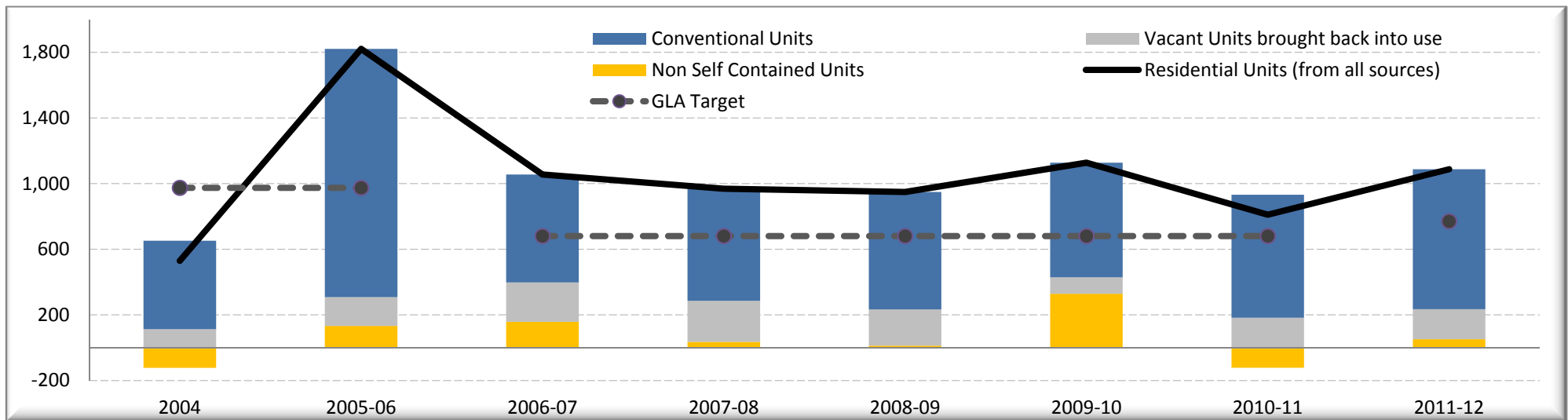
OBJECTIVE 4

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

POLICY CS1, CS14, CS15, CS16

Within Westminster there has been a gain in residential floorspace with 852 new units from all sources adhering to CS14 goal to “optimise housing where possible”. Overall residential floorspace and new unit provision is up on last year with another 4,758 units in the pipeline. Within the CAZ, 29% of the total units have been created to comply with the proposed increase in commercial floorspace, A1 retail or private educational and health and leisure facilities (D1 or D2) as set out in CS1.

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



London Plan Housing Target from all sources



Conventional units arise from planning permissions.

Conventional Units
(based on estimates of
594 units)



Non self contained units include hostel spaces arising from planning permissions

Non Self Contained
Units (based on
estimates of 95 units)



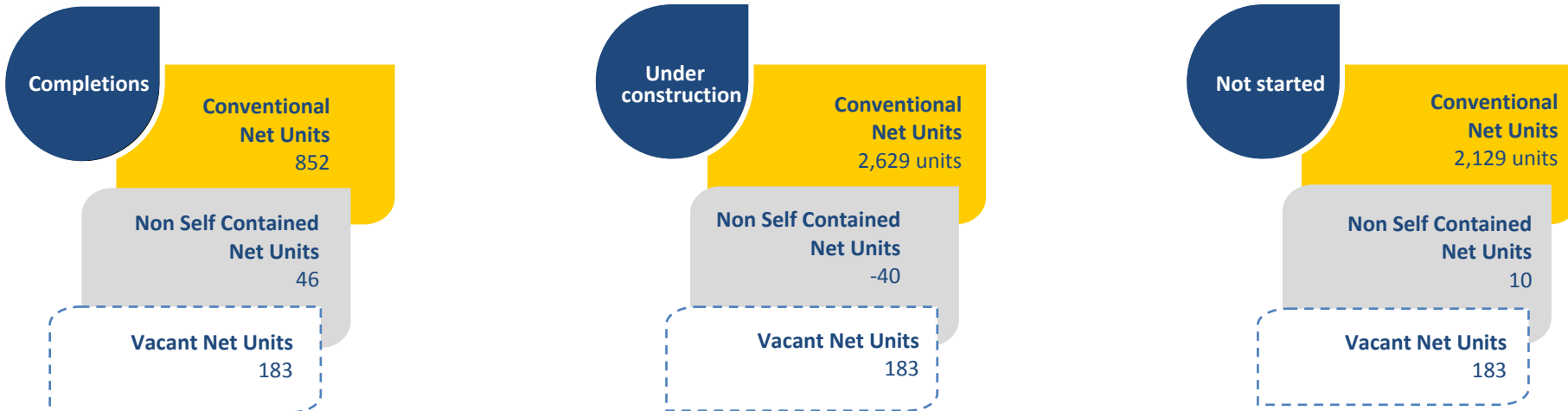
Vacant units are vacant residential properties returning to use

Vacant Units (based on
estimates of 81 units)



Westminster Overall

Annual Target: 770



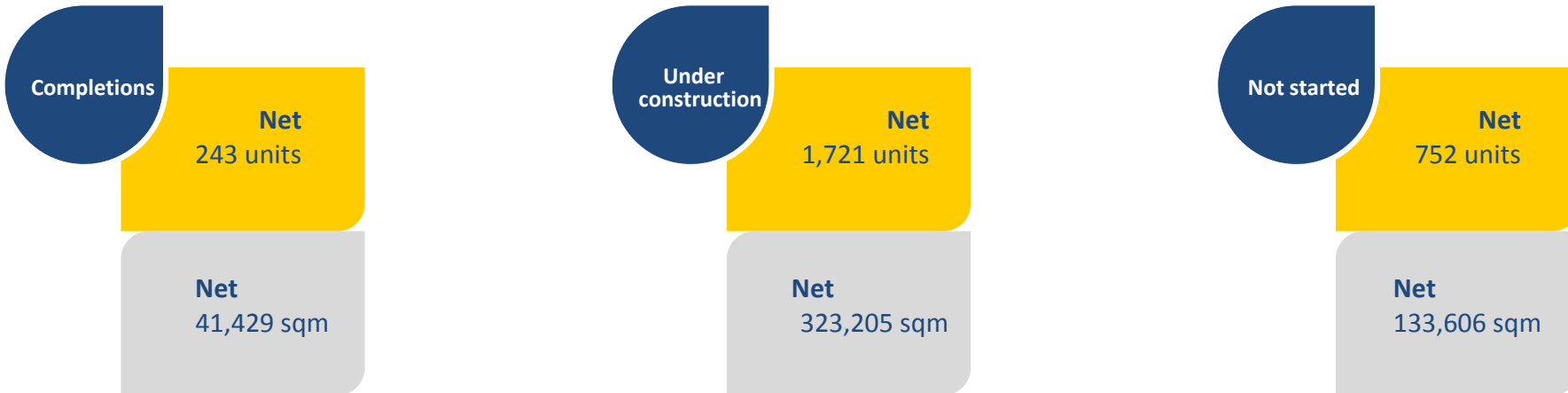
In this period Westminster surpassed the London Plan housing target of 770 by 311 units. The largest component comes from the conventional supply which is consistent with past years.

- Westminster has seen an increase of nearly 900 units and 130,000 sqm in 2011/12. Future developments based on all under construction and permitted developments would yield a further increase of almost 5,000 units and 900,000 sqm.

- A 67 bed student hostel was completed in Lancaster Place for students studying at the internationally renowned Courtauld Institute of Art.
- A two bed extension was added to an existing homeless hostel in Newman Street and a four bed extension was added to a hostel serving students and key workers in Frampton Street
- Two vacant hostel/hmo's containing 27 units were converted to 11 permanent flats

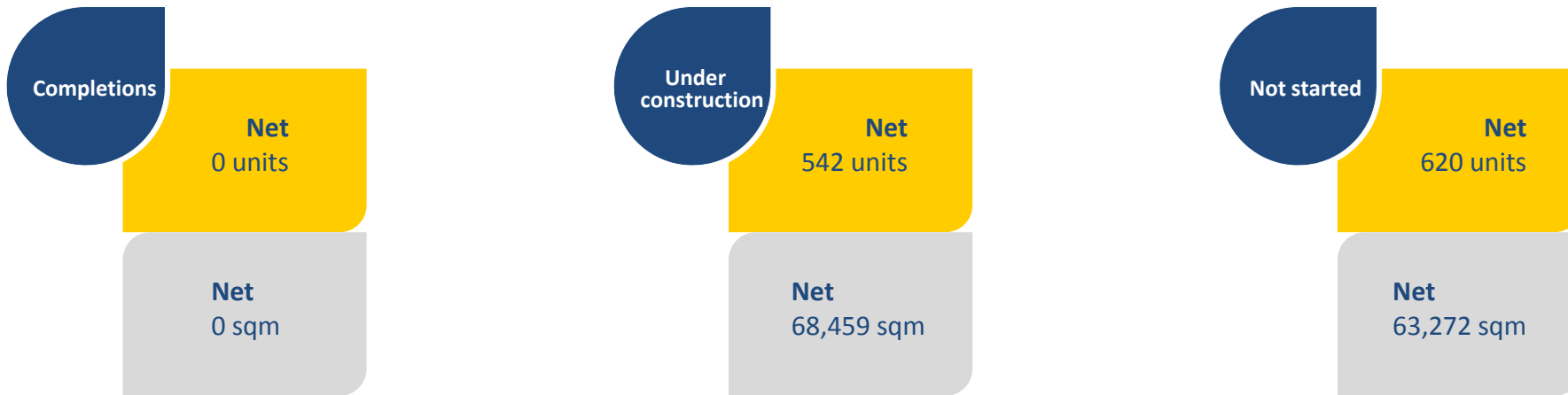
- The monitoring of vacant residential units returning to use has become difficult since the council stopped employing a vacant unit housing officer.
- The GLA calculates this figure for 2011-12 to be 198 units and for previous year over 600 units. The accuracy of these figures are in doubt as they are based upon CLG's Housing live table 615, which uses the number of vacant units on the council tax list subtracted from the previous years vacants. This methodology may include second homes owned by investors who do not live in their properties.
- For this AMR the vacant units returning to use is 183. This is the average of the actual last 6 years' figures provided by the former vacant housing officer.

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



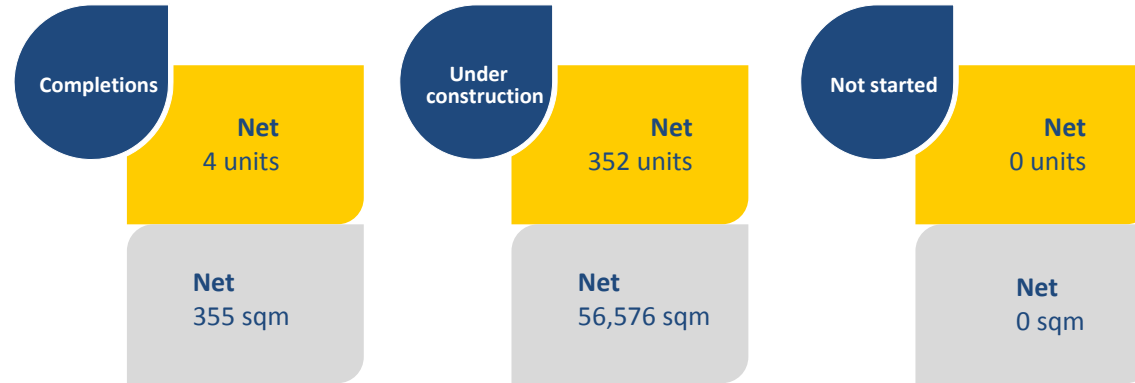
- Core CAZ has seen a large rise in residential floorspace in 2011/12 which has predominantly come from a change away from office uses. 71% of the permissions have been for a change of use.
- The units and net sqm under construction is set to be seven times greater than the completions this year. Redevelopments of Abell House, Cleland House and Middlesex Hospital will realise 566 units.

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



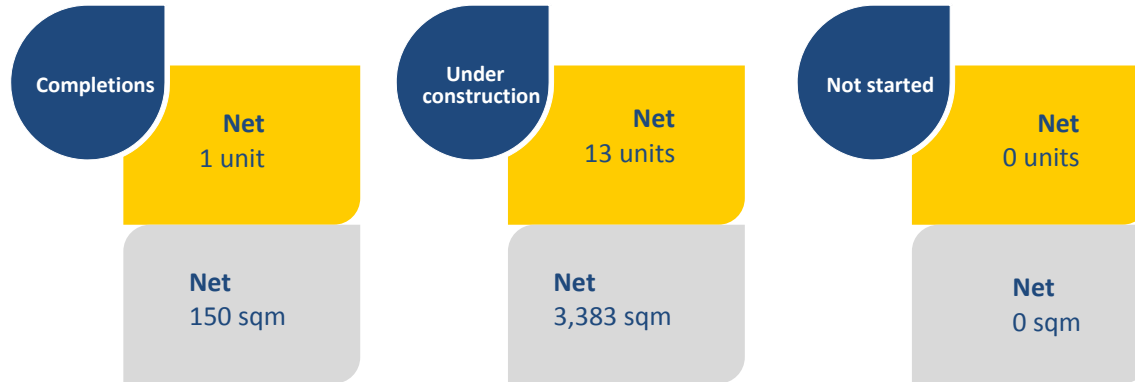
- Paddington has changed dramatically since 2006/07 with large long term development sites now completed, including Paddington Central, Sheldon Square and most of Kingdom Street. Unusually no residential floorspace was completed between April 2011 and March 2012. Three large schemes on Merchant Square are currently under construction and will lead to the creation of another 68,459 sqm of floorspace and 542 units.
- Three large schemes, yet to start, have planning permission to provide 620 units at 55 North Wharf Road, 139 North Wharf Road and the former North Westminster Community School Site.

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



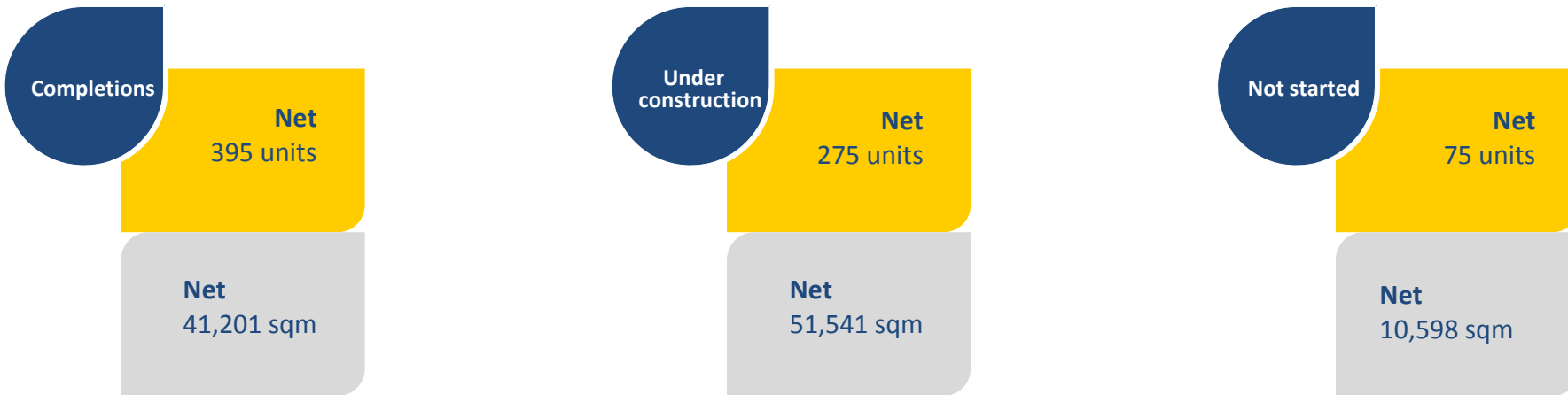
- Only two schemes were completed for a net gain of 4 units and 355 sqm of residential floorspace.

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



- Only a single extension has been completed in the Westminster part of the Opportunity Area. As Crossrail progresses more sites are expected to be developed providing residential floorspace as part of mixed use schemes in the area.

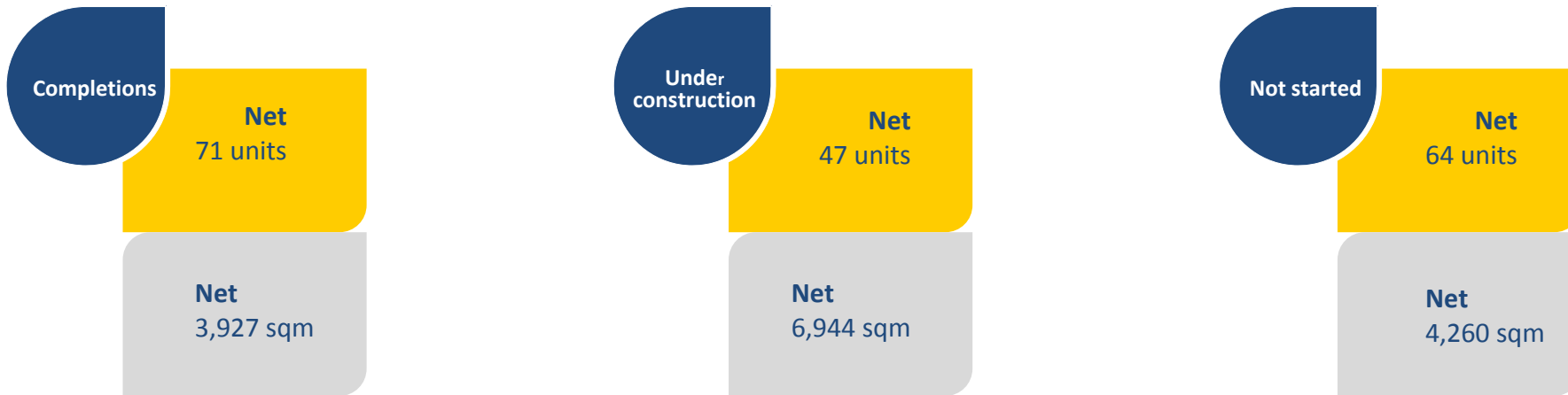
CAZ Wider Areas (Knightsbridge, Marylebone & Fitzrovia, Pimlico³)



- In the south of the borough the largest of the completed schemes was at Gatliff Road which brought 325 units and 22,200 sqm in residential floorspace. Seventeen of the new or change of use permitted developments were based in the Marylebone area, realising 58 new units.
- From 128 under construction and not started schemes, 49 are creating a reduction of units (a loss of 72) or no additional units, while 79 schemes are creating units (a gain of 422).

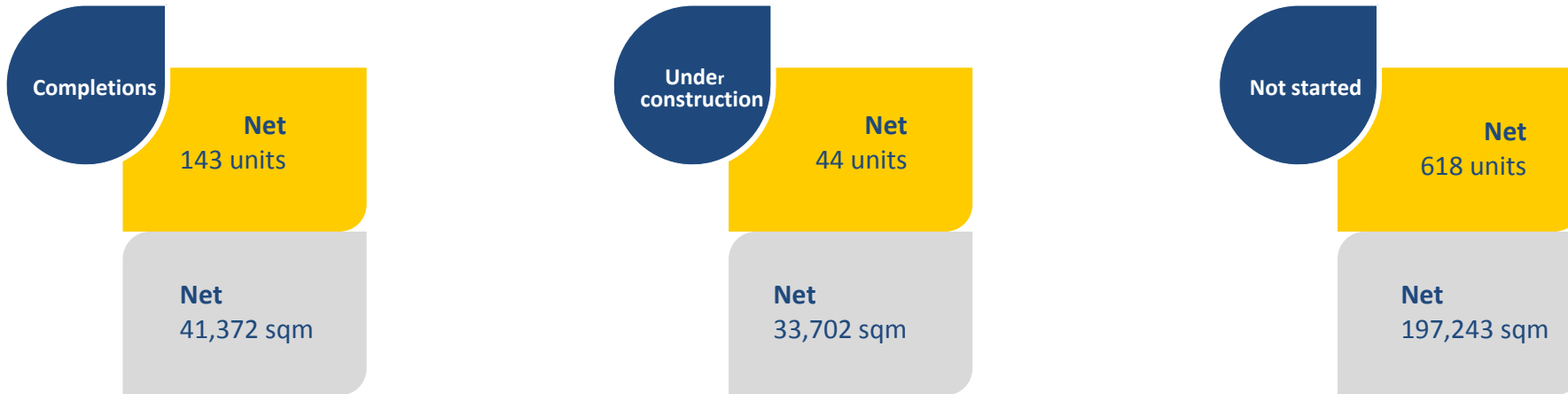
³ Royal Parks have been excluded

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



- Within NWEDA there has been relatively little residential development with the majority again coming from office to residential conversions. The largest of which being 77-79 Fermoy Road: a redevelopment realising 32 additional units.
- Of the schemes under construction and not started there are a relatively large amount of small schemes: 67 developments propose only 111 new units between them. Of the schemes under construction, three in Bayswater creating 12 additional units and almost 4,000 sqm of residential floorspace are the most notable.

Outside of CAZ and NWEDA (excluding Opportunity Areas)



- With these areas being already predominantly residential it was expected there would be a large number of small conversions with gains or losses of one or two units. 45 of the completed developments were with a gain or loss of 4 units, whereas the other 5 were large redevelopments around the Lancaster Gate area, e.g. Lancaster Gate Thistle Hotel redevelopment.
- The most notable scheme under construction is 2 Hyde Park Square which is going from 73 to 36 units, a loss of 37, yet delivering 44% as family sized homes. The most notable schemes not yet started are two conversions at St Johns Wood Barracks and Chelsea Barracks which will realise 566 residential units when complete.

AFFORDABLE HOUSING

OBJECTIVE 4

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

Targets

council target of at least 22% of new homes to be affordable homes by 2012. To be increased to 30% for the monitoring period 2012/13
The tenure target is a 70:30 split for social and intermediate provision.

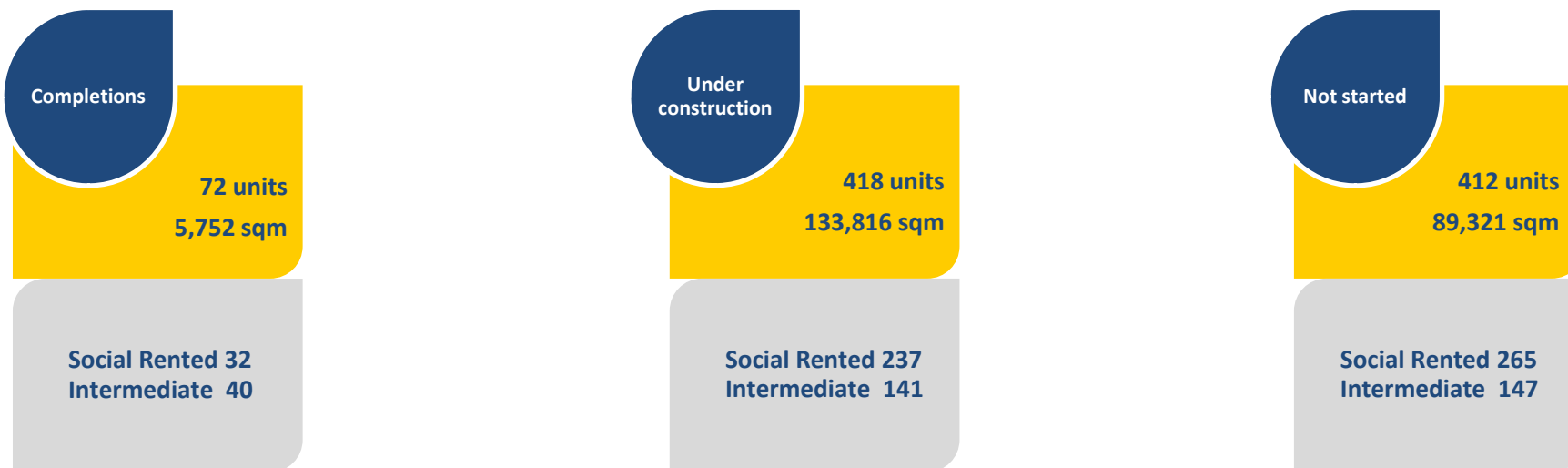
POLICY CS16 and CS17

Seventy two affordable units were completed out of a total of 852 units (9% of the total units) between April 2011 and March 2012. Since 2009/10, 552 affordable homes have been built in Westminster, or 24% of new homes built, 2% more than the council's target. Although a relatively low number of affordable units were completed compared to previous years, there were still 418 units under construction as at March 2012 and 412 units yet to be started. To further boost the provision of affordable housing, £14,462,942 was received from schemes providing none or insufficient numbers of affordable units when required. However, it is noted that the target increases to 30% for the next Monitoring Report, which would be expressed in this year's permissions data.

The social intermediate split was the reverse of what it should have been, with a higher proportion of intermediate units (56%) completed than social rented (44%). However, averaged over the last three years, the split has been closer to the policy target, with 77% social rented affordable units and 23% intermediate units.

No applications for any Gypsy or Traveller Community sites have been received by the council and it is unlikely that any will materialise due to the densely built up nature of the city and the scarcity of vacant sites.

Affordable Housing Completions 2011/12

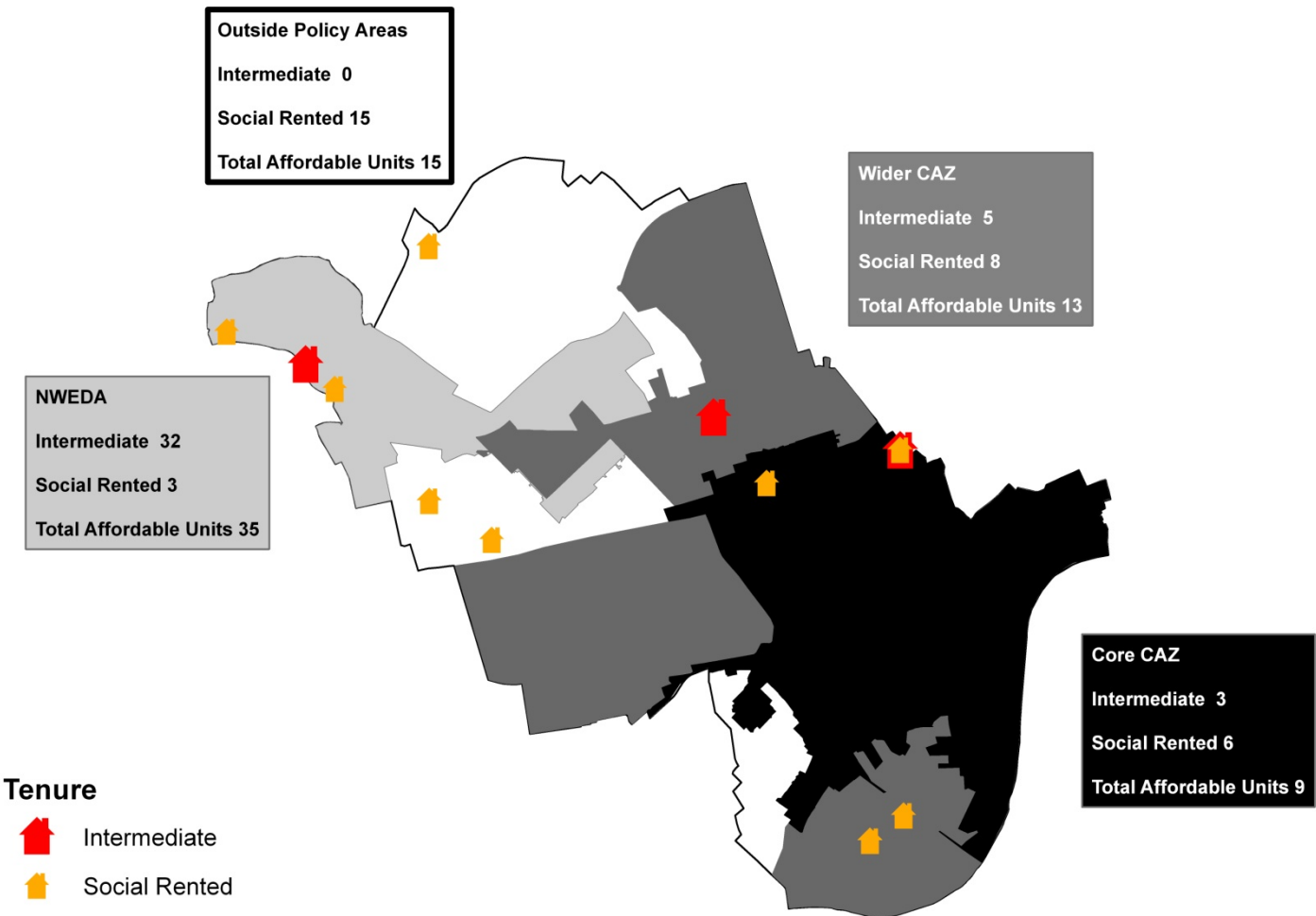


Note: sqm is calculated from the average unit per sqm

Room size and tenure for completed schemes (gross proposed)

	Social Rented	Intermediate	Total Affordable
1 bed	11	35	46
2 bed	9	2	11
3 bed	4	3	7
4+ bed	8	0	8
Total	32	40	72

Completed Affordable Housing Map



- 72 of the 852 completed units were affordable units or 9% of completions
- 44% of units were social rented and 56% were intermediate
- 12 units were built by registered social landlords
- 15 (21%) of the affordable units were family sized (3 or more bedrooms)
- Three schemes provided cash in lieu of on or off site affordable housing totalling £3,665,921.
- One scheme provided £559,000 for the change of use from office to a single house over 1,000 sqm
- The affordable housing units mentioned above were provided through the planning process. During the monitoring period, the Housing Department also provided a further 45 units through acquisitions, return of vacant units to stock and change of tenure.

Affordable Housing Contributions 2011/12	Received	Signed
	£14,462,942	£149,648,435

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

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

Year	Schemes	Total Units	On site Affordable Units	Off site Affordable Units	Affordable Housing Fund
2011/12	8	438	2	51	£1,912,874

- Seven schemes were over 10 units and one scheme was over 1,000 sqm
- Three schemes have provided 51 affordable units off site

Affordable Housing as a percentage of all housing completions

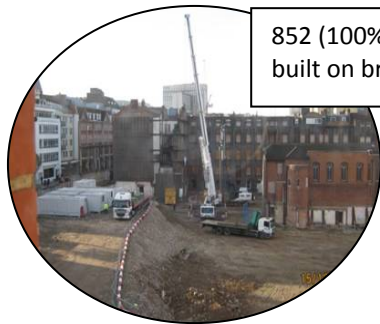
Year	All housing units	Housing units from schemes below AHT (% of total units)	Housing units from schemes above AHT (% of total units)	All affordable housing units (% of total units)	% of all units in schemes above AHT	Target % of Affordable Housing	Actual % of Affordable Housing
1997	1,075	519 (48.3)	556 (51.7)	181 (16.8)	32.5	25%	20.6%
1998	1,145	543 (47.4)	602 (52.6)	247 (21.6)	41		
1999	1,539	581 (37.8)	958 (62.2)	198 (12.9)	21		
2000	1,156	467 (40.4)	689 (59.6)	385 (33.3)	55.9		
2001	912	92 (10.1)	820 (89.9)	301 (33.0)	36.7	30%	29.2%
2002	537	28 (5.3)	509 (94.7)	347 (64.6)	68.1		
2003	1,286	232 (18.0)	1054 (82.0)	154 (12.0)	14.6		
2004	539	256 (47.5)	283 (53.0)	153 (28.4)	54		
2005/06	1,513	274 (18.1)	1239 (81.8)	298 (19.7)	24.1	50% > 30%	22.1%
2006/07	657	199 (30.3)	458 (69.7)	29 (4.4)	6.3		
2007/08	683	191 (28.0)	492 (72.0)	74 (10.8)	15		
2008/09	716	203 (28.4)	513 (72.0)	232 (32.4)	45.2		
2009/10	698	194 (28.3)	504 (72.2)	323 (46.3)	64.1		
2010/11	749	227 (30.3)	522 (69.7)	157 (20.9)	30		
2011/12	852	404 (47.4)	448 (52.5)	72 (8.5)	16	22% > 30%	24.0%

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

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

OPTIMISING HOUSING DELIVERY

Brownfield Sites



852 (100%) residential units built on brownfield sites

Vacant residential units

3,759 Units (Oct 2011)



Fall of 217 Units



3,542 Units (Oct 2012)

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

Tenure – Completed units

	Market	Social Rented	Intermediate	Total Affordable	Total (% of Total)
1 bed	375	11	35	46	421 (39%)
2 bed	296	9	2	11	307 (29%)
3 bed	272	4	3	7	279 (26%)
4+ bed	61	8	0	8	69 (6%)
Total	1,004 (93%)	32 (3%)	40 (4%)	72 (7%)	1,076

- Most (93%) of completions are market housing with 33% of units being family sized (three or more units).
- 21% of affordable units are family sized.

Loss of Housing Units

Year	Net loss of units (schemes with a complete loss of residential units)
2005/06	3
2006/07	0
2007/08	1
2008/09	9
2009/10	14
2010/11	29
2011/12	17
Under construction	17
Not started	16

- Sixteen of the units lost in 2011/12 were related to land use swap schemes, where the residential use was relocated to another building.
- One unit was lost to allow for temporary use of the building by the Republic of Gambia High Commission.

OFFICE

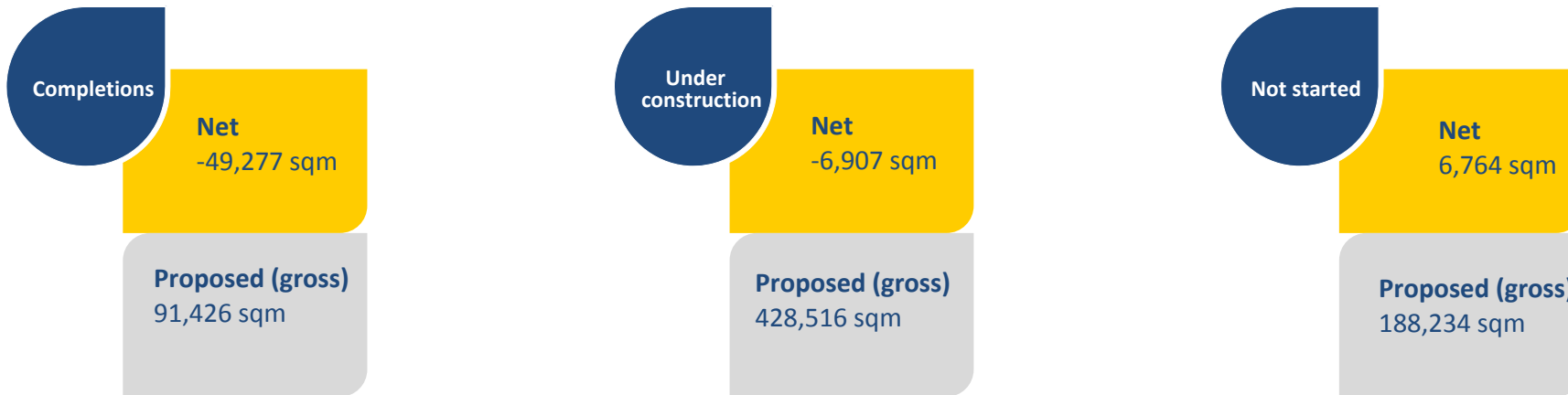
OBJECTIVE 1

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

POLICY CS1, CS3, CS4, CS5, CS19

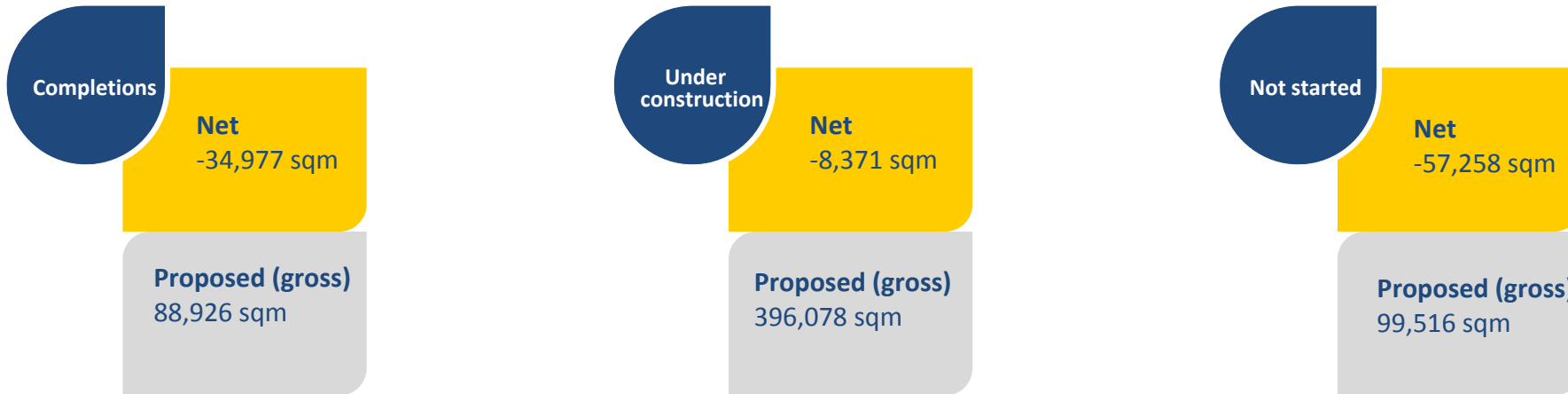
Office floorspace is being lost and the pipeline indicates it will continue. Policies affecting office floorspace are being reviewed.

Westminster Overall



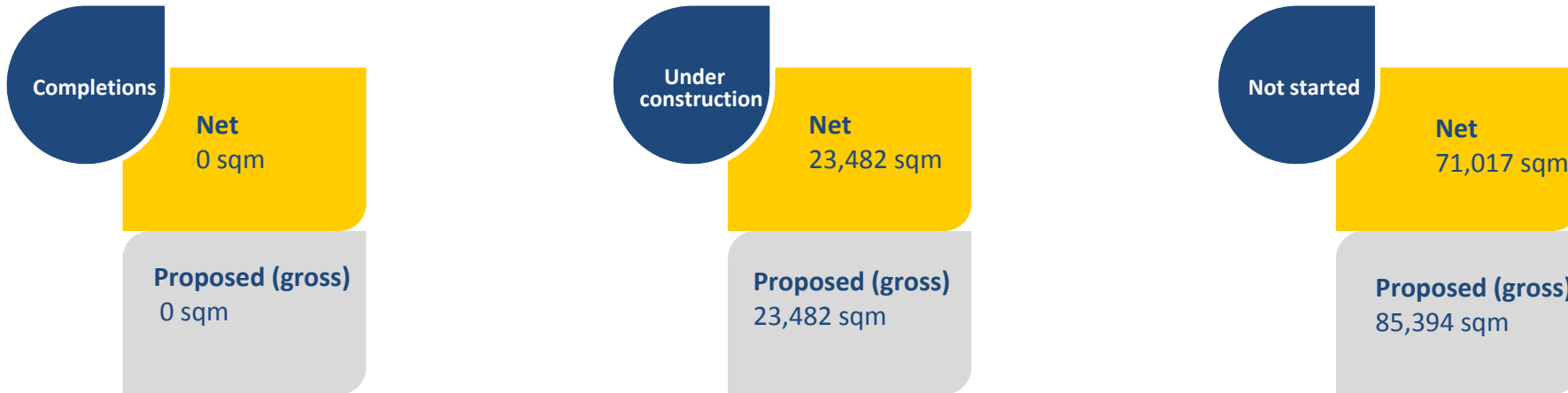
- Nearly 50,000 sqm of office floorspace was lost with a further loss of 6,000 sqm under construction as at March 2012. The under construction loss is potentially balanced out by 7,000 sqm of office floorspace yet to be started.
- The loss of office floorspace was driven by the conversion to hotel use for the Olympics and residential use which is attracting higher land values.

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



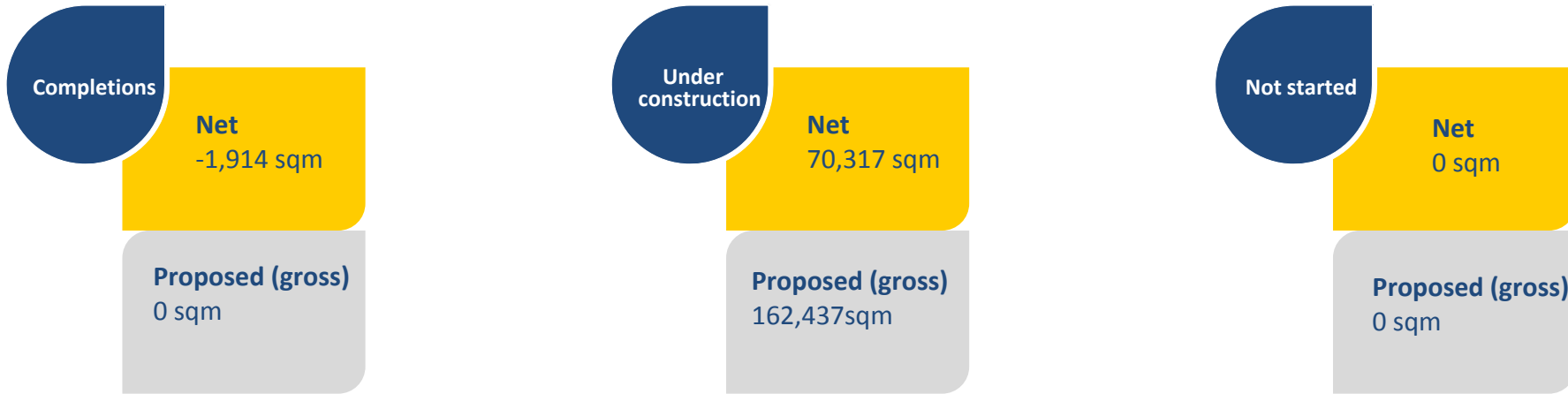
- Core CAZ is home to most office floorspace in Westminster, so it is not surprising that 71% of the total 49,000 sqm loss has been here.
- 50% of the Office floorspace was lost to residential developments as mentioned in the section above. However nearly 13,000 sqm of office floorspace lost went to hotel use as existing hotels expanded into neighbouring office buildings or new ones created (32% went from office to hotel and 16% from office to retail). Demand was generated from the influx of tourists for the Olympics.
- 54% of the not started schemes involve the loss of office floorspace to residential use.

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



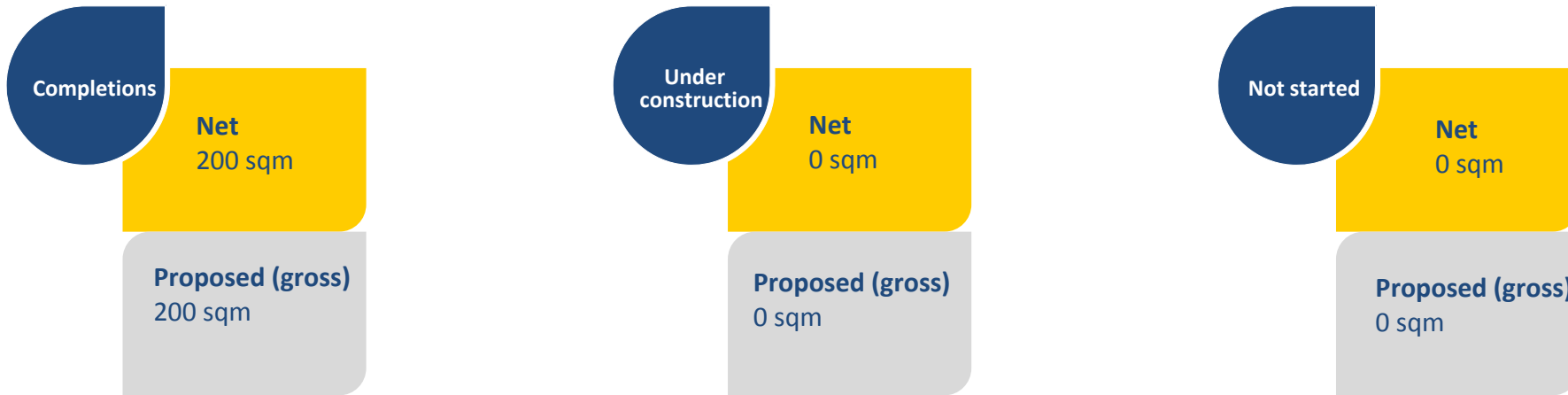
- Paddington has changed dramatically since 2006/07 with large long term development sites now completed, including Paddington Central, Sheldon Square and most of Kingdom Street. Unusually no office floorspace was completed between April 2011 and March 2012. The floorspace under construction will lead to the creation of another 1,957 sqm (derived from GLA office employee density calculations).
- Merchant Square, bordering Paddington Basin, is the next mixed use area to be developed with 2 Merchant Square, a 17 storey office building under construction.
- Three large schemes, yet to start, have planning permission to provide office floorspace, including 42,000 sqm at 4-5 Kingdom Street, 18,000 sqm at 55 North Wharf Road and 14,000 sqm at the former North Westminster Community School site. Tournemount House will see the loss of 3,000 sqm of office floorspace as an extension to the Paddington Hilton Hotel takes place.

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



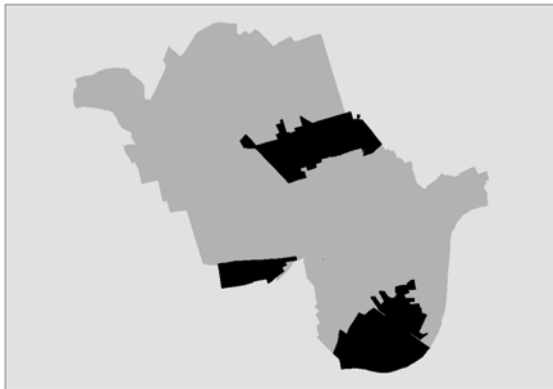
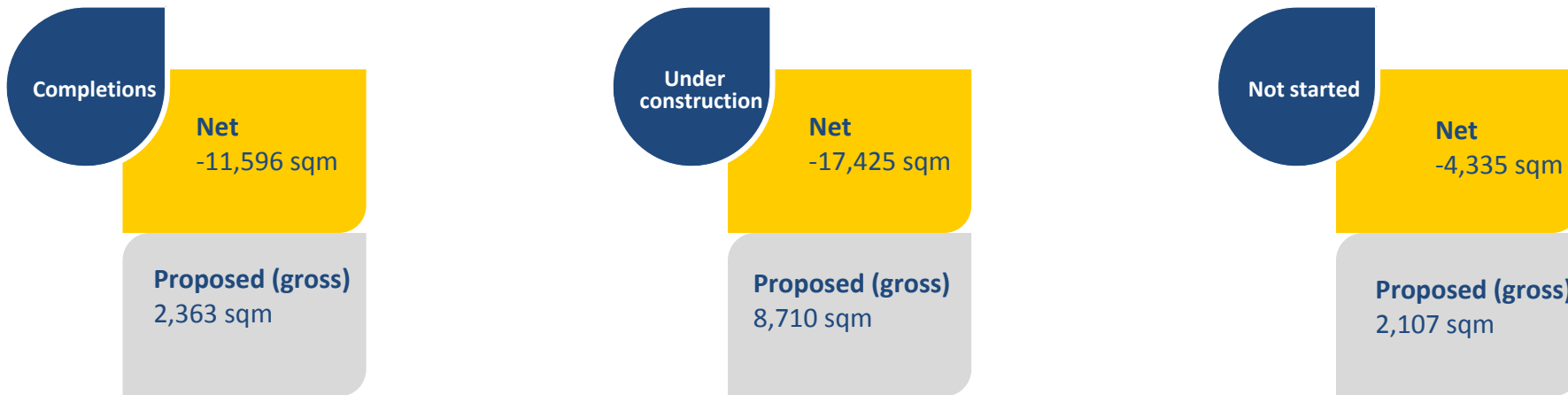
- Only one scheme was completed for a net loss of office floorspace to create a 106 bedroom hotel at Lower Belgrave Street.
- A lot of building activity is under way with the creation of 70,000 sqm of net office floorspace, mostly coming from the Victoria Circle scheme and the redevelopment of the former Selbourne and Kingsgate Houses on Victoria Street.
- Using the London Plan density calculation of 12 sqm per office floorspace per employee, 5,833 jobs will be created from office floorspace under construction.

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



- Only a small amount of office floorspace has been completed in the Westminster part of this Opportunity Area. As Crossrail progresses more sites will be developed, providing office floorspace as part of mixed use schemes in the area.

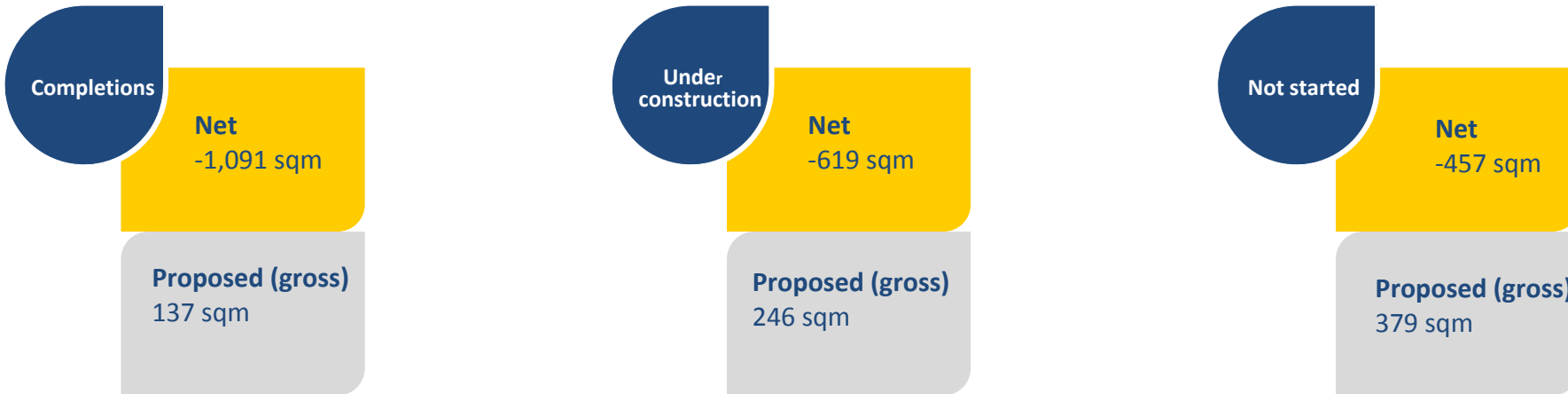
CAZ Wider Areas (Knightsbridge, Marylebone & Fitzrovia, Pimlico)



- As with Core CAZ, office floorspace has been lost to residential use and to educational use with the expansion of two schools into neighbouring buildings. 25 schemes of the 28 completed developments resulted in a loss in office sqm. 15 of the losses were in the Marylebone and Fitzrovia area, while the other nine were in Pimlico, especially around the Core CAZ boundary and Vauxhall Bridge Road.
- Of the gains, two schemes were in the Named Streets⁴ and generated 1,095 sqm. The third was not, but was originally approved in 2008 and only generated 212 sqm.
- There are 19 under construction schemes which are losses of office floorspace and four schemes which on the surface appear to be gains. All are either on a Named Street and were permitted prior to the policy implementation or are actually part of land use swaps which would create an overall office loss.

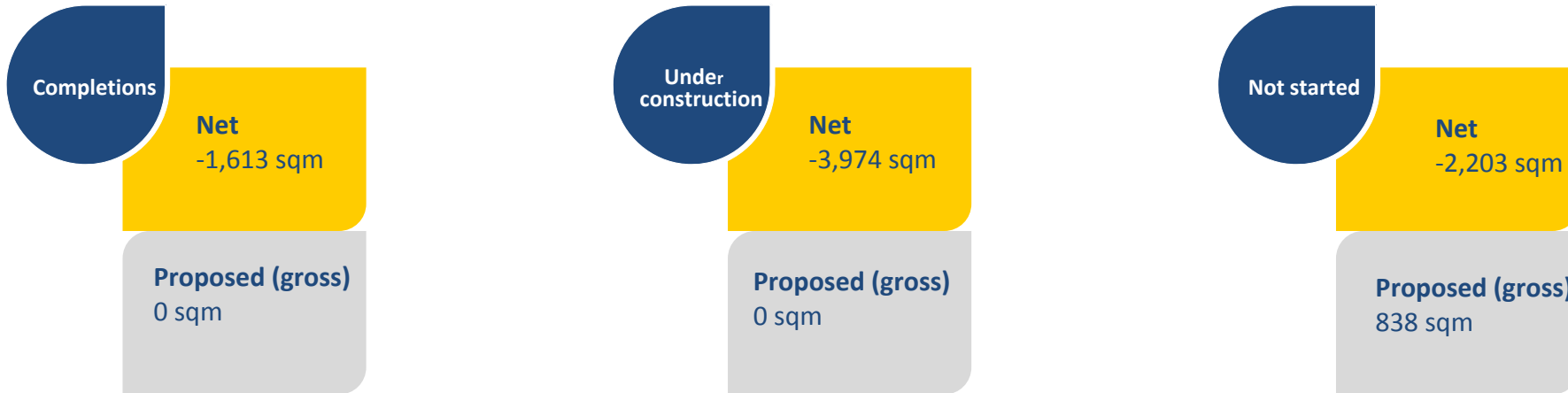
⁴ Edgware Road, Baker Street, Marylebone Road, Porland Place, Park Crescent and Great Portland Street

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



- Within NWEDA (excluding the Paddington Opportunity Area) most development relating to office floorspace has led to a loss. Offices have mostly been converted to residential use, apart from one small extension for 137 sqm. This trend continues with under construction and not started floorspace which is mostly being converted to residential and a doctor's surgery.

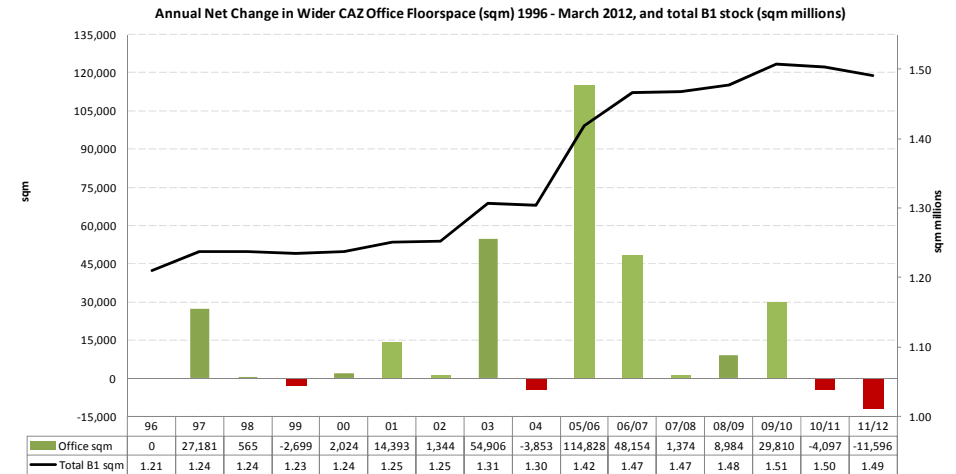
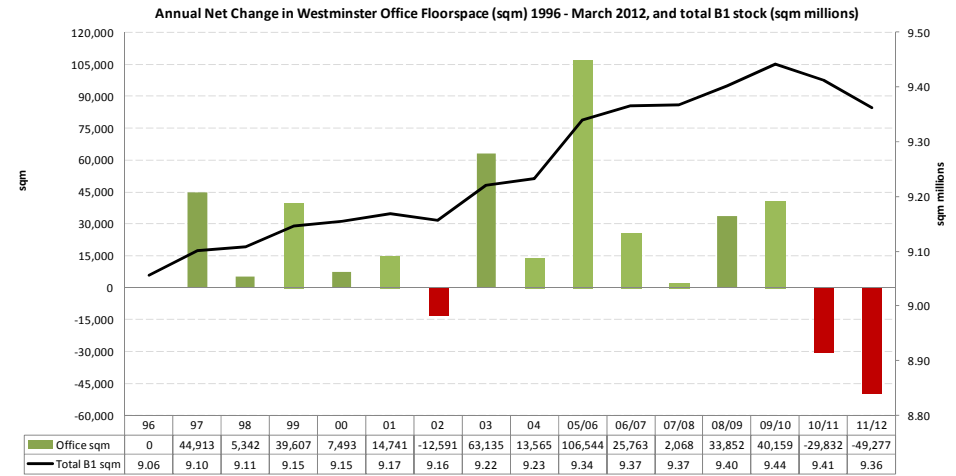
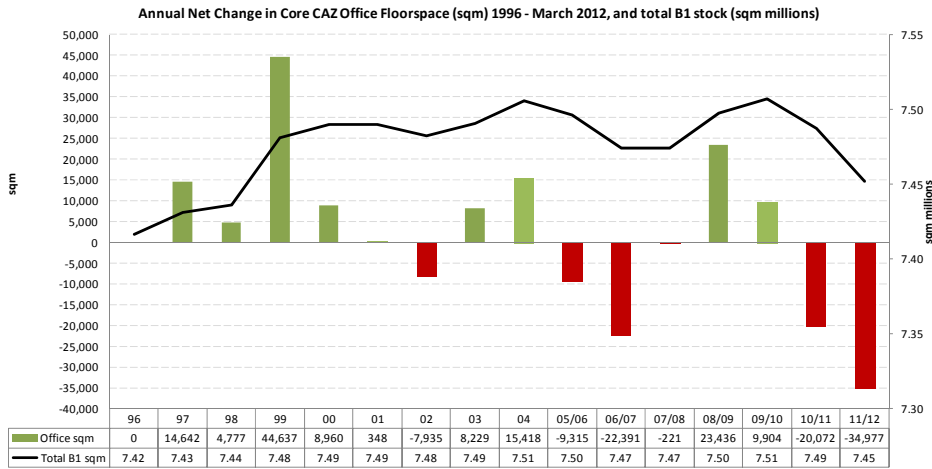
Outside of CAZ and NWEDA excludes Opportunity Areas



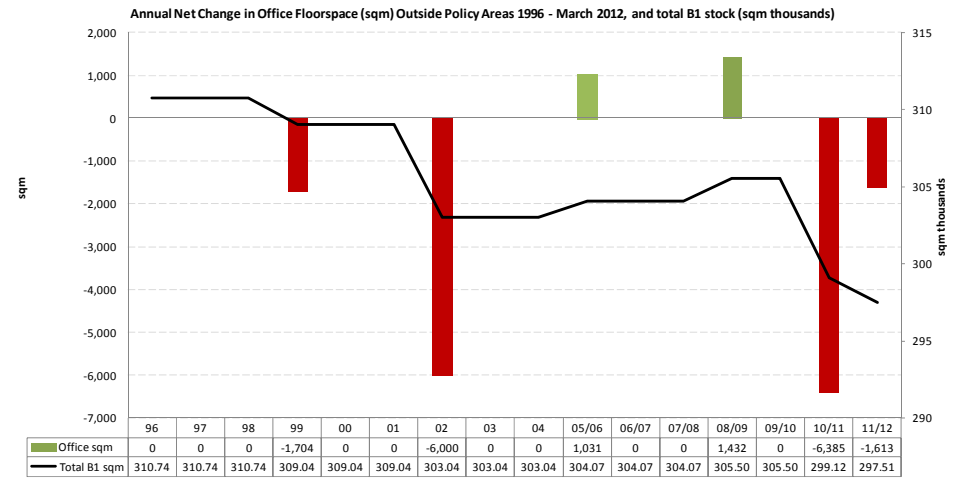
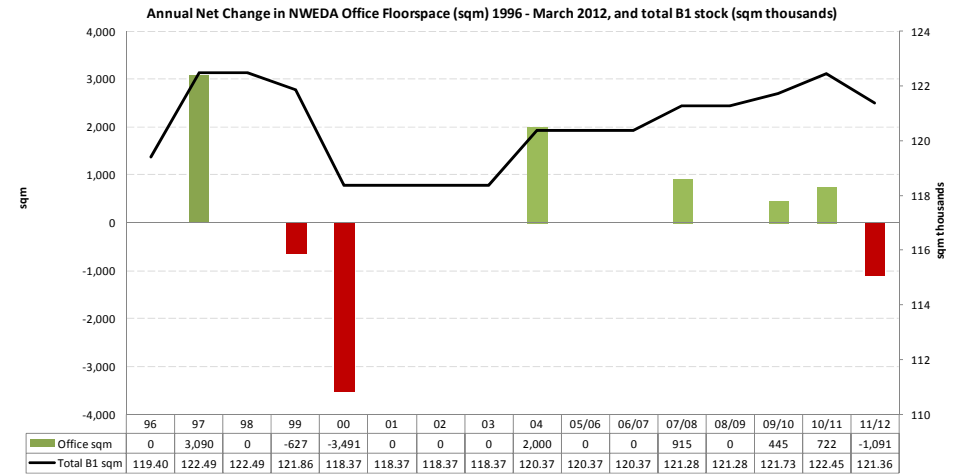
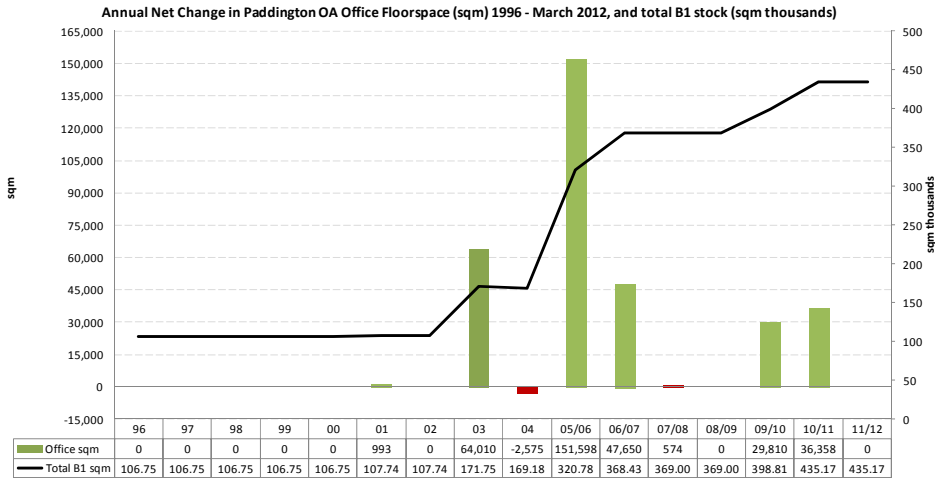
- Most office floorspace was lost to residential use which is to be expected as these areas are characterised by residential use. A small amount of office floorspace was lost to service office use and a theatrical rehearsal space.

Historic trends

Total B1 stock in millions and annual net change in office floorspace, 1996 to March 2012



Total B1 stock in thousands and annual net change in office floorspace, 1996 to March 2012



MIXED USE

OBJECTIVE 1

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

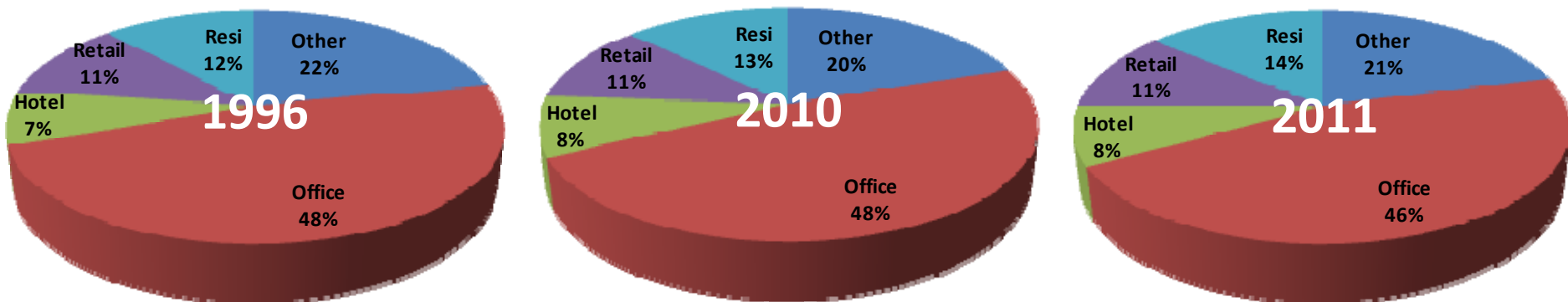
OBJECTIVE 4

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

POLICY CS1:

This policy aims to maintain a balance of uses in Core CAZ has been carefully managed over the past 30 years, maintaining an overall office floorspace of between 48% and 51%. This has predominantly been achieved by requiring residential (or where not possible, other uses) to be delivered alongside commercial development.

Core CAZ sustainability mix



Core Central Activities Zone



- 50 new residential units completed through mixed use developments, including 29 on site units and 21 off site units.
- £3.4 million received in lieu of not providing on site residential provision or no affordable housing units.
- 16,000 sqm of commercial floorspace provided with an associated 10,000 sqm of residential floorspace.
- Four non-mixed use schemes over 200 sqm were completed, generating £700,00 in lieu.

Completed mixed use schemes with a net increase of over 200 sqm in Core CAZ, April 2011 – March 2012

Completed Mixed Use Schemes 2011/12	Schemes	Total on site Commercial sqm	Total Res sqm (On and Off Site)	Total Res Units	Affordable Units	Cash in lieu of residential provision	Net B1 sqm	Net A1 sqm	Net A3/A4 sqm	Net C1 sqm	Net on site C3 sqm	Net off site C3 sqm
All Completed Mixed Use Schemes	12	16,261	10,161	50		£3,440,420	4,773	902	- 4,079	14,665	3,878	6,283
Completed mixed use schemes with on site provision	6			29								
Completed mixed use schemes with off site provision	2			21								
Completed mixed use schemes no residential provision	4											

Completed mixed use schemes with a net increase of over 200 sqm in Core CAZ, April 2002 – March 2012

Completed Mixed Use Schemes 2011/12	Schemes	Total on site commercial sqm	Total Res sqm (On and Off Site)	Total Res Units	Affordable Units	Cash in lieu of residential provision	Net B1 sqm	Net A1 sqm	Net A3/A4 sqm	Net C1 sqm	Net on site C3 sqm	Net off site C3 sqm
All Completed Mixed Use Schemes	78	138,323	132,987	814	154	£16,873,706	77,329	15,937	994	44,063	106,816	26,171
Completed mixed use schemes with on site provision	48			631	117							
Completed mixed use schemes with off site provision	10			183	37							
Completed mixed use schemes no residential provision	20											

Completed non mixed use developments with a net increase of over 200 sqm in Core CAZ, 2004 – 2012

Year	Non Mixed Use Schemes	Schemes with offsite residential provision	A1 sqm	B1 sqm	C1 sqm	Off site C3 sqm	Off site residential units	Hotel Rooms	Contribution to Affordable Housing fund
2004									
2005/06	4			2,633					1,807,260
2006/07	2			679					0
2007/08	2			1,047					265,000
2008/09	4			3,603					3,292,125
2009/10	1			485					53,000
2010/11									0
2011/12	4	6		1,972	3,650			78	700,430
Total	17	1		10,419	3,650	645	6		6,117,815
Under Construction	15		736	2,776	13,359			129	3,544,972
Unimplemented	19		2,976	4,446	5,425			41	6,546,174

RETAIL

OBJECTIVE 1

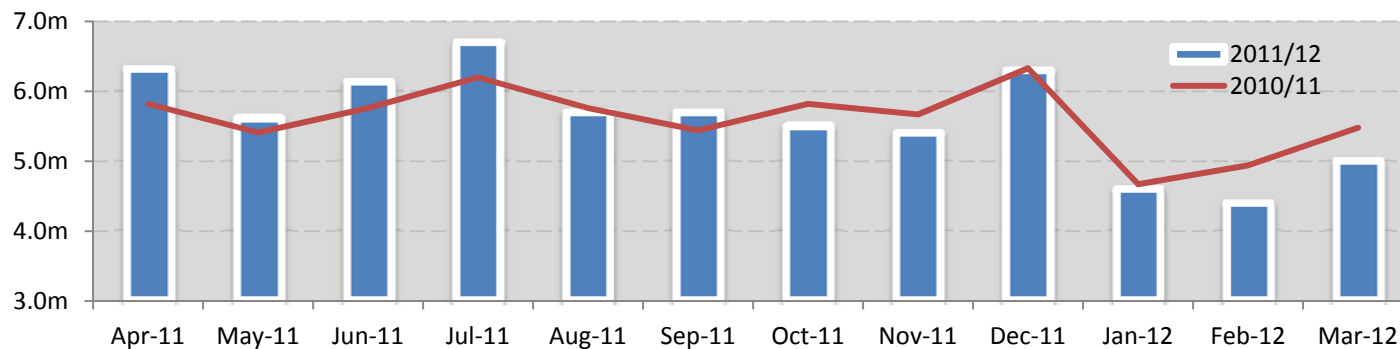
To accommodate the growth and change that will contribute to enhancing London's role as a world class city, including its international business, retail, cultural and entertainment functions within the Central Activities Zone; whilst maintaining its unique and historic character, mix, functions and townscapes.

Related Core Strategy policy references: CS 1, 7, 13 and 20. Relating UDP policy references: SS 3, 4, 6-13.

- Policy CS1 promotes Westminster's world city functions including retail, CS6 encourages retail floorspace throughout the Core CAZ and CS7 seeks to maintain and enhance all aspects of the West End Special Retail Policy Area. Net completions in the Core CAZ led to an increase in nearly 12,000 sqm of new retail floorspace.
- Policy CS20 encourages the protection of A1 use throughout Westminster which has been successful with 37 planning applications being refused for change of use away from A1 with a total saving of 5,941 sqm.
- Policies SS4 and CS7 encourage new retail use within the CAZ frontages, however there has been a drop of 692 sqm due to a change from A1 use to A2 and café/restaurants.





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





West End average weekly footfall (millions) 2011/12 (NWECA 2012)



The average weekly footfall within the West End has seen a drop off in the last six months compared to the same period in 2010/11.

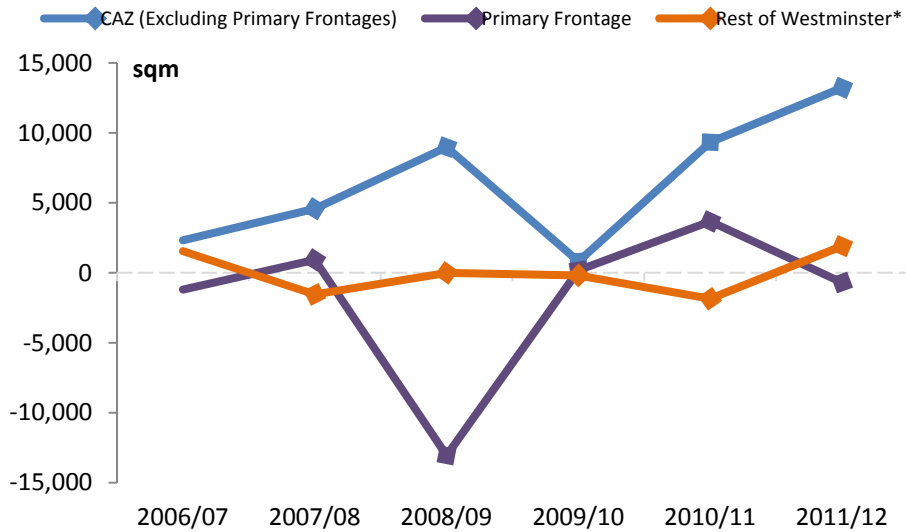
Summary

Area	Completed		Under Construction		Unimplemented	
	Proposed A1 floorspace (sqm)	Net A1 floorspace (sqm)	Proposed A1 floorspace (sqm)	Net A1 floorspace (sqm)	Proposed A1 floorspace (sqm)	Net A1 floorspace (sqm)
Westminster Overall	39,761	14,439	83,721	48,963	23,471	12,468
						
	<ul style="list-style-type: none"> Overall net A1 floorspace is healthy with 7,000 sqm generated from developments in the West End. The majority of floorspace growth is within the West End Special Retail Policy Area (WESRPA) generating 64% of the net completions, 65% of the net under construction and 68% of the net unimplemented. 					
Core CAZ	35,077	11,753	77,181	45,315	19,497	11,084
						
	<ul style="list-style-type: none"> Outside the WESRPA, Welbeck St., Hanover Square, South Audley St. and Tenterden St. have completed developments giving a gain of 2,000 sqm, whereas in Piccadilly, Oxford St. and Conduit St. A1 floorspace has reduced by 200 sqm. Under construction sites along Victoria St., Savile Row, Bond St. and at the Middlesex Hospital site provide 10,000 sqm of retail floorspace. 3,000 sqm of A1 floorspace is being lost in developments at Davies Street and Howick Place. 					
Central Activities Zone (CAZ)	36,691	12,528	81,686	47,485	20,243	11,150
						
	<ul style="list-style-type: none"> While the majority of growth remains in the WESRPA there are some net A1 gains, e.g. Sui Generis changing to A1. A development at Merchant Square in Paddington is producing 2,000 sqm net floorspace, while an unimplemented permission at North Wharf School will provide 500 sqm. 					
West End Special Retail Policy Area	26,508	9,041	48,188	31,932	13,787	8,530
						
	<ul style="list-style-type: none"> WESRPA generated 7,000 sqm of net A1 completions from developments in New Bond Street, Shaftesbury Avenue, Regent Street and Oxford Street. Two under construction sites on Oxford Street and one on Charing Cross Road are delivering 20,000 sqm net A1 floorspace. The largest unimplemented planning applications are the Henrietta Street and New Bond Street developments. 					

Area	Completed		Under Construction		Unimplemented	
	Proposed A1 sqm	Net A1 sqm	Proposed A1 sqm	Net A1 sqm	Proposed A1 sqm	Net A1 sqm
International Centres	17,541	5,185	37,688	23,656	3,800	3,433
						
CAZ Frontages	612	-602	7,945	3,267	586	378
						
District & Major Centres outside CAZ	2,427	2,021	0	-12	360	196
						
Local Centres outside Core CAZ	300	-244	0	-240	255	-216
						

Historic Trends - Net retail completions (sqm)

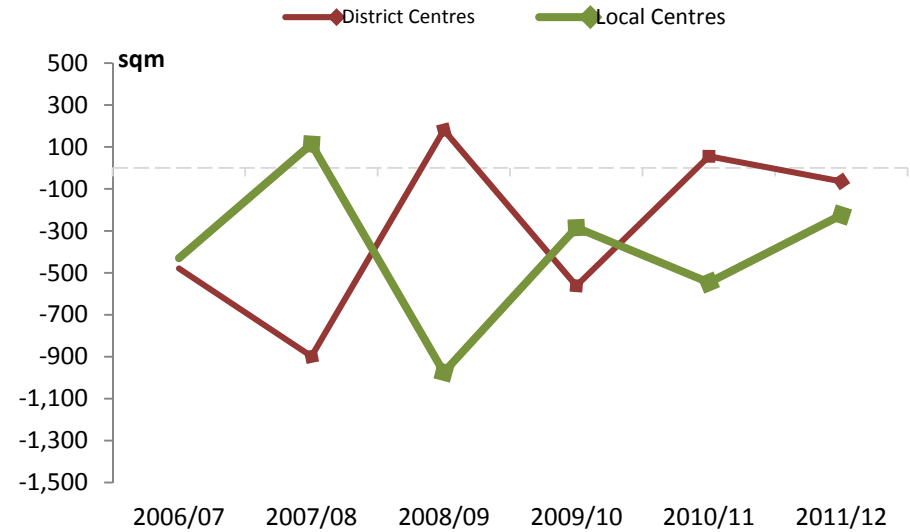
Central Activities Zone leads completions



*Rest of Westminster includes Local and District Centres.

08/09: The completed loss of 13,000 sqm A1 floorspace was due to the former Dickens and Jones department store site on Regent Street which replaced less than half of the existing A1 floorspace that had been on that site. The remainder of which was lost to office and restaurant use.

Movement away to other retail classes



10/11: Completions showed that the designated local shopping centres experienced small losses of A1 floorspace in the last year, mainly as a result of changes of use to other A-class uses.

09/10: The district centres lost over 550 sqm of retail floorspace. The change in district centres has been to a combination of other A-class uses.

08/09: The small loss of A1 retail floorspace in the Local Centres mainly resulted from changes of use to other A-class uses and residential at basement and upper floors.

07/08: There was a net loss of almost 900sqm of retail floorspace in the District Centres. Although this seems significant, this figure is comprised of a loss of A1 use at basement level as part of a scheme to provide a mixed-use development, with a commercial unit or health centre.

- UDP policy SS6 sets thresholds for the proportion of A1 and non-A1 uses in Westminster’s high streets to maintain and enhance the retail vitality of these centres, which are monitored every year.
- Although many of the centres do not meet their policy thresholds (meaning that changes of use away from A1 would not normally be permitted), the amount of A1 frontage has increased in five of the seven centres compared to 2010 figures, one has remained the same and one has decreased (although the proportion of A1 meets the policy thresholds in any case).

Shopping centre frontages in Westminster (WCC land use survey December 2011)

Shopping Centre	Frontage	A1 Shopfront (m)	Non-A1 Shopfront (m)	Total Shopfront (m)	% Non-A1	% Non-A1 Permitted
Edgware Road/Church Street	Core	749	232	981	23.6%	20.0%
	Secondary	213	220	433	50.8%	45.0%
Marylebone High Street	Core	774	240	1014	23.7%	30.0%
	Secondary	299	355	654	54.3%	45.0%
Harrow Road	Core	463	137	600	22.8%	30.0%
	Secondary	132	88	220	40.0%	45.0%
Praed Street	Secondary	675	791	1466	54.0%	45.0%
Queensway/ Westbourne Grove	Core	990	695	1685	41.2%	25.0%
	Secondary	114	175	289	60.6%	45.0%
St John's Wood High Street	Core	444	131	575	22.8%	20.0%
	Secondary	54	76	130	58.5%	45.0%
Warwick Way/Tachbrook Street	Core	300	101	401	25.2%	25.0%
	Secondary	331	484	815	59.4%	45.0%

HOTELS

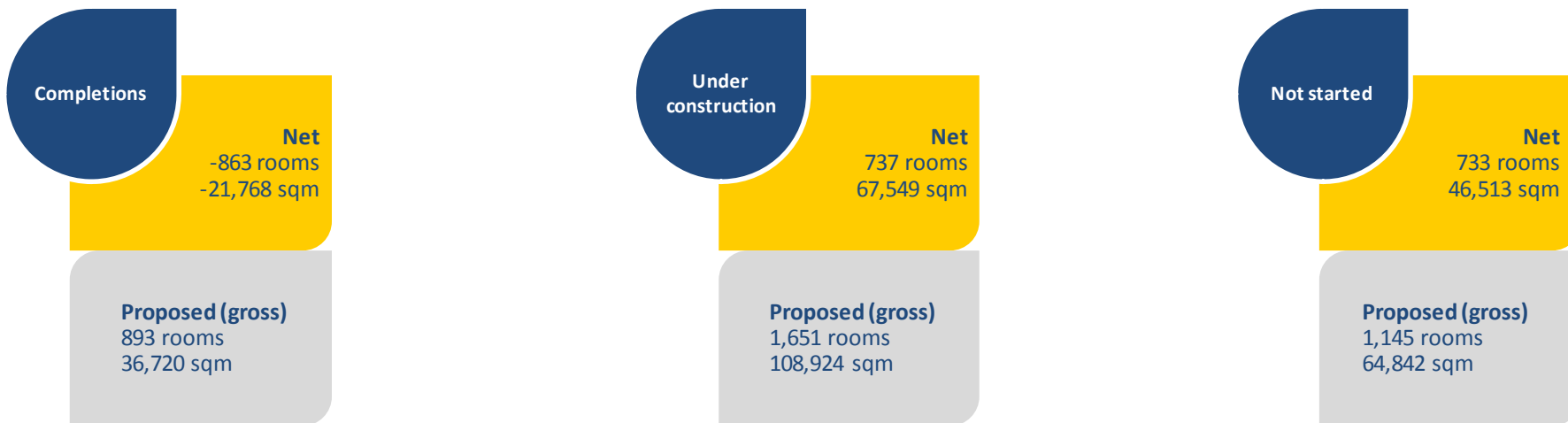
OBJECTIVE 1

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Related Core Strategy policy reference: CS22. Related UDP policy references: TACE 1 and TACE 2.

Although Westminster has seen the largest loss of hotel rooms in recent years, the standard of these rooms are almost exclusively 3* and under. To address this loss there are replacement rooms under construction and over 700 new rooms in the pipeline, many of which are for the 2012 Olympic and Paralympic games (to be reported in the next financial year 2012/13).

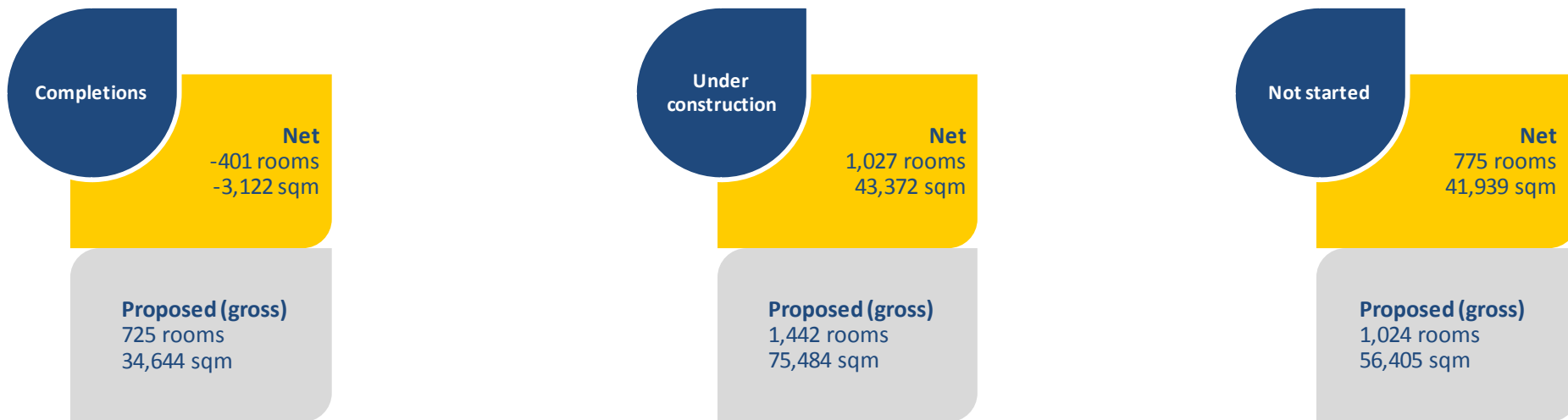
Westminster Overall



- 893 bedrooms have been completed in Westminster in 2011/12. However there has been an overall net loss of 863 bedrooms due to redevelopment and change of use of existing hotels.

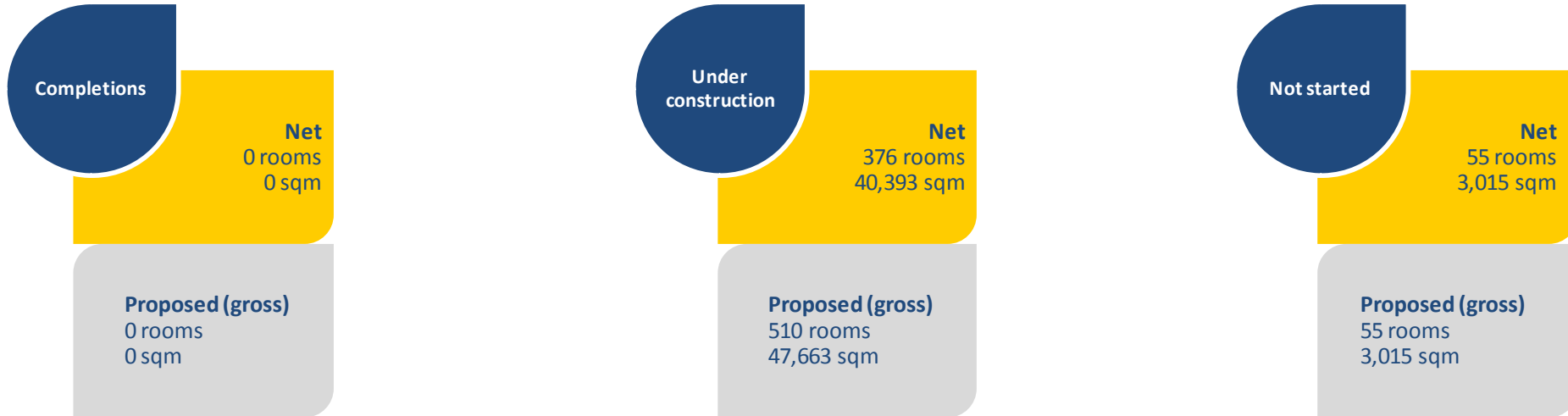
- Developments fronting Leicester Place, Caxton Street and Knightsbridge – all within the Core CAZ – delivered a significant number of bedrooms (249) during 2011/12.
- Significant bedroom losses occurred at two sites: Regent Palace 2* Hotel (inside the Core CAZ which incidentally included the new Café Royal Hotel as a partial replacement within the Quadrant redevelopment) and Park International 3* hotel at 75-89 Lancaster Gate (outside the Core CAZ comprising a conversion to 85 residential units). Together these two applications resulted in a loss of 1,139 bedrooms.
- There are 737 net bedrooms under construction, with a further 733 in the pipeline.

Core Central Activities Zone (CAZ)



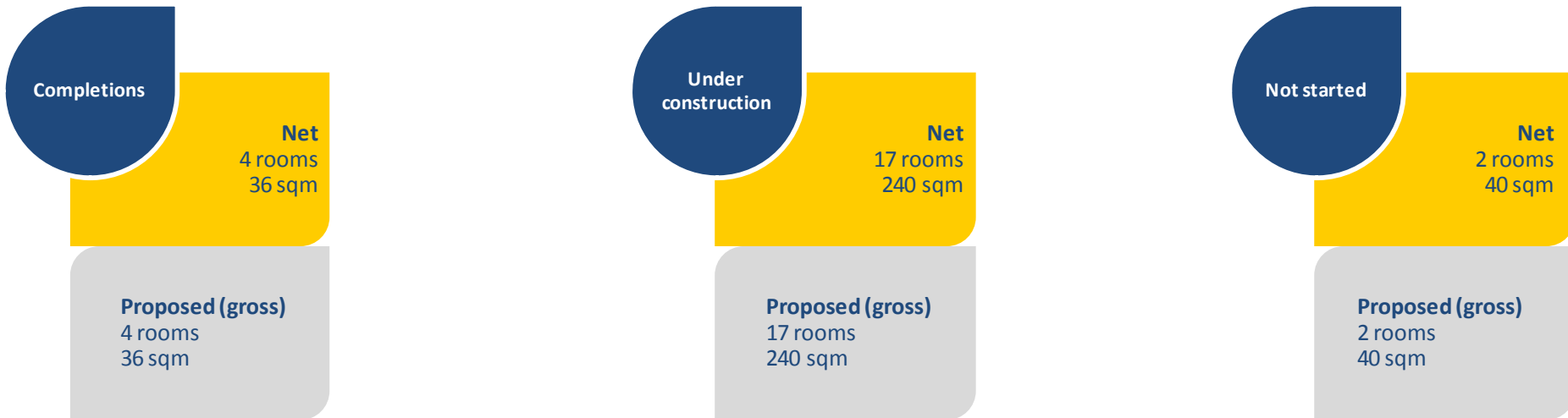
- 725 new bedrooms have been completed within the Core CAZ in 2011/12. Overall, due to redevelopment and change of use to existing hotels, there has been a net loss of 401 bedrooms.
- As noted above, the Regent Palace Hotel resulted in a significant net loss of bedrooms (749). Note that this scheme included the new Café Royal Hotel as a partial replacement (160 bedrooms).
- Schemes comprising 1,027 net bedrooms are currently under construction, with a further 775 in the pipeline.

Opportunity Areas: Paddington, Victoria and Tottenham Court Road



- The Paddington Opportunity Area has not seen any completed hotel schemes during 2011/12, however 214 bedrooms have been gained since 2004. A scheme comprising 90 net bedrooms is currently under construction on Merchant Square. An office conversion in the pipeline on Praed Street will provide a further 55 net bedrooms.
- The Victoria Opportunity Area has not seen any completed hotel schemes during 2011/12 and there are no further schemes in the pipeline. Four schemes comprising 286 net bedrooms are currently under construction (Note: these are also located within the Core CAZ). An office and retail conversion at Queen Anne’s Chambers, Broadway, will provide 304 net bedrooms, although this will be offset by a mixed use redevelopment at the Victoria Circle site bounded by Victoria Street, Buckingham Palace Road, Bressenden Place and Allington Street.
- The Tottenham Court Road Opportunity Area has seen no activity during 2011/12, furthermore no schemes are in the pipeline in this area. The same applies to the Knightsbridge Strategic Cultural Area and Named Streets within Marylebone and Fitzrovia.

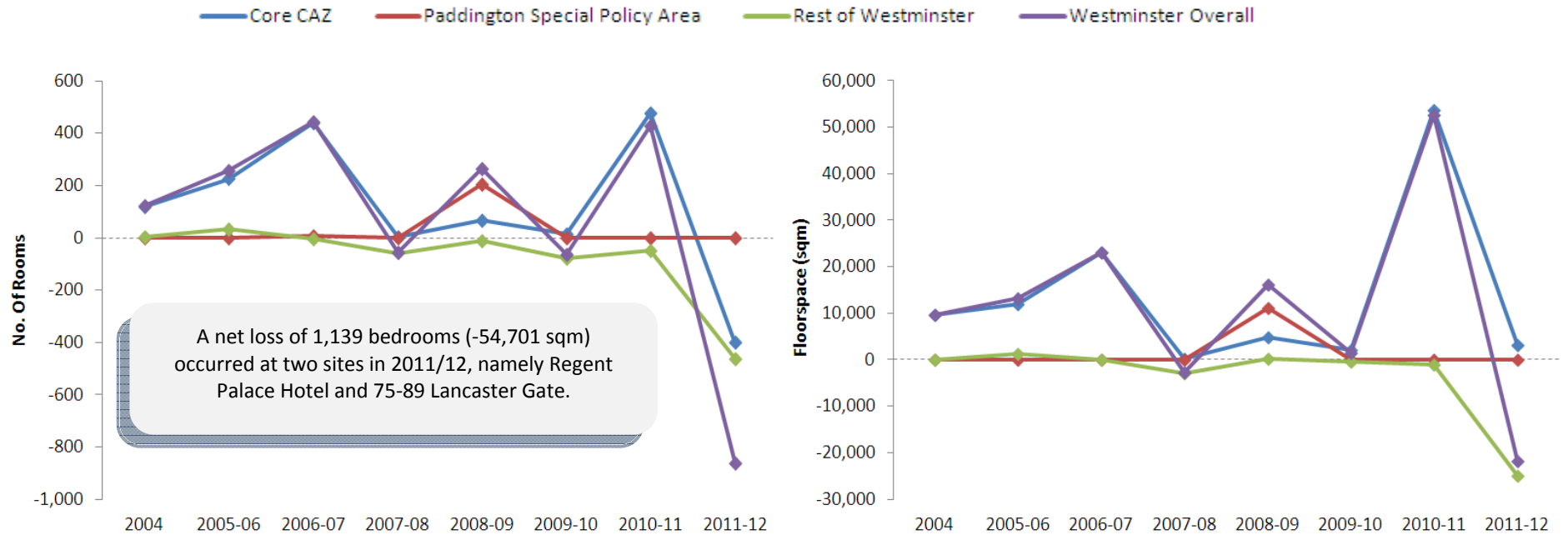
North Westminster Economic Development Area (NWEDA), excluding Paddington Opportunity Area



- Four net bedrooms have been gained in the NWEDA following an extension fronting Sussex Gardens during 2011/12.
- An extension currently under construction on London Street will provide a net increase of 17 bedrooms.
- The NWEDA will see a further increase of two net bedrooms as a result of a minor extension to another hotel fronting Sussex Gardens.

Historical Trend

Completed hotel bedrooms and floorspace by area, 2004 – 2011/12



- There has been a net increase of 533 bedrooms (91,829 sqm) in Westminster since monitoring began in 2004, despite the substantial net loss during 2011/12.
- The current monitoring period reveals a net loss of 863 hotel bedrooms (21,768 sqm) in Westminster; losses are reflected in the Core CAZ (401 rooms / 3,122 sqm) and outside of the Core CAZ (462 rooms / 24,890 sqm).

ENTERTAINMENT USE

OBJECTIVE 1

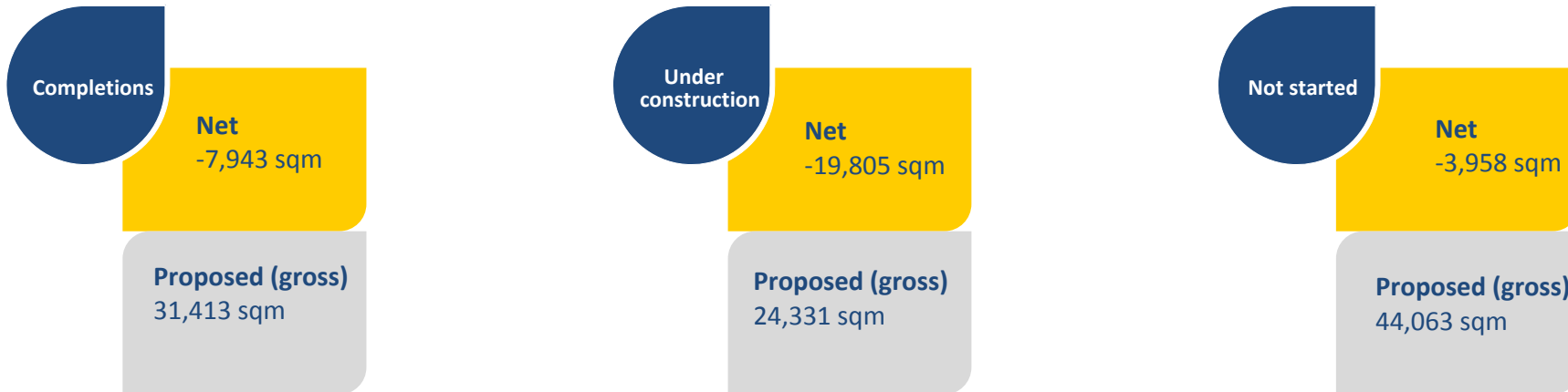
To accommodate the growth and change that will contribute to enhancing London's role as a world class city, including its international business, retail, cultural and entertainment functions within the Central Activities Zone; whilst maintaining its unique and historic character, mix, functions, and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

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

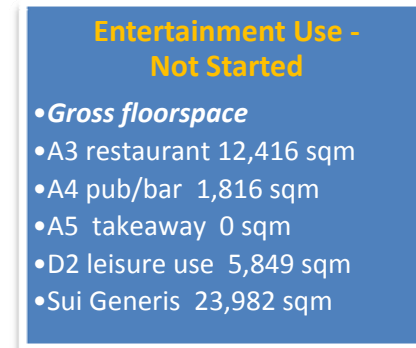
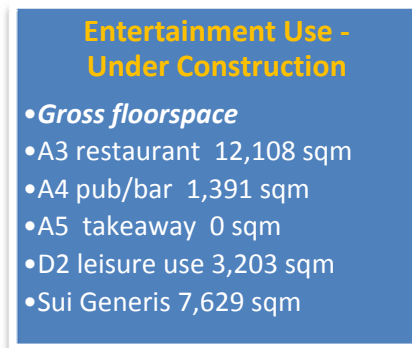
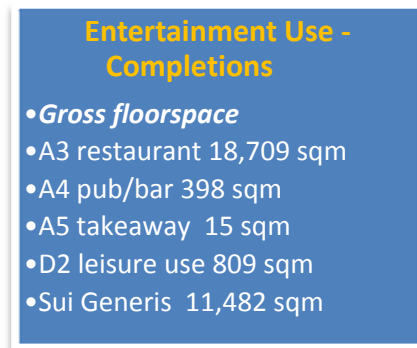
New entertainment uses will need to demonstrate that they are appropriate in terms of the type and size of use, scale of activity, relationship to any existing concentrations of entertainment uses and any cumulative impacts and that they do not adversely impact on residential amenity, health and safety,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

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

Westminster Overall



Westminster's overall gross entertainment floorspace 2011/12



Overall trends from the data

- Most entertainment related planning permissions and development activity in 2011/12 has been in relation to A3 restaurant/cafe use and Sui Generis. There was 18,709 sqm (gross floorspace) of A3 use and 11,482 sqm (gross floorspace) of Sui Generis completed in Westminster.
- There is a larger number of small and medium size entertainment uses being permitted and completed in Westminster in comparison to large developments. No entertainment use over 500 sqm had been permitted in the Stress Areas for the year 2011/12.
- The data below shows over the last eight years that the policy has been consistent to allow entertainment uses to grow without allowing overwhelming intensity to the detriment of other uses and amenity.

2011/12 completed entertainment developments

Stress Areas
<ul style="list-style-type: none"> • There were six new A3 restaurants completed in the Stress Areas. No permissions were granted for over 500 sqm. • One new A4 pub also completed. • Three A3 restaurants under 150 sqm were lost.

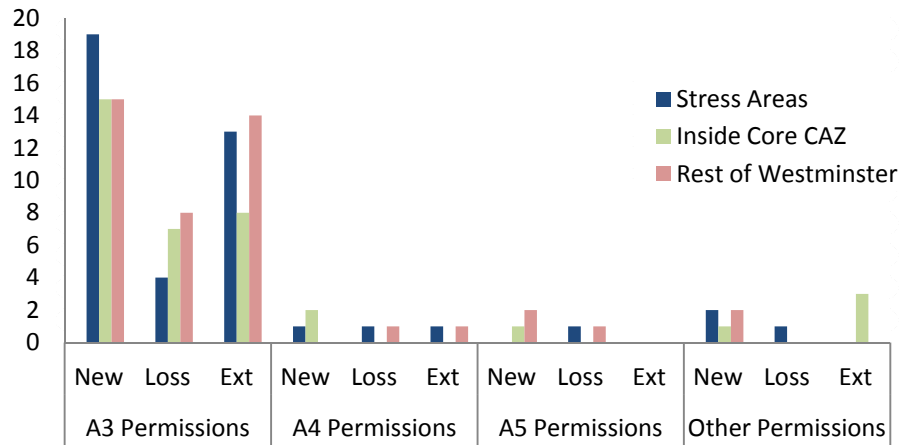
Core CAZ
<ul style="list-style-type: none"> • There were two new A3 restaurants. • A loss of three A3 restaurants. • The Core CAZ experienced the least amount of completions in comparison to the Stress Areas and rest of Westminster.

Rest of Westminster
<ul style="list-style-type: none"> • Four new A3 restaurants completed, with one A3 unit more than 500 sqm in size. • There was a loss of two A4 pub/bar use over 500 sqm.

Indicator: Completed planning permissions for entertainment uses by use class, size and area, 2004 - 2011/12

	A3 Permissions			A4 Permissions			A5 Permissions			Other Permissions		
	New	Loss	Extension	New	Loss	Extension	New	Loss	Extension	New	Loss	Extension
Uses with less than 150 sqm of gross ent. use												
Stress Areas	19	4	13	1	1	1		1		2	1	
Inside Core CAZ	15	7	8	2			1			1		3
Rest of Westminster	15	8	14		1	1	2	1		2		
Uses with between 150 and 500 sqm of gross ent. use												
Stress Areas	12	6	4	2	1					1	5	1
Inside Core CAZ	19	5	5		5					7	3	2
Rest of Westminster	13	3		2						3	2	
Uses with more than 500 sqm of gross ent. use												
Stress Areas	5	2	1	1	2					4	2	
Inside Core CAZ	6	3		1						3	2	1
Rest of Westminster	1			1	2					4	3	

Uses with less than 150 sqm of gross entertainment use 2004 - 2011/2012

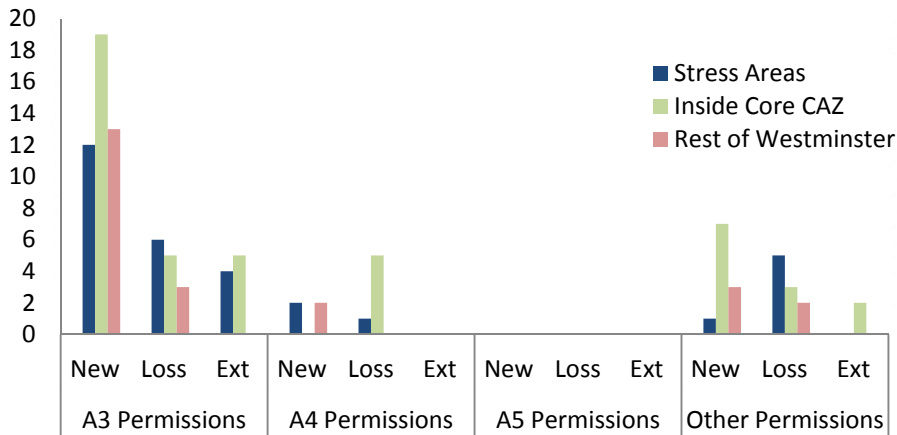


Over eight years:

The Stress Areas have 19 new A3 restaurants and 13 extensions.

The rest of Westminster has the most completed A3 extensions with two A5 takeaway uses.

Uses with between 150 and 500 sqm of gross entertainment use 2004 - 2011/2012

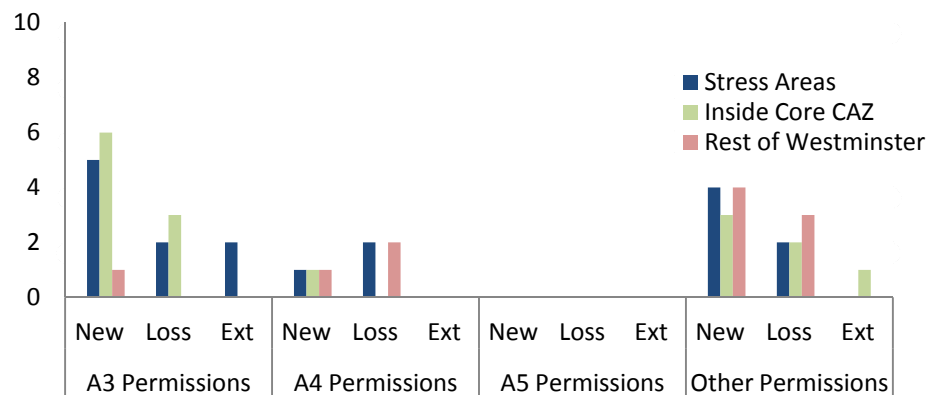


Over eight years:

There have been 19 new A3 uses completed for this size category of 150 to 500 sqm.

The Core CAZ has the most completions across A3 and Other uses. It also has the highest loss of A4 pub/bar use.

Uses with more than 150 sqm of gross entertainment use 2004 - 2011/2012



Over eight years:

Completions are low for the largest size category which is in line with the policy.

A3 restaurants and 'Other' have the most completions for this size category.

Indicator: Planning applications 2011/12 for entertainment uses by use class, area and size

	A3 Permissions		A4 Permissions		A5 Permissions		Other Permissions	
	Permitted	Refused	Permitted	Refused	Permitted	Refused	Permitted	Refused
Uses with less than 150 sqm of gross ent. use								
Stress Areas	7	3	1		1			
Inside Core CAZ	3	1						
Rest of Westminster	2	6						
Uses with between 150 and 500 sqm of gross ent. use								
Stress Areas		1						
Inside Core CAZ	8	1					1	
Rest of Westminster	5	1	4		2		1	
Uses with more than 500 sqm of gross ent. use								
Stress Areas		1						1
Inside Core CAZ	3		1				3	
Rest of Westminster	1		4				4	

Table Highlights

Stress Areas	Core CAZ	Rest of Westminster
<ul style="list-style-type: none">• There were three new A3 restaurants with less than 150 sqm gross entertainment use.• There was one permission for A5 takeaway use in the smallest size category.• There were fewer extensions than 2010/2011.	<ul style="list-style-type: none">• There were six new A3 restaurants permitted.• Three new 'other entertainment uses' were permitted.• There was a loss of eight A3 restaurant use in 2011/12. An increase from the previous year.	<ul style="list-style-type: none">• There were four new A3 restaurant uses in the 150 to 500 size category.• A total loss of six A4 pub/bar uses from all size categories.• Two extensions for A5 takeaway use.• Permissions follow a similar pattern to last year.

Most of the refusals in the smallest size category involved change of use from A1 retail to A3 restaurant. Two 'Other' applications for a large A3 restaurant and casino within the Stress Areas were also refused.

North Westminster Economic Development Area (NWEDA)



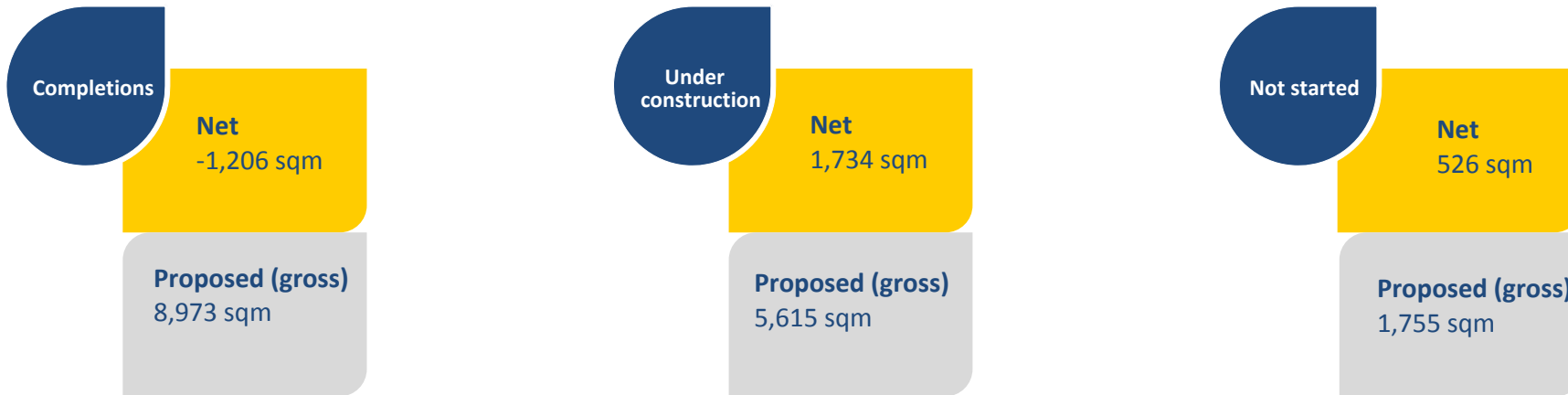
- 10 permitted planning applications in the area.
- In the largest category, one A4 pub/bar and 'Other' use was permitted in this area. There was one application for an A5 takeaway and two applications for extensions in A3 restaurant use.
- There was also a loss of two A4 pub/bar uses, one A3 restaurant and one 'Other' use all within the 150 to 500 sqm size category.

TOURISM, ARTS AND CULTURE

OBJECTIVE 1

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

Related Core Strategy policy references: CS21. Related UDP policy references: TACE 5 and TACE 6



	Completed		Under Construction		Un-Implemented	
	CAZ	Core CAZ	CAZ	Core CAZ	CAZ	Core CAZ
Net	-1,206	-1,206	1,734	-459	526	526
Proposed	8,973	8,973	5,615	3,422	1,755	1,755

- There is currently 9,712 sqm of existing tourism, arts and culture floorspace, the proposed floorspace in 2011/12 shows an 8,973 sqm gain. The overall net loss in floorspace is attributed to a change of use from a dodgem track/bowling alley within the Trocadero to a restaurant.
- Currently under construction is a gallery space in Kensington Gardens which will add 1,743 sqm.
- Although construction was finished prior to the AMR monitoring period the St James Theatre is scheduled to open in September 2012.

SOCIAL & COMMUNITY USE

Objective 3

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

Related Core Strategy policy references: CS33, Relating UDP policy references: SOC 1-4, 7 and 8, H10.

Social and community policies state that no floorspace is to be lost unless part of a planned development in line with the Core Strategy and UDP policies. This has been achieved with 12,329 sqm of net floorspace gained in 2011/12, excluding the temporary Olympic structures.

Summary

Education

- Completions are primarily made up of a 4,300 sqm language school in WC2 and a 2,000 sqm adjunct to Westminster private school.
- The main net development under construction is the LSE Lincoln's Inn Fields site of 11,417 sqm.
- The proposed residential conversion of North Westminster Community School is the main factor contributing to the negative sqm.

Leisure

- The 190,000 sqm of net completed leisure floorspace is due to two temporary structures used for the Olympics.
- Within the CAZ there is a small Paddington development which includes provision for a health club.
- Outside of the CAZ there is a proposed change to the Chelsea Barracks development to encompass a 5,000 sqm sports centre.

Medical

- Three D1 developments near Marylebone High Street and a NHS treatment centre on Clement's Inn have been completed.
- The conversion of Middlesex Hospital to mixed use buildings is the main construction project.
- Two proposed conversions in Great Portland and Beaumont Street would generate 1,744 sqm.

Community

- 22,930 sqm is expected to be converted to residential use when the proposed St Johns Wood Barracks development begins.
- Within the CAZ there are two main developments under construction that will reduce the community floorspace by 3,633 sqm. These are a Fire Station converting to a hotel and a drop-in centre losing floorspace to sheltered accommodation.

Net sqm	Completed		
	CAZ	Core CAZ	Rest of Westminster
Education ⁵	11,823	7,261	2,323
Leisure ⁶	190,408	130,108	532
Medical ⁷	3,888	2,207	-167
Community ⁸	601	601	-415

Under Construction		
CAZ	Core CAZ	Rest of Westminster
10,833	10,537	530
2,169	756	1,421
-47,234	-58,666	
-3,432	162	-200

Unimplemented		
CAZ	Core CAZ	Rest of Westminster
-11,169	1,276	60
-845	-942	5,703
2,497	198	1,401
-2,196	-5,047	-22,142

Proposed sqm	Completed		
	CAZ	Core CAZ	Rest of Westminster
Education	13,800	8,289	3,530
Leisure	195,716	130,716	532
Medical	4,855	2,247	110
Community	601	601	177

Under Construction		
CAZ	Core CAZ	Rest of Westminster
23,170	20,725	18,698
2,169	756	1,421
14,791	2,342	
418	379	

Unimplemented		
CAZ	Core CAZ	Rest of Westminster
14,579	3,779	868
1,424	351	5,950
2,567	198	1,651
3,845	816	788

Note: Leisure completions are high due to 195,000 sqm of temporary Olympic structures

⁵ Includes: University , FE College (Public), Language School, Private Training Centre , State School, Private School, State Nursery , Private Nursery and Other Education

⁶ Includes: Private Gyms, Public Gyms, Public Sports Centre, Private Sports Centre

⁷ Includes: Public Hospital, Private Hospital, Public Clinic, Private Clinic, Consulting Rooms and Other Medical

⁸ Includes: Place of Worship, Community Hall, Community Meeting Space, Family Children Centre, Elderly Centre, Drop In Centre, Youth Club and Other Community

INDUSTRY USE

Policy CS19

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

Related Core Strategy policy references: CS6, CS19 and CS12, COM 9, COM 10.

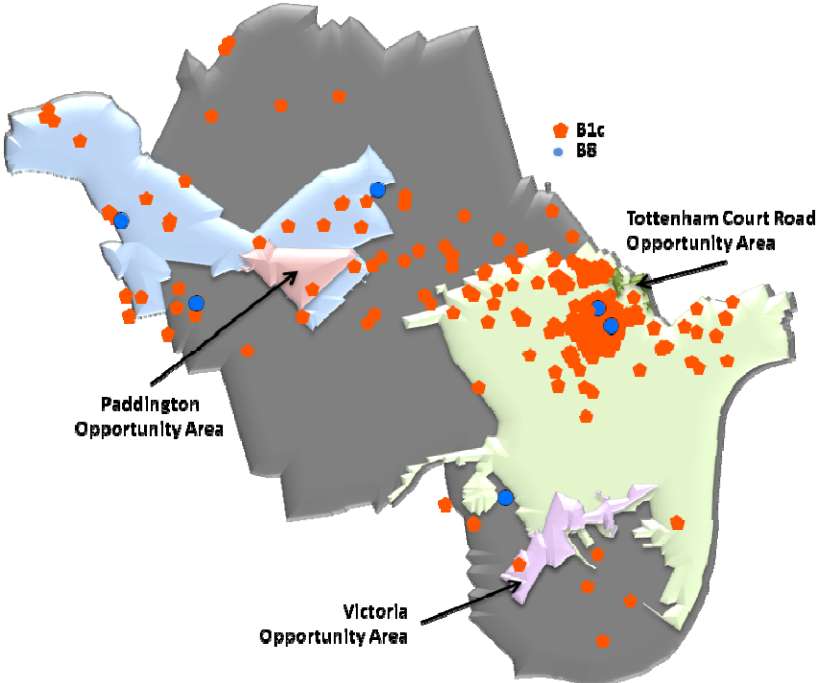
The Creative Industry Special Policy Area was not carried through into the Core Strategy. However, we continue to monitor B1c Use as part of a diverse economy and a range of business floorspace.

Summary

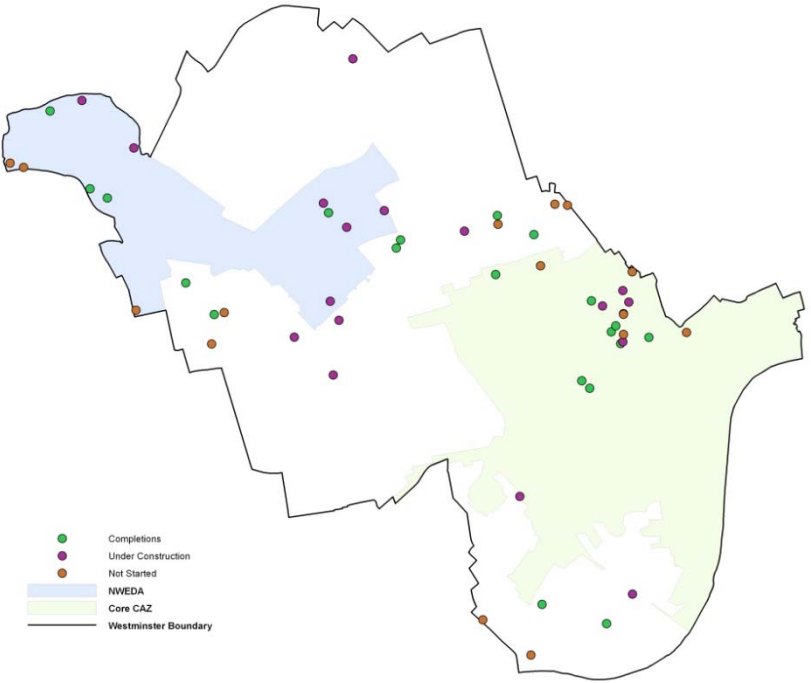
Whole of Westminster				
Year	B1C Light industrial	B2 General industrial	B8 Storage and warehousing	Net Industrial
2005-06	-639		-1,367	-2,006
2006-07	1,666	-120	-642	904
2007-08	-432		-1,650	-2,082
2008-09	-1,728		-2,155	-3,883
2009-10	2,988	-2,675	1,648	1,961
2010-11	-869	-60	-1,673	-2,602
2011/12	-2,955		-1,324	-4,279
Total	-1,969	-2,855	-7,163	-11,987

- In the current monitoring period 15 completions resulted in 4,279 sqm of industrial floorspace across Westminster being lost.
- The biggest loss of B1c industrial floorspace (approximately 1,424 sqm) was a former printing works by Westbourne Park as part of a housing redevelopment scheme.

Existing industrial use in Westminster

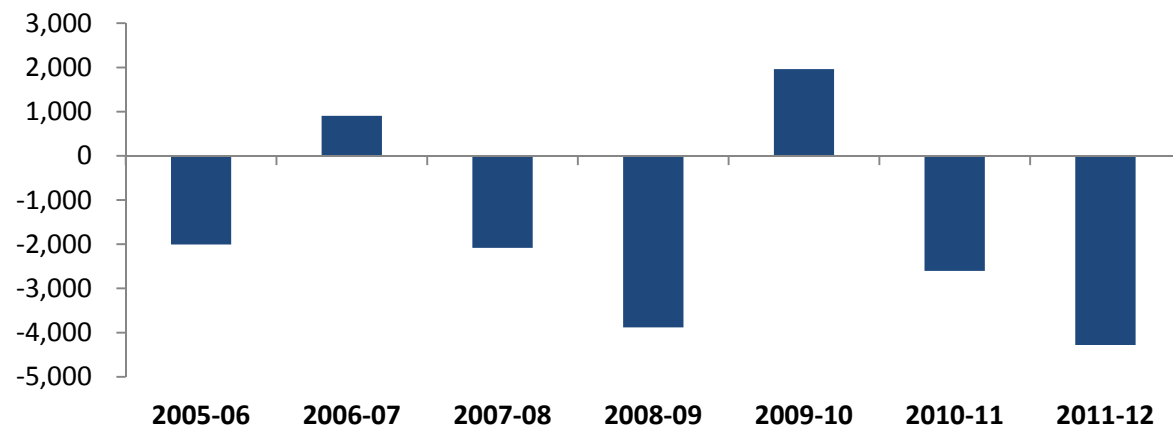


Industrial schemes completed, under construction and not started in 2011/12



Note: Result of a desktop study to show the location of premises where occupiers are undertaking B1c or B8 uses. For B1c uses, in particular, the majority of these are carried out in B1 office premises.

Net annual change in industrial floorspace within Westminster



- The current monitoring period has seen the most pronounced net decrease in industrial floorspace (4,279 sqm) since 2005/06.

DESIGN AND HERITAGE: 1 APRIL 2011 - 31 MARCH 2012

Objective 2

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

Policy CS29, CS30, CS31, CS34, CS35, CS36, CS37, CS43, CS44 and CS45

THE AWARDS

Indicator results and policy analysis: ensuring a high quality environment

Eleven schemes in Westminster achieved design awards from the Royal Institute of British Architects (RIBA), the Civic Trust, New London Architecture (NLA), The Georgian Group and AJ Retrofit for the 2011/12 period.

City of Westminster College: RIBA Award and NLA Award (Learning, Built Winner)

The new flagship campus for the City of Westminster College consolidates accommodation from several sites into one building. It is considered to have achieved 'great composure and provides a light, calm and welcoming environment'.

The campus resembles an ocean liner with strong horizontal lines, while the glazing and blue vertical panels create a subdued watery shimmer. The central atrium entrance is lit by an ETFE roof, with a main stair that doubles as seating for assemblies. The material palette throughout is sparse and cool with in-situ concrete columns and soffits, stone flooring and pale timber mullions and wall finishes.



Prince's Garden, Imperial College, London Halls Of Residence: Civic Trust Award

The new Halls replace a 1960s student residential block, considered to have created 'high quality, attractive accommodation' which 'enhance the square as a whole'. This scheme has restored the square's original setting with respect to the surrounding buildings.

Peabody Avenue: NLA Award – Living, Built Winner



The new the five-storey, L-shaped block provides a termination and focal point for the Avenue and includes a new southern gateway to the estate.

The qualities of the existing buildings were the reference point for the choice of materials and details: masonry façades with warm, yellow stock bricks and paler details to match the existing walls, and a simple arrangement of recessed windows to emphasise the solidity of those walls.

The London Library: NLA Award – Conserving, Built Winner

The first phase of work, completed in 2007, involved extending the Library into TS Elliot House. The second phase, completed in 2010, provides 42 new reader spaces, 1.25 km of new shelving, new designated rooms for collections, improved circulation, remodelling of the main Issue Hall and the creation of a new member's entrance from Mason's Yard.



Maple and Fitzroy: NLA Award – Retrofitting, Built Winner

This scheme comprised the careful modifications of existing office buildings to create two co-joined spaces. The refurbishment has retained as much of the existing fabric as possible.



32-33 New Bond Street: The Georgian Group – Giles Worsley Award for a New Building in a Georgian Context

The Richard Green Gallery provides a new exhibition space, combining classicism with a purpose-built interior. This four-storey building stands as a reference to the former buildings on the site and relates to the existing historic streetscape, while the façade is decorated with scenes from *The Odyssey*.



St George's, Hanover Square: The Georgian Group – Restoration of Georgian Church Award

The 1720s St George's has benefited from a host of improvements: plasterwork has been painstakingly repaired, the servicing and lighting renewed, the reredos restored, the woodwork cleaned, the original decorative scheme reinstated, the clock faces restored and the gallery pews restored.



88 Dean Street, Soho: The Georgian Group – Restoration of a Georgian Building in an Urban Setting

The meticulous restoration (informed by extensive research) of a 1791 shop front at 88 Dean Street, Soho, comprised the transformation of an over-painted and dilapidated gesso fascia board and damaged fanlight.



North House: AJ Retrofit Award 2011 – Listed Buildings/Structures



The prominent street elevations were lightly refurbished, maintaining their 1930s form. A single entrance was formed with a glazed stainless steel door installed behind the heritage entrance gates. The 1980s additions to the rear were replaced with a triple-glazed internal court, providing year-round amenity and focus and opens onto a new landscaped court.

Paddington Span 4 Renewal: AJ Retrofit Award 2011 – Best Service Provider (Highly Commended)

Span 4 – the section of roof above platforms 9 to 12 of Paddington Rail Station – was hidden by a false ceiling which was erected in 1996 to protect passengers from the deteriorating glass roof. This scheme involved the restoration of the metalwork and the replacement of all the glazing, allowing the natural light to return to the platforms.



The Home Office, Marsham Street: London Planning Awards 2011 – Five Years On Award (Commended)

Completed in 2005, the site is made up of three buildings, connected by a bridge from the first to the fourth floors, forming part of a corridor that runs the whole length of the building. The approachable effect of the building is enhanced by coloured glass to change the feel of the building depending on the light conditions.



Appeals won on design grounds

Appeal Decision	Count	Percentage of All Appeals
Allowed	34	68%
Dismissed	104	62%
Part Allowed / Part Dismissed	3	100%

- Almost two-thirds of appeals were defended on design grounds during 2011/12.

Protecting and enhancing the historic environment

Heritage at Risk 2010/11

Year	Risk Priority A (immediate risk no solution agreed)	Risk Priority B (immediate risk solution agreed)	Risk Priority C (Slow decay; no solution agreed)	Risk Priority D (Slow decay; solution agreed)	Risk Priority E (under repair with no user identified)	Risk Priority F (repair in progress)	Total Buildings at Risk
2011/12	0	4	2	12	2	7	27

Table Highlights

- 25 buildings at risk are under repair or have a solution in place for remedial action.
- There are two fewer buildings on the register compared to last year.
- The railings around Crescent Gardens, Regents Park, represent the only listed features at risk associated with the historic parks and gardens. A major repair scheme is currently underway.
- None of Westminster's conservation areas or historic parks and gardens are on the Heritage at Risk register.

World Heritage Site and View Management

Indicator: Responses and objections to consultations on proposals or scoping opinions for tall buildings or large scale development outside the borough boundaries to assess potential impact on views across the City.

- We gave observations on 30 tall buildings in neighbouring boroughs in the year 2011/12; seven of these were objections.
- A UNESCO mission visited the World Heritage Site in 2011, having raised concerns that its setting was inadequately protected. They made a number of recommendations to secure the future conservation of the site, in particular requesting that mechanisms are put in place to define and protect its immediate and wider setting. The wider setting of the site is largely outside Westminster and this would therefore require the development and agreement of a joint policy approach with adjoining boroughs.

Archaeology

Applications with archaeological conditions	Floorspace (sqm)	Applications
Preservation or recording of archaeology	360,023	24

- As part of the protection of Westminster's archaeological heritage, 24 planning applications were required to undergo archaeological studies as part of the conditions of approval.

INCLUSIVE DESIGN

Accessible housing

	Completed	Under Construction	Not Started
Lifetime Homes	414 (38%)	2,162 (67%)	1,794 (71%)
Wheelchair accessible homes	46 (4%)	287 (9%)	203 (8%)
Total proposed units	1,076	3,251	2,544

- The council is under performing in providing Lifetime Homes and Wheelchair Accessible Homes.
- Improvements have been made in the recording and monitoring of these measures and this is reflected in the later schemes which are under construction or not started.

SUSTAINABLE DESIGN

Sustainable housing

Code for Sustainable Homes	Permitted Units 2011/12
CSH Level 0/no data	857
CSH Level 1	0
CSH Level 2	0
CSH Level 3/Building Regulations	459
CSH Level 4	2,179 (69% /33 schemes)
CSH Level 5	50 (2% /3 Schemes)
CSH Level 6	482 (15% /1 Scheme)
<i>Permitted Units Level 4 and above</i>	<i>2,711</i>
Total Units Permitted	4,027

Source London Development Database (Gross proposed units)

Code for Sustainable Homes has only been recorded since April 2011

- The council is under performing in providing sustainable homes.
- The City council during this period responded to the development industry's need for clearer guidance on strategic sustainable development issues and as such the council increased the support it offered to applicants as well as improving its data capture process.

Sustainable benefits from planning permissions

Total Applications with Sustainable Criteria	
Environmental Performance Statement Submitted	47
EcoHomes/BREEAM standard	61
Renewable energy	134
Water conservation	30

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

Sustainable Waste Management

Total Applications with Waste Criteria	
Site Waste Management Plan submitted	39
Waste storage	254
Waste minimisation/ disposal	38
Waste recycling	188

- The council installed a waste compactor in a former garage for recycling materials, in order to better manage waste from Church Street market. This will reduce the waste accumulated on the street and the amount of lorry journeys which collect the waste at the end of the market day.
- 63% of new builds had conditions requiring waste storage or recycling measures, three times more than previous years.
- All existing waste and recycling plants were protected with no losses.
- During the life of this plan the council will continue to look for suitable waste sites, but these are hard to identify due to a combination of close proximity to residential uses, no access to rail and sustainable sources of transport and areas safeguarded for the delivery of Crossrail.

HEALTH, SAFETY AND WELL BEING

Biodiversity and green infrastructure

Total Applications with Biodiversity Criteria	
Protection of trees from development	36
Green roofs	77
Biodiversity promotion	122
Protected species in SMINCS ⁹	2
Wildlife deficiency increased habitat	2

- 4,700 sqm of meadowland was added to Regent's Park as part of the removal of the former Regents Park Golf and Tennis School.

Air Quality

Nitrogen Dioxide automatic monitoring: comparison with annual mean objective (40 ug/m3)

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

Particulate Matter (PM10) Gravimetric monitoring: comparison with annual mean objective (40 ug/m3)

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

N/A = Level of data capture insufficient to return valid annual data: **Notes:** Oxford Street Air Quality monitoring site recently installed NO₂ analysers, January 2013

⁹ SMINCS is the Site of Metropolitan Importance for Nature Conservation

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

Table Highlights

- Nitrogen Dioxide (NO₂) levels have been monitored at three separate locations to compare concentrations against the long term annual average objective of 40 microgrammes (ug/m³) of NO₂ per cubic metre. Data is not available for 2012 at the Oxford Street site due to incomplete and inefficient capture of relative data necessary for reporting needs. The figure for 2012 Horseferry Road shows that pollution levels exceed the annual mean objective by 5% over the monitoring period. The figure for 2012 Marylebone Road shows levels exceeded the annual mean objective considerably, but has showed a continued decreasing trend.
- Concentrations of Particulate Matter, PM₁₀, have been monitored to compare concentrations against the long term average objective of 40 microgrammes (ug/m³) per cubic metre. Concentrations of PM₁₀ have maintained just below the annual mean objective at Marylebone Road. Levels at London Westminster (Horseferry Road) are well below the objective (circa 50%).
- The original Air Quality Strategy and Action Plan was published in 2001 and a new, revised Air Quality Strategy and Action Plan (AQAP) has been developed with public and stakeholder consultation in this monitoring period. The final version is expected to be adopted in March 2013. Measures and actions contained within the existing AQAP have been implemented such as lobbying to regional and national bodies to incentivise the uptake of lower emission vehicles within the fleet.

Noise Pollution

Total Applications with Noise Criteria

Noise issues	245
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The council conditioned 245 planning permissions to provide sound insulation, including attenuation screens around plant and sound proofing between walls and floors.

- In order to protect open spaces and nearby residents, the council monitored concerts held in Hyde Park and ensured that the music was kept to a minimum level.

Open Space

Permitted change to open space, 2011/12

	Completed (sqm)	Under Construction (sqm)	Not Started (sqm)
Net			
Metropolitan Open Land	-67,550	0	700
Playground	200	1,170	812
Public open space	-130,100	3,861	1,602
Private open space	0	4,009	0
Proposed			
Metropolitan Open Land	4,700	0	700
Playground	200	1,170	812
Public open space	0	3,861	1,602
Private open space	0	4,009	0

- The loss in metropolitan open land and public open space is due to 197,000 sqm of temporary Olympic Site use as mentioned in the Social and Community Section.
- Both public and private open space is being created at five of the major residential schemes to cater for both residents and the local community.
- A private landscaped open space with public access is being developed above the District Line behind the former Kingsgate House, Victoria Street site.
- 6 major permitted residential schemes are providing on site parks and playspaces for children including the St John's Wood Barracks, Chelsea Barracks and Middlesex Hospital sites. However, only one of these developments is under construction.

Blue Ribbon Network

- Improvements are being made in regard to transport use (see Transport section).

Other Sustainability Criteria

Total Applications with Sustainability Criteria	
Daylight/sunlight/enclosure/privacy	54
Measures to minimise/prevent light pollution	29
Duct to take smells to high level	19
Landscaping urban greening and biodiversity ¹⁰	41
Contaminated land	13

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

¹⁰ This can denote large scale landscaping and smaller projects, such as hanging baskets.

Flooding

Total Applications with Sustainability Criteria

Sustainable Urban Drainage	10
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Development in Flood Zone 3 and the Rapid Inundation Zone

The council referred 72 planning decisions to the Environment Agency on flooding and water quality grounds and heeded their recommendations on all cases. A scheme within Flood Zone 3 at 35 Great Peter Street proposed sleeping accommodation at basement level which was considered to be at high risk of flooding. The Environment Agency objected to the scheme which was subsequently modified to provide residential units only at ground floor and above.

- No basement dwellings were built in Flood Zone 3 or in the Rapid Inundation Zone.
- There were no major applications for flood related infrastructure but all existing defences remain intact.

Thames Tideway Tunnel

Thames Water Utilities Ltd propose building the Thames Tideway Tunnel, a major new sewer which will help to protect the River Thames from increasing pollution from 34 combined sewer overflows for at least the next 100 years. It will also enable the UK to meet European environmental standards. There is only one proposed work site in Westminster at Victoria Embankment Foreshore.

The preferred route and work sites were set out in the Thames Tideway Tunnel Phase 2 consultation, which ran from November 2011 to February 2012. Following a review of the consultation responses by Thames Water, a further targeted consultation was undertaken by them on the proposed design of the foreshore structure at Victoria Embankment. Subsequently the responses from both consultations were used to develop the final proposals for the Thames Tideway Tunnel.

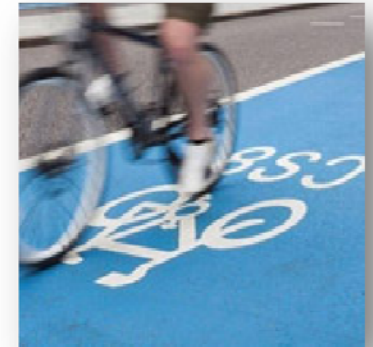
The Development Consent Order was consulted upon between 16 July and 5 October 2012 and was submitted to the Planning Inspectorate on 28 February 2013; the decision on acceptance of the application will be announced on 28 March 2013. Many of the impacts of the proposed structure have been resolved through mitigating measures set out in the Code of Construction Practice, approvals in principle for construction practices and principles of design. Any outstanding issues, regarding process, transport, mitigation and long term management and maintenance of the foreshore structure will be addressed through the Development Consent Order approval process.

TRANSPORT: 1 APRIL 2011 - 31 MARCH 2012

CS40 – PEDESTRIAN MOVEMENT AND SUSTAINABLE TRANSPORT

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

- TfL estimates that during the weekday morning peak in 2011, an average of around 33,000 cyclists entered central London, a 19% increase since 2010. The 2009/10 – 2011/12 data indicates that 3% of all cycling trips originate in Westminster; this is in line with the targets set within the Local Implementation Plan (LIP).
- A total of 4,611 cycle spaces were permitted for residential developments during 2011/12. A further 2,803 cycle spaces were permitted for commercial and public realm developments during this period. Please note that the number of permitted cycle parking spaces is unlikely to represent what will eventually be provided.
- The council continues to implement improvements to cycle routes. Design, feasibility and consultation work for a new route along Delamere Terrace was completed, with a view to the scheme being implemented in 2012/13. Work on a route to help pedestrians and cyclists cross Harrow Road near Hermitage Street has also commenced, scheduled for completion in 2012/13. Cycle Superhighway Route 8, which provides an improved route into Westminster from Wandsworth, opened in summer 2011.



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

- The Westminster Car Club, an on-street car sharing scheme in partnership with ZipCar, had 120 vehicles and 4,300 members at March 2013, providing a parking space within a 5-10 minute walk of every resident. A survey indicated that 28% of members have given up their private vehicles since joining the scheme.
- Unlike most other London boroughs a Controlled Parking Zone covers the whole of the City of Westminster. This enables a greater regulation of the various kerbside uses that demand parking, loading and waiting provision and aims to ensure that through traffic has unimpeded access. Although the council continues to oppose the principle of the Mayor of London's Congestion Charging scheme it continues to work closely with TfL to ensure that it is effectively managed, is easy to understand and that residents continue to receive a 90% discount.
- 41% of all trips originating in Westminster during 2009/10 – 2011/12 were on foot, an increase of 3% since 2006/07 – 2008/09. This represents the third highest proportion of trips on foot compared to the other London boroughs and exceeds the target set in the LIP.

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

- There has been a net increase of 19 White Badge Bays which cater for those who live, work or have regular medical attention in Westminster. For those disabled drivers from further afield two new Blue Badge Bays were implemented in 2010 and 2011.
- There has also been an increase in the number of electric car charging points, supplying a total of 42 spaces, compared to the 35 existing spaces in 2010/11.

Encouraging use of alternative sustainable fuels and technology

- The estimated total amount of emissions from ground transport was 291,000 tonnes per year in 2010, a reduction of 10% since 2008/09.

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

- The council has worked with TfL and Publica on a study into the Public Realm, focusing specifically on public access to Embankment. The study identified some key areas which needed to be addressed such as poor signage, better interchange, reducing street clutter and improving lighting and safety. Consequently the council is working with TfL to address these issues and to generally improve London's pier network.
- Along with the River Concordat and TfL, the council started work on a 10 year strategy for the development of river transport. The strategy is expected to include a plan to double the number of passengers on the River Thames within the next ten years.



CS41 – SERVICING AND DELIVERIES

- The provision of appropriate new servicing and delivery facilities is primarily achieved through the planning process. This seeks suitable facilities to be accommodated off-street to minimise its impacts; however, it is not currently monitored.
- The council is a member of the Central London Freight Quality Partnership which, along with support from the delivery and logistics industry, seeks to develop viable freight, loading and waiting and freight consolidation schemes.
- The council continues to work with partners to investigate the feasibility of expanding the use of freight consolidation facilities amongst retailers in Westminster.
- The council has also implemented a number of ‘loading pads’ which allow deliveries to be made on the footway at certain hours of the day. Outside of these hours the ‘loading pads’ revert to footway use.
- Shared use loading/visitor parking bays are also being implemented to maximise use of the kerbside for varying purposes that are in force at different times of the day.



CS42 – MAJOR INFRASTRUCTURE

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

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

Improvements to stations, prioritising access for all, reducing pedestrian congestion within and around the station, and providing a safe, convenient and attractive environment, including Victoria, Paddington, Tottenham Court Road and Bond Street

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



Improvements to the public realm, focusing on meeting the needs of people with disabilities and more vulnerable people, and enabling people and businesses to make more sustainable choices

- Westminster will aim to have over 60% of their bus stops Disability Discrimination Act (DDA) compliant by 2013/14. Proposals for 2011/12 aimed to spend £90,000 of LIP funding to upgrade accessibility at up to six sites in the Victoria, Charing Cross and Harrow Road areas.

Increasing cycle parking and improving safety for cyclists where this would not compromise pedestrian movement including public cycle hire schemes throughout Westminster, and indoor cycle storage and supporting facilities at major transport interchanges

- As at March 2012 the cycle hire scheme had 153,525 members and over 3.3 million hires from docking stations in Westminster were recorded since the launch. Further sites were added to the cycle hire network within Westminster during 2011/12, such as Portman Square, Lancaster Gate and Green Park Station.
- In 2011/12, 77 new cycle stands and 50 cycle hoops were implemented as part of the council's cycle hire stand programme, providing a total of 7,818 on-street cycle parking spaces. The council is also seeking to implement secure off-street cycle parking space in the council's housing estates.

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

- Legible London has been extended to the mainline stations of Victoria and Paddington, linking these with the existing signage in the West End. A total of 85 signs were installed in 2011/12.

Improving the convenience, connectivity, attractiveness and safety of Westminster's linear walking routes, including the Blue Ribbon Network and connections within and between Westminster's open spaces

- In the period 2006/08, an average of 264 people per year were killed or seriously injured in Westminster. By 2009/11 this had fallen to 202 people per year.
- The council is investing heavily in schemes to improve pedestrian safety, comfort and legibility. Schemes completed in 2011/12 included Exhibition Road, Piccadilly Two Way and Leicester Square.
- The council is implementing a number of schemes to improve pedestrian safety which will result in improvements to crossing facilities and in some cases extra pedestrian facilities added to signalised junctions. Westminster will also invest a proportion of their LIP funding on road safety education projects that aim to address certain vulnerable road users, such as school children, overseas visitors, etc.



Improvements to local bus and taxi infrastructure

- The council had completed the Oxford Street East Phase 1 scheme which includes provision for innovative ‘Smooth Stops’ where conventional bus stop lay-bys have been replaced with a design where the bus pulls up to the kerb-line and passing traffic is instead directed around the bus stops. This enables easier access for the significant number of buses that serve Oxford Street East.
- The Strand-Aldwych junction improvement scheme was introduced in 2012/13 where a permitted right-hand turn for buses only is intended to significantly improve service reliability. Improvements are also proposed to the Abbey Road corridor where accessibility for bus services has been hampered by parked and waiting traffic.
- A scheme was implemented in 2012/13 to enable the many on-street taxi parking bays to have greater enforcement of irregular parking, loading and waiting by other vehicles.

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

- A planning application has been granted in June 2012 for Savoy Pier, proposing the removal of the existing ramps and pier and the construction of a new pier, featuring 21st Century eco-architecture, including bespoke carpentry, giant triple glazed windows, cast concrete and granite decking, meadow “living” roofs, solar panels and LED lighting.



PLANNING OBLIGATIONS: 1 APRIL 2011 - 31 MARCH 2012

DEVELOPMENT IMPACTS

OBJECTIVE 1

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

POLICY CS32:

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

Summary Financial Planning Obligations From 1st April 2011 To 31st March 2012

Details	Total <u>Potential</u> Contributions as part of agreements signed since 1 April 2011 – 31 March 2012	Total Contributions received against Agreements signed since 1 April 2011 – 31 March 2012
	(Cash/in kind)	(Cash/in kind)
Affordable Housing Fund	£149,648,435	£14,462,942
Crossrail	£11,378,540	£4,702,727
PATS (Paddington Area Transport Study)	£682,554	£0
PATEMS (Paddington Local Transport)	£1,017,258	£0
VATS (Victoria Area Transport Study)	£0	£0
VATEMS (Victoria Local Transport)	£0	£0
Other Public Transport	£607,000	£7,000

Details	Total <u>Potential</u> Contributions as part of agreements signed since 1 April 2011 – 31 March 2012	Total Contributions received against Agreements signed since 1 April 2011 – 31 March 2012
	(Cash/in kind)	(Cash/in kind)
Education	£7,392,516	£0
Employment /Training Contributions	£31,853	£0
Health	£947,727	£0
Public Art	£2,650,000	£0
Highways	£2,345,349	£14,400
Cycle Paths/Works	£264,000	£0
Parking Mitigation Payment	£522,708	£123,422
Electric Vehicle Recharging Point	£0	£0
CCTV	£131,330	£0
Code of Construction /Env Inspectorate	£740,580	£175,580
CEMP	£98,125	£53,125
Carbon Offset payments	£596,538	£151,125
Trees	£191,083	£101,083
Open Space	£672,000	£0
Paddington Social and Community Fund	£1,367,846	£0
Public Realm	£8,552,753	£2,305,010
Public Realm Credit	£0	£0
Other financial contributions towards community provision	£12,662,115	£0
Misc (i.e all other)	£0	£0
Total	£202,500,314	£22,096,417

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

WESTMINSTER BUILT ENVIRONMENT INITIATIVES: 1 APRIL 2011 - 31 MARCH 2012

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

Olympics 2012

The Olympic Games were hailed a resounding success from all quarters and Westminster's Development Planning and Building Control Teams played their part in ensuring that where events were taking place in Westminster, the sites were ready on time and able to run smoothly. The teams worked hard to provide guidance at each stage of the planning process, granting consent for the temporary infrastructure for Horse Guards' Parade, part of St James's Park and The Mall for the beach volleyball and road events (granted 13th January 2011); the archery venue at Lord's (granted 2nd September 2010); and Hyde Park for the triathlon and marathon swimming events (granted 3rd February 2011). Consent was also granted for the Olympic Countdown Clock in Trafalgar Square, a live site for screening events in Hyde Park and many temporary information kiosks.



A City of Sculpture

Leading up to the Olympics and the Queen's Diamond Jubilee celebrations the council inaugurated a City of Sculpture Festival. More than 20 sites were used to host many magnificent sculptures by renowned artists, turning the city into a vast public gallery. The official launch took place in September 2010 with walking and visitor tours of the new sites to promote awareness of the festival and help increase public awareness of Westminster's historic public realm.

More than 20 sites will be used to host a two year City of Sculpture Festival.

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



More installations will be unveiled in various locations throughout the city in the forthcoming months, continuing the festival beyond its original remit.

Crossrail

Major Crossrail works are now well underway. The Royal Oak Portal is now complete and tunnel boring machines are currently in full motion.

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

In 2009 planning briefs were published for the various station sites that fall within Westminster and in 2010 Crossrail Ltd (CRL) and London Underground Ltd (LUL) started to compulsorily purchase buildings and land for the preparation of the new route and begin improvements to existing stations and their environs.

Three community liaison groups were established (Paddington, Bond Street and Tottenham Court Road) to effectively consult with residents and local businesses. A Memorandum of Understanding (MoU) at officer level was signed in September 2010 between CRL, LUL, Network Rail, Transport for London and 18 local authorities including Westminster. The purpose of the MoU is to set out the strategy for developing and implementing urban realm and interchange improvements around Crossrail stations. The key aim is to establish a joint commitment to take the review of transport and urban integration initiatives forward and to assist the parties to deliver their responsibilities in an integrated way.

Major Crossrail works are now well underway the Royal Oak Portal is now complete and tunnel boring machines are currently in full motion; the first, Phyllis, already under Paddington Station and the second, Ada, is about to enter the portal. In addition enabling works at Paddington Station and the four station sites at Davies Street (Bond Street Western Ticket Hall site, pictured right), Hanover Square (Bond Street Eastern Ticket Hall site), Dean Street (Tottenham Court Road Western Ticket Hall site) and the site at the corner of Oxford Street and Charing Cross Road (the Tottenham Court Road Eastern Ticket Hall site) are nearing completion.

Westminster's Planning Applications Sub-Committee resolved to grant planning permission for the Tottenham Court Road East and West over-site development schemes and associated public realm in April 2012. A mixed use scheme and public realm improvements have been approved for the Bond Street Eastern Ticket Hall site and an office based scheme is expected to be submitted for the Paddington Triangle site in January 2013.



Victoria

London Underground began their £0.5 billion Victoria Station Upgrade (VSU) in autumn 2010. Underground utilities were diverted and works on the new Northern Ticket Hall entrance to the underground, adjacent to Cardinal Place, are well underway. Additional works to extend the Southern Ticket Hall in front of Victoria Mainline Rail Station commenced in autumn 2012 and are due for completion in 2018.

Work on Land Securities' adjacent 'Victoria Circle' scheme also commenced in autumn 2012 and will see the comprehensive regeneration of the 2.5 hectare site bounded by Victoria Street, Buckingham Palace Road, Bressenden Place and Allington Street to the north of Victoria Station to make way for new shops, offices and homes, and at a later date, affordable housing and a new public library. Together with Land Securities' other schemes on Victoria Street – 62 Buckingham Gate and Kingsgate House – these schemes will deliver over 300 new homes, 19,000 sqm of new shop floorspace and almost 125,000 sqm of new office space.

Leicester Square

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

Westminster leads on the redevelopment of the square and its nine connector streets. In partnership with some of the property owners, TfL and the Mayor of London, the council secured the funding required for the implementation of the agreed design following an extensive consultation with the local stakeholders.

Much of the new design is bespoke and will not be seen elsewhere. These major improvements were a catalyst for multi-million inward investment to Leicester Square which has in turn provided hundreds of employment opportunities. The works were completed in May 2012, in time for the Queen's Diamond Jubilee celebrations and Olympic and Paralympic Games.

The redevelopment will deliver over 300 new homes, 19,000sqm of new shop floor space and almost 125,000sqm of new office space.

These major improvements provided hundreds of employment opportunities.

A dedicated Management Plan for Leicester Square has been developed with the Heart of London Business Alliance and was recently launched.

Working towards a more sustainable city

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

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

Following on from the council's award winning Noise Strategy work to revise the Air Quality Strategy and Action Plan is nearing completion.

The council's Electric Vehicle Strategy, which is delivering the infrastructure for this environmental form of transport, is working well. Westminster now boasts the highest number of recharging points in London, with 40 on-street recharging points and over 100 recharging points in car parks. Power outages have been growing in regularity in Westminster, increasing the need to reduce power demands on the national grid through improved energy efficiency. The council encourages self generation of power in new developments to ensure future security of supply. More developments have been constructed with renewable energy in place and combined heat and power units, which can be used to power developments in times of need.

The council has worked with developers who cannot achieve the required carbon reduction and renewable energy targets to deliver local carbon offsetting funds. These funds are now being used to deliver carbon reduction and renewable energy generation projects for assets owned and managed by the community.

Westminster now boasts the highest number of electric vehicle recharging points in London.

In 2012 Sturgis Carbon Profiling completed the study 'Improving Historic Soho's Environmental Performance', which was jointly commissioned by Westminster, English Heritage and the Soho Community Environment Fund, to consider the potential for sensitive retrofitting measures to be applied across the largely historic building stock in Soho. The study had a particular focus on breaking down the measures according to building use and typology, but also modelling cost and carbon benefits from individual measures to understand the likely contribution that retrofitting could potentially play in carbon reduction in a historic mixed use core city centre area.

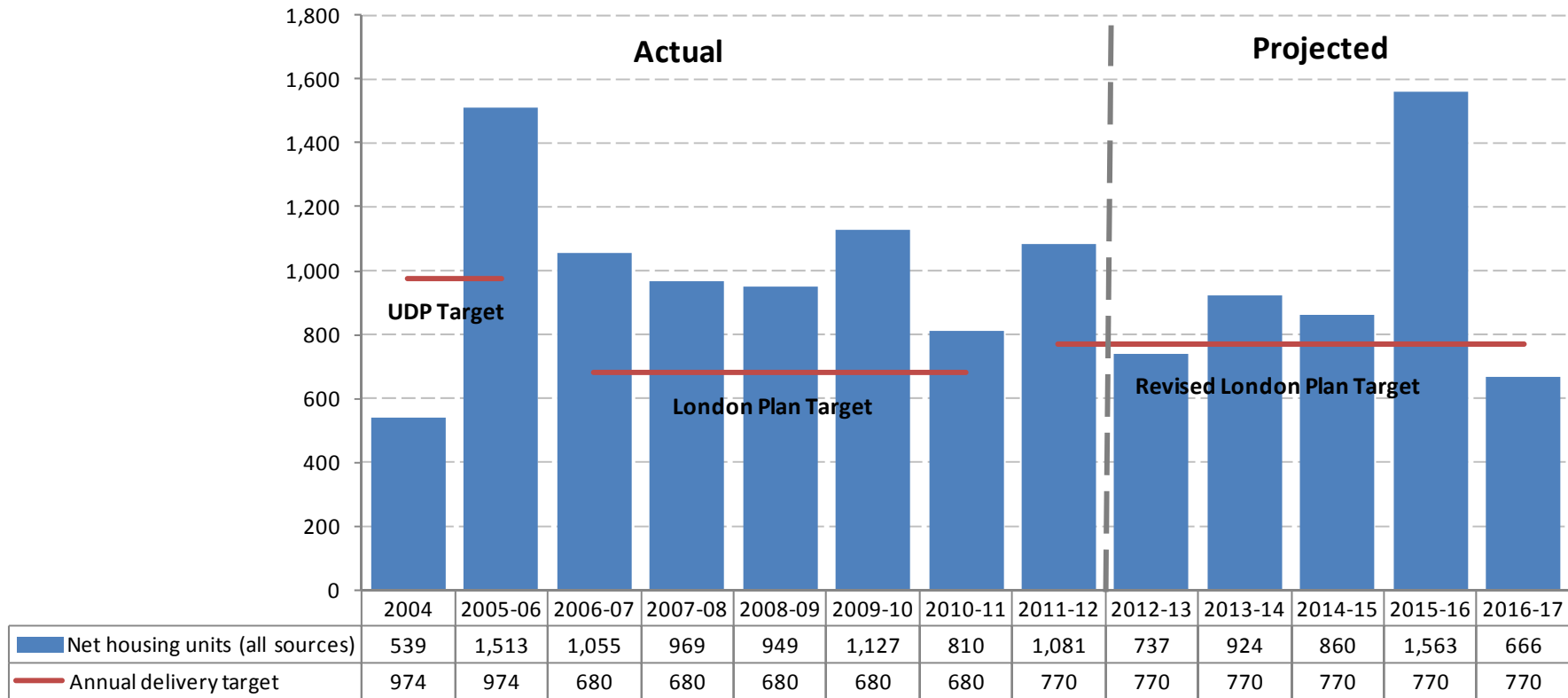
CONCLUSIONS

Good progress is being made on plan development, implementation of SPDs and built environment initiatives against a backdrop of increased pressure as evidenced by increasing planning applications which now average over 12,000 a year. One of the successes in 2011/12 was the adoption of the Public Realm Credits scheme (adopted on 12 May 2011), designed to encourage developers and landowners to invest in the council's priority public realm developments which may then, subject to a number of conditions, be used to offset future contributions towards public realm improvement works. Since May the council has received seven applications for public realm credits, five of which have now been determined. The combined values of the credits are £9.5m. The council also made great progress in helping the 2012 Olympic Games run smoothly by having all the correct planning and building control permissions in place well before the events were held during the summer of 2012.

Since Westminster adopted its Core Strategy in January 2011. The National Planning Policy Framework (NPPF) Revision was published in March 2012. Currently Westminster is providing minor updates and amendments to this document for submission to the Secretary of State. The document has been prepared and all statutory stages have been undertaken. An examination in public is scheduled for 22 to 24 May 2013. To date there has been lots of interest in neighbourhood planning in Westminster and a number of neighbourhood area applications are anticipated throughout the following year although none have yet been formally received. Westminster continues to co-operate closely with its partners and neighbouring boroughs in accord to the 'Duty to Co-operate' framework on a range of different planning and environmental topics.

POLICY IMPLEMENTATION

Actual And Projected Housing Completions Against London Plan Target



Housing

Westminster is exceeding the 770 unit target in housing provision, as set by the London Plan. Westminster's conventional supply was 258 unit completions above the GLA's 594 target. The delivery of affordable housing (in 2011/2012) is below the council's target with 72 units completed and £14,462,942 in contributions. However, since 2009/10, 552 affordable homes have been built in Westminster, or 24% of new homes built, 2% more than the council's target. Although a relatively low number of affordable units were completed compared to previous years, there were 418 affordable units under construction as at March 2012. The target rises from 22% to 30% and the next AMR period may have some difficulty meeting the threshold.

Opportunity Areas

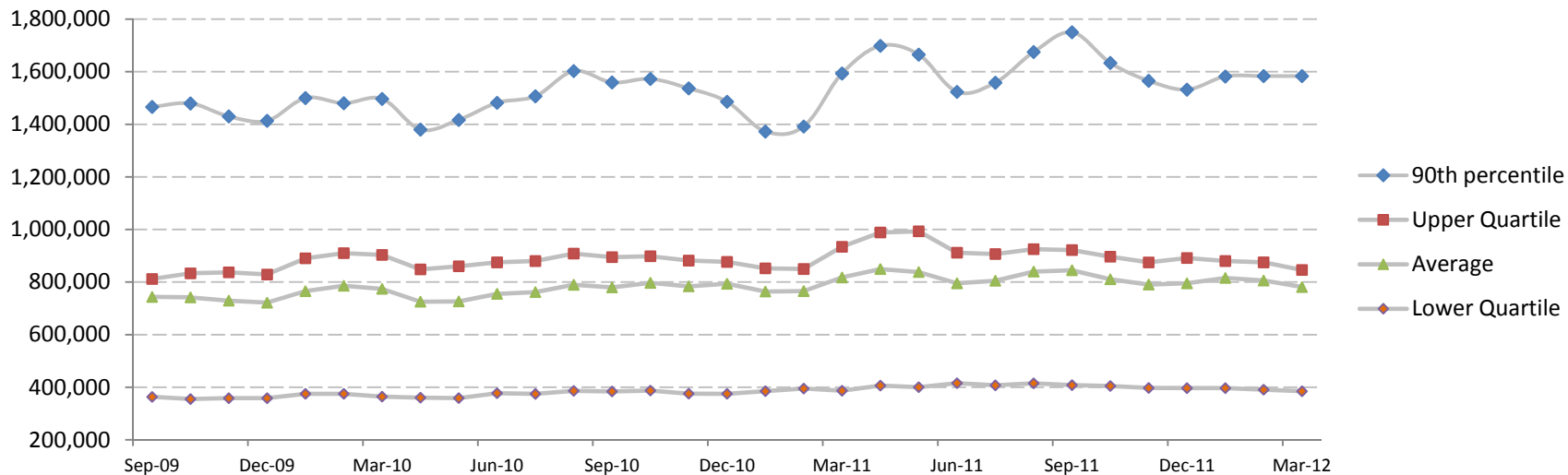
The three opportunity areas Tottenham Court Road, Paddington and Victoria all have specific targets for 2031 with regard to housing and job provision. Paddington is on course to meet its target of 5,000 new jobs and 1,000 new units as there are some large scale developments under construction in the pipeline. Victoria has 4,000 jobs and 1,000 new housing units as a target which looks to be achievable with a substantial 160,000sqm of office floorspace currently under construction, which would potentially create 13,333 office jobs. The Tottenham Court Road Opportunity Area has a housing target of 420 units and at present there are only 13 in the pipeline. These targets will be met as details for the Cross Rail sites come forward in future years.

POLICY CONCERNS

Office to residential Use

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

Westminster Average House Prices, £ (Hometrack, 2012)



The graph above illustrates the range of house prices in Westminster, and a monetary representation of the prime residential market in the city. Westminster's average house price is over three times the national average and is the second highest in the country behind Kensington & Chelsea. This illustrates the capital value of prime residential and its allure for investment. There were over 3100 sales in 2010, with 325 of these selling for over £1.5

million (of which 180 sold for over £2 million). Sales have been increasing steadily for the last 3 years following a sharp drop at the beginning of the economic downturn around 2007/8.

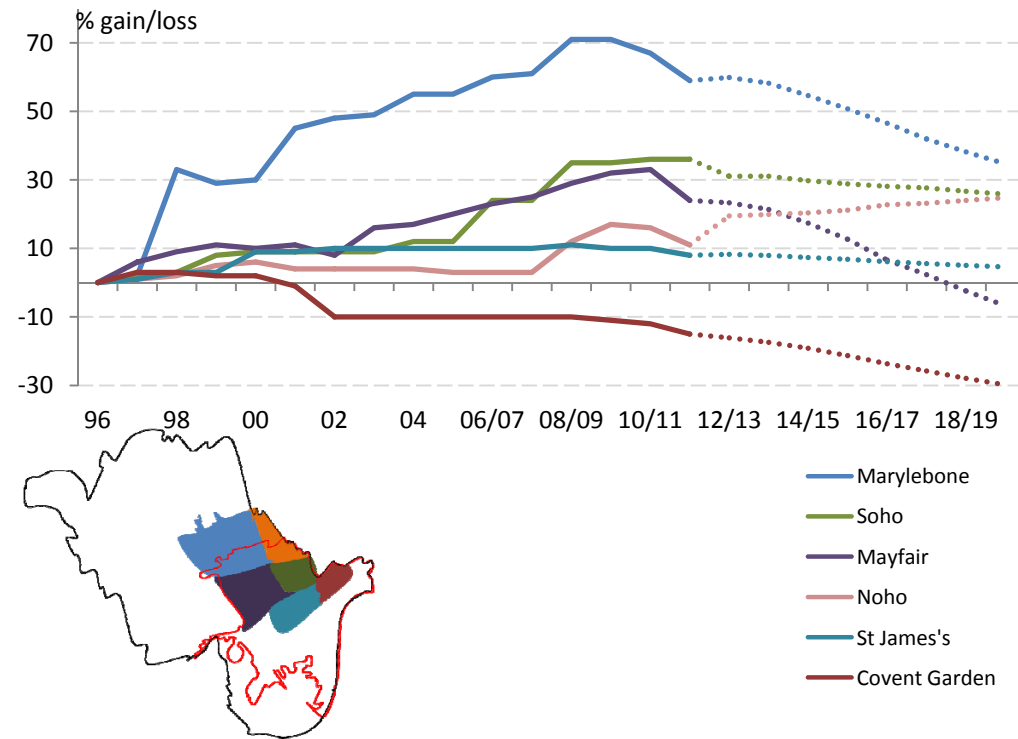
The type of residential units being created for the prime residential market may have a detrimental effect upon surrounding businesses and shops which serve the existing office markets. The type of office floorspace being lost may also deprive new start up and fledgling businesses locating in the city. Prime residential units also have the reputation of remaining empty for periods of the year which again will affect trade in local shops and businesses. Consequently the council is reviewing its policies and may consider protecting office use in the future.

2011/12 has seen a loss in office floorspace of almost 50,000 sqm which continues the downward trend shown in 2010/11 where there was a 30,000 sqm loss. It is extremely difficult to predict what a continuation of this trend might look like, but we have prepared a series of graphs for illustrative purposes¹¹ which anticipate a continuing trend of permissions and subsequent implementation of loss of offices based on trends seen over the last 3 years. The graphs below show change against the baseline of the 1996 office floorspace. For the core office areas, continued trends would result in losses of offices in all locations except Noho, where significant new office floorspace was permitted in 2011/12.

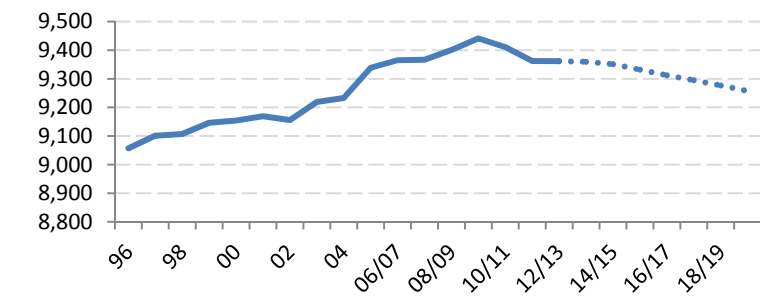
¹¹ Assumptions used in projections:

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

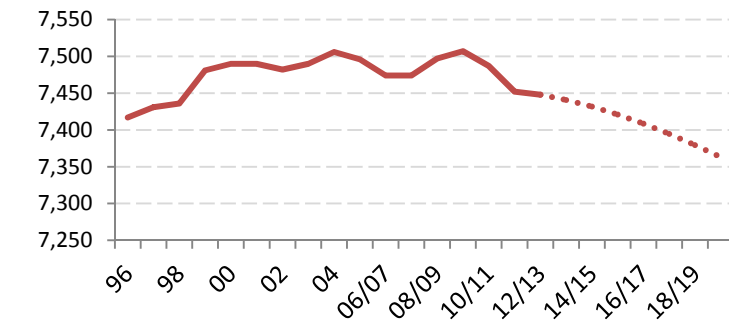
Projected Office Floorspace for Westminster, thousand sqm



Projected Office Floorspace for Westminster, thousand sqm



Projected Office Floorspace for Core CAZ, thousand sqm



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

World Heritage Site

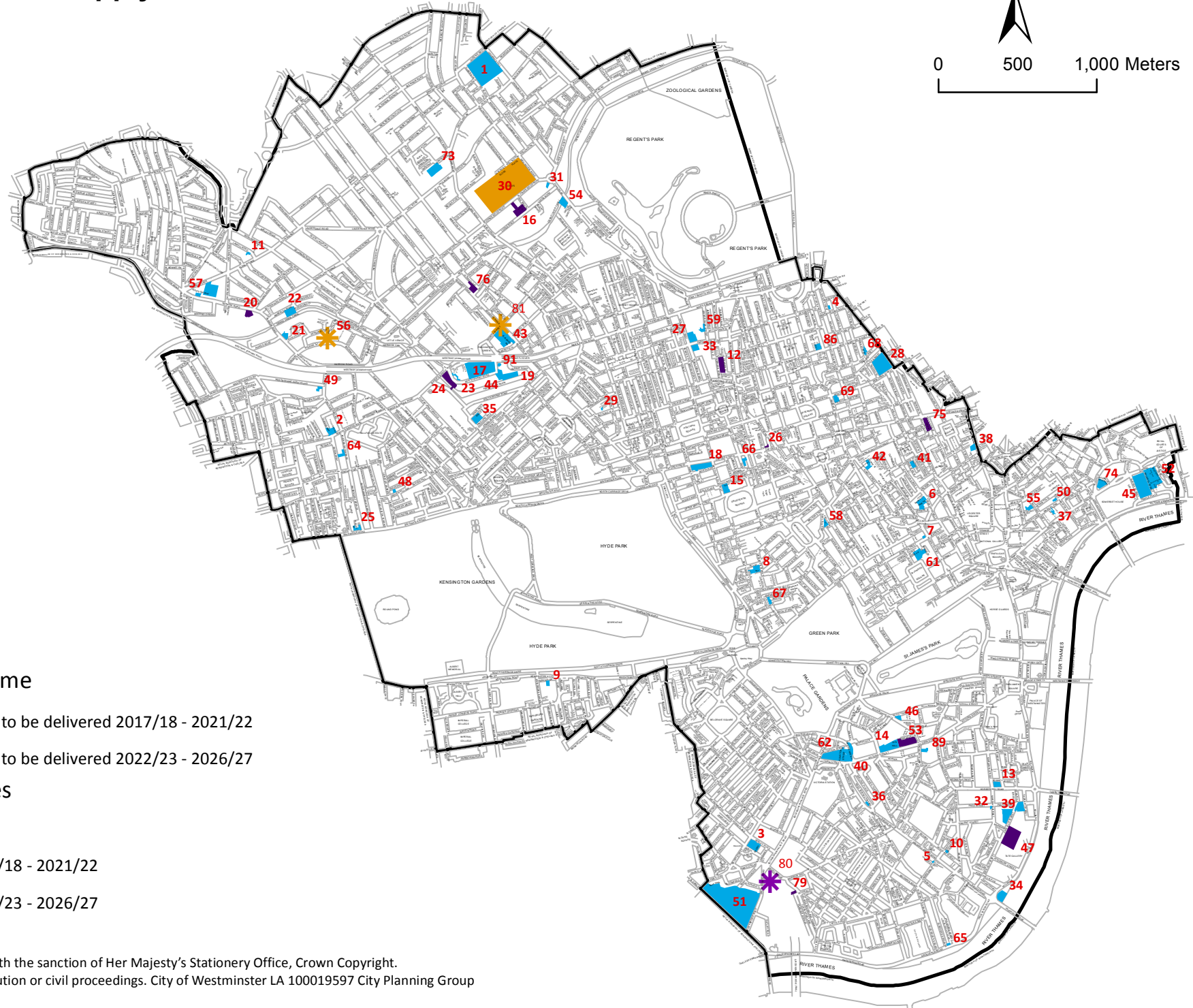
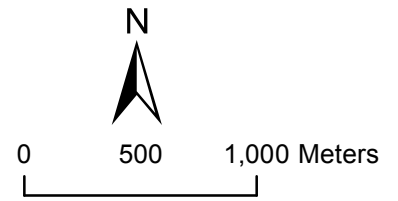
A UNESCO mission visited the World Heritage Site in 2011, having raised concerns that its setting was inadequately protected. They made a number of recommendations to secure the future conservation of the site, in particular requesting that mechanisms are put in place to define and protect its immediate and wider setting. The wider setting of the site is largely outside Westminster and this would therefore require the development and agreement of a joint policy approach with adjoining boroughs.

Since the UNESCO visit, no agreement has been reached amongst stakeholders on how best to protect the site. Despite objections from Westminster City Council and other stakeholders, permission has also been granted for significant development which affects its setting. The integrity of the site therefore remains under threat and, if recently approved development goes ahead, its setting may be irrevocably harmed.

Current policy has not therefore adequately protected the wider setting of the site.

APPENDIX 1: 5 – 15 Year Housing Supply


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




Key


1 Site number

Housing renewal programme

 Housing renewal sites likely to be delivered 2017/18 - 2021/22

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

Future housing supply sites

 Deliverable 2012-2016/17

 Likely to be delivered 2017/18 - 2021/22

 Likely to be delivered 2022/23 - 2026/27

Timescale (years)	Area Team	Source	Reference Number	Address	Proposed/ Estimated Units	Net Units	Affordable units	Site Area (ha)	Date Permitted	Description of Scheme	Development status	Notes: Discussions with developers and uncertainties as to delivery, planning status	Expected date of delivery	Map Reference
5	South	Planning application	08/04386/FULL	Development Site At 13 Bull Inn Court And 12 Maiden Lane, London, WC2E 7NA	14	14	0	0.05	19/08/2008	Alterations during the course of construction to a scheme granted planning permission dated 14 September 2004 (RN: 04/00665 as amended by planning permission 05/10428/FULL) namely, new shopfront for (Class A3) unit or Maiden Lane, new fire escape to (Class B1) unit onto Maiden Lane, use of basement Class B1c unit for purposes within (Class B1a, b or c), alteration to layout and mix of 14 residential units (Class C3).	Under construction	Construction halted in 2010, recommenced 2011.	2012	37
5	Central	Planning application	07/07739/FULL	Site At Park House 116 Park Street And 47 North Row And 453 - 497 Oxford Street, London, W1C 2PY	39	39	0 (financial contribution)	0.53	01/05/2008	Demolition of existing buildings and redevelopment to provide a single building comprising two basements, ground and eight upper storeys for use as 39 residential units, offices, retail, ancillary floorspace, car parking spaces and cycle spaces at second and first basement levels and servicing from North Row.	Under construction	Commenced May 2010. On site Spring 2010.	2012/13	18
5	North	Planning application	10/01392/FULL	151 Park Road, London, NW8 7JB	14	14	0 (financial contribution)	0.05	17/05/2010	Extension of time for the commencement of development granted planning permission on 4 May 2007 (Extant permission RN: 06/10129/FULL), namely for redevelopment to provide a new building of ground and six upper floors, comprising ground floor showroom and 14 residential flats.	Unimplemented	-	2012/13	31
5	North	City West Homes Site	-	Warwick Day Nursery, 17 Cirencester Street, W2 5SR & Warwick Community Hall	50	50	40	0.25+	-	Part of Housing Renewal Scheme and located within the NWEDA.	No planning permission	City West Homes pre-application advice is that 100+ residential units is an overdevelopment of the site.	2012/13	21
5	South	Planning application	08/09077/FULL	Wellington House, 67-73 Buckingham Gate, London, SW1E 6BE	59	59	0 (financial contribution)	0.14	07/10/2009	Demolition of existing building and construction of a new building over basement, ground and 9 upper floors comprising car parking, cycle spaces and plant at basement level, retail (Class A1) and residential entrance at ground floor level and 59 residential units at all upper floors and a terrace at roof level.	Under construction	Demolition works nearly complete.	2012/13	46
5	South	Planning application	10/07939/FULL	Westminster Palace Gardens, 2-4 Artillery Row, London	21	21	0 (financial contribution)	0.2	02/02/2011	Use of 21 office suites (Class B1) as 21 self-contained residential flats (Class C3) (8 x 1 bed, 6 x 2 bed and 7 x 3 bed). Internal alterations.	Under construction	-	2012/13	89
5	South	Planning application	10/08321/FULL	4-5 Princes Gate, London, SW7 1NS	10	10	0 (financial contribution)	0.06	24/02/2011	Demolition of existing building and redevelopment to provide a new building of lower ground floor, ground floor and seven upper storeys, plus excavation of a basement plant room, for use as 10 self-contained residential apartments with a terrace at seventh floor level, green roofs, lower ground car parking, construction of a new vehicular crossover and installation of solar panels at roof level.	Under construction	-	2012/13	9
5	South	Planning application	11/03825/FULL	107-111 Charing Cross Road, London, WC2H 0DU	13	13	0 (financial contribution)	0.15	02/12/2011	Alteration and extension to the existing building at 107-109 Charing Cross Road, including the demolition and reconstruction of the fifth floor, the erection of a new top (sixth) floor, a new extension at rear ground to second floors and the replacement of windows. Use of basement, ground to part third floors as Class A1 retail; 13 residential units (Class C3) at fourth to sixth floors; and Class D1 use at part third floor. Associated plant, landscaping, roof level photovoltaic panels and new shopfronts.	Under construction	Current awaiting completion of Section 106 agreement. Following this it should be implemented shortly. Went to Committee on 04/08/2011.	2012/13	38
Sub totals					220	220	40							
5	North	Planning application	05/01932/FULL	127 - 131 Park Road, London, NW8 8JN	29	6	0 (financial contribution)	0.15	08/09/2005	Demolition of existing buildings and petrol filling station, in connection with the redevelopment of a new part seven/part eight storey building providing 29 residential apartments together with associated basement car parking and ancillary areas.	Under construction	-	2013	54
5	North	Planning application	10/09758/FULL	Land At Harbet Road, London, W2 1JU (Building 3)	201	201	42	0.27	04/08/2011	Redevelopment comprising the erection of a 21 storey building to provide a maximum of 201 market and affordable residential flats (and no less than 195 residential flats) (Class C3), retail uses (A1/A2/A3/A4/A5), nursery and community space, provision of basement parking, servicing and ancillary space, highway works, new vehicular and pedestrian access and associated hard and soft landscaping (Building 3).	Under construction	Commenced and under construction. Occupation expected early 2014.	2013	19
5	South	Planning application	04/06798/FULL	Citibank House, 336-337 Strand, London, WC2R 1HB	92	92	0 (financial contribution)	0.32	15/04/2005	Demolition and redevelopment of existing office buildings, behind retained façades to former Marconi House to provide a building of basement (three levels) plus ten storeys; for use as hotel, restaurant (Class A3) and 92 self contained flats (on upper floors of Marconi House).	Under construction	Works almost complete.	2013	74
5	South	Planning application	09/08043/FULL	123 St George's Square, London, SW1V 3QP	10	9	0	0.03	17/12/2009	Use of building as nine self-contained flats (4x1 bed, 2x2 bed, 3x3 bed) with associated external alterations. Demolition of existing single storey extension on Grosvenor Road and construction of dwelling house (3 bed) at basement, ground and first floor levels.	Under construction	Currently on the market.	2013	65
5	South	Planning application	11/11847/FULL	17-19 Bedford Street, London, WC2E 9HE	18	18	0 (financial contribution)	0.06	09/03/2012	Variation of Condition 1 of planning permission dated 26 September 2011 (RN: 11/02894/FULL) for the partial demolition and rebuilding of the rear extension to 17-19 Bedford Street including the erection of an additional floor installation of plant at basement level and the creation of a loading bay and refuse area to the rear of the building (accessed from Bedford Court). Installation of photovoltaic panels at roof level of the new extension, use of the building as 18 residential units with retail (Class A1) at ground and lower ground floor levels, namely to change the mix of proposed residential units to 10 x 1 bed, 2 x 2 bed and 6 x 3 bed flats, alterations to the internal layouts of the residential units, omission of the basement to rear yard, lowering of basement and ground floor levels and relocation of bin store to basement level.	Under construction	-	2013	55
5	Central	Planning application	09/02036/FULL	24-26 Binney Street And 55 - 73 Duke Street, London, W1K 5NS	16	11	0 (financial contribution)	0.1	05/06/2009	Use of part ground and upper floors of 55-73 Duke Street and 24-26 Binney Street as residential (Class C3), to create 16 residential units, use of part ground floor and basement for Class A1 retail, Class A3 restaurant and Class A4 drinking uses; internal alterations, rear extensions, new shopfronts, roof level plant to 55-73 Duke Street and roof extension on 24-26 Binney Street.	Under construction	-	2013/14	66
5	Central	Planning application	10/00366/FULL	Macdonald Buchanan House, Ogle Street, London, W1W 6DN	22	22	22	0.07	08/02/2010	Demolition of existing building & erection of building comprising lower ground, ground & 7 upper floors for use as 22 residential (Class C3) dwellings with balconies/terraces, ancillary cycle parking, plant & storage areas at ground floor & basement levels, plant room, solar panels & sedum roof at roof level & associated highway works, including resiting of motor cycle bays & new parking bays, & removal of the smaller Plane tree immediately to the north of the site. REVISED APPLICATION, incl. reduction in new building by 1 storey, change in materials of mair facade to red brick & natural stone, reduction in No. of flats from 22 to 21, change in mix & increased height & opacity of balustrades to terraces.	Under construction	-	2013/14	68
5	Central	Planning application	10/04744/FULL	210-214 Piccadilly And 3-4 Eagle Place And 18-23 Jermyn Street And 27 Regent Street, London	16	13	3	0.18	27/08/2010	Part demolition/part redevelopment including new six storey buildings plus basements and rooftop plant storeys a 212-214 Piccadilly and 3-4 Eagle Place/21A-23 Jermyn Street; rebuilding of 210-211 Piccadilly plus new storey and rooftop plant storey on return to Eagle Place; redevelopment behind retained facades at 18-21 Jermyn Street and new fifth and sixth floors plus rooftop plant storey; to provide offices (Class B1), retail shops (Class A1) and five residential units (Class C3). Refurbishment and conversion of 27 Regent Street to provide retail (Class A1) and eleven residential units. Associated public realm improvements.	Under construction	-	2013/14	7

Timescale (years)	Area Team	Source	Reference Number	Address	Proposed/ Estimated Units	Net Units	Affordable units	Site Area (ha)	Date Permitted	Description of Scheme	Development status	Notes: Discussions with developers and uncertainties as to delivery, planning status	Expected date of delivery	Map Reference
5	Central	Planning application	10/00372/FULL	Albany House, 324 Regent Street, London, W1B 3BL	18	18	0 (off site at Macdonald Buchanan House, Ogle Street)	0.03	08/12/2010	Conversion of existing building and erection of single storey roof extension to fifth floor level (on 101-105 Mortimer Street) to provide 18 residential (Class C3) dwellings (1x studio, 6x1 bedroom, 10x2 bedroom and 1x3 bedroom) at first to sixth floor levels; internal and external alterations including internal demolition works and reconfiguration of ground floor (Class A1) shop unit at 324 -326 Regent Street and removal of kiosk at 101 Mortimer Street to create a residential entrance/reception and ancillary storage and cycle parking, erection of plant, solar panels and terrace at roof level [site includes 101-105 Mortimer Street].	Under construction	-	2013/14	69
5	Central	Planning application	10/06798/FULL	Site Bounded By 5-10 Denman Street, 33-36 Great Windmill Street, 14-18 Ham Yard And 1 - 7 Smith's Court, London, W1D 7DW	24	14	0 (financial contribution)	0.32	10/08/2011	Demolition of 33 Great Windmill Street and redevelopment of the whole site to provide a building of basement, ground, first to third and part fourth to sixth storeys and roof plant, for use as a 92 bedroom hotel (Class C1) with ancillary restaurant, bar, function rooms, screening room and theatre, gym, bowling alley and fourth floor roof terrace; 12 retail units (Class A1), one restaurant unit (Class A3) and 24 residential units (Class C3) with 15 basement residential car parking spaces; associated public realm works and landscaping together with modifications to Ham Yard and highway improvement works on part of Denman Street, Great Windmill Street, Archer Street and Ham Yard.	Under construction	Affordable housing contribution of £431,000 agreed.	2013/14	6
5	North	Planning application	12/06108/COFUL	Amberley Adult Education Centre, Amberley Road, London, W9 2JJ	47	47	0 (financial contribution)	0.31	-	Redevelopment to provide new free school, adult education facility and 47 private flats with basement car parking.	Pending decision	Committee on 02/10/2012 resolved to grant conditional permission subject to unilateral undertaking, including affordable housing contribution of £1,340,000.	2013/14	22
5	North	Planning application	11/10824/FULL	96-98 Bishop's Bridge Road, London, W2 5AA	16	16	0 (financial contribution)	0.19	30/03/2012	Redevelopment behind retained front facade of former restaurant for a mix of uses comprising 16 residential flats and a non-supermarket retail (Class A1) unit on part of the ground floor and parking.	Unimplemented	-	2013/14	2
5	South	Planning application	10/03859/FULL	Development Site At 2-6 Moreton Street, London, SW1V 2PS	39	37	31	1.03	30/09/2011	Demolition of existing buildings and erection of a new part four, part five storey building comprising 39 residential units (31 intermediate affordable units and 8 private units). Balconies at first to third floor levels fronting St James the Less Church Square, green roof at fourth floor and roof level and roof level photovoltaic canopy.	Under construction	-	2013/14	5
Sub totals					548	504	98							
5	South	Planning application	10/06833/FULL	75 Page Street, London, SW1P 4LT	14	14	0 (financial contribution)	0.03	13/06/2011	Extension of time for the commencement of development granted planning permission 16 April 2008 (extant permission: RN: 07/05190); namely, for demolition of existing public house and redevelopment to provide a building of basement, ground and eight upper floors to Marsham Street and part six/part eight upper floors to Page Street comprising restaurant (Class A3) at basement and ground floor level and 14 residential units (3 x 1 bed, 7 x 2 bed and 4 x 3 bed) on the upper floors.	Unimplemented	07/05190/FULL was granted on appeal in 2008. This was about to expire and an extension of time application was submitted in 2011 which was granted in June 2011.	2014	32
5	South	Planning application	11/12058/FULL	Johnson House, Cundy Street, London, SW1W 9JY	71	11	0 (financial contribution)	0.37	09/03/2012	Demolition of existing building (60 flats) and construction of two new residential buildings with a total of 71 flats. Building 1 faces Ebury Street and comprises ground plus four storeys. Building 2 faces Ebury Square and comprises ground plus seven storeys. Provision of three basement levels to provide 79 car parking spaces with access from Semley Place. Provision of hard and soft landscaping and alterations to highways including road widening of Ebury Square west section.	Under construction	-	2014	3
5	Central	Planning brief	12/03439/FULL	Trenchard House, Broadwick Street, London (Berwick Street Planning Brief), W1F 0DF	78	78	65 intermediate (plus financial contribution)	1.06	08/08/2012	Demolition of existing building and erection of single building comprising car parking at basement level, commercial floorspace at part lower ground floor (Class A1/A2) and part ground floor (Class A1/A2/A3) levels and 78 residential units at part lower ground, part ground floor and first to ninth floor levels; rooftop plant; communal amenity space at fourth floor level; cycle parking; access to basement car parking off Hopkins Street; and new daytime walkway between Ingestre Place and Hopkins Street.	Unimplemented	Planning permission for redevelopment agreed, subject to Section 106 agreement. Affordable housing contribution of £759,000.	2014/15	41
5	Central	Planning application	11/05342/FULL	79 New Cavendish Street, London, W1G 7LT	18	18	Negotiations ongoing	0.07	-	External alterations including the redesign and re-cladding of all facades in association with the use of part basement, part ground, and first to fifth floor levels as 16 residential units (Class C3) and part ground floor and basement as three retail units; other alterations including extension to existing plant room at roof level to provide additional residential floorspace, creation of a roof terrace and observation deck at roof level, creation of projecting balconies on Hallam Street elevation and terraces on Cavendish Mews North elevation, installation of mechanical plant and photovoltaics at roof level and residential parking at basement level.	Pending decision	Approved subject to Section 106 completion.	2014/15	86
5	Central	Planning application	12/05803/FULL	19 Bolsover Street, London, W1W 5NA	16	16	0 (financial contribution)	0.07	-	Alteration to window openings in rear facade and creation of new openings to south of existing closet wing at second, third and fourth floor levels. Use as 16 residential apartments (2x studio, 3x1 bed, 2x2 bed, 7x3 bed, 1x4 bed and 1x5 bed) with associated terraces and roof garden on main roof; provision of cycle parking, plant and refuse storage within basement.	Pending decision	Affordable housing contribution of £230,000 proposed.	2014/15	4
5	North	Planning application	10/09756/FULL	Land At Harbet Road, London, W2 1JU (Building 1)	222	222	0 (Affordable housing provided in Buildings 3 and 6)	0.25	04/08/2011	Redevelopment comprising the erection of a 42 storey building to provide a maximum of 222 market residential units (and no less than 213 residential units) (Class C3), hotel (Class C1), provision of basement parking, servicing and ancillary space, highway works, new vehicular and pedestrian access and associated hard and soft landscaping (Building 1).	Unimplemented	Will not be commenced until late 2013 at the earliest.	2014/15	91
5	South	Planning application	12/00258/FULL	Magistrates Court, 70 Horseferry Road, London, SW1P 2AX	129	129	0 (66 affordable housing units at 171, 173 and 175 Seymour Place)	0.19	30/05/2012	Demolition of the former Magistrates Court and redevelopment to provide 129 residential units at ground to tenth floor level with private balconies, terraces and rooftop gardens. Associated parking at basement and lower basement level and landscaped communal area at ground floor level fronting Romney Street. Installation of mechanical plant at ninth and tenth floors and roof level. Installation of solar panels at roof level.	Under construction	-	2014/15	13
5	South	Planning application	08/08205/FULL	Development Site Including Land Bounded By Victoria Street, Buckingham Palace Road, Bressenden Place And Allington Street, London, SW1	170	108	35 intermediate	1.78	09/10/2009	Demolition of the existing buildings on site and the comprehensive redevelopment of the site including new public realm and pedestrian routes and a mixed use development comprising three new buildings up to 13, 14 and 19 storeys in height providing 65,653sqm of offices (Class B1), 11,497sqm of retail (Class A1-A5), and 31,006sqm (up to 170 units) of residential development (Class C3) with underground parking and servicing and associated highways, utilities and other ancillary works.	Under construction	Developer has 5 years to implement. Includes Buckingham Palace Road flats (170 units).	2014/15	62

Timescale (years)	Area Team	Source	Reference Number	Address	Proposed/ Estimated Units	Net Units	Affordable units	Site Area (ha)	Date Permitted	Description of Scheme	Development status	Notes: Discussions with developers and uncertainties as to delivery, planning status	Expected date of delivery	Map Reference
5	South	Planning application	10/07147/FULL	Development Site At 5 To 6 St James's Square And 10-11 Babmaes Street, London, SW1Y 4LD	14	14	0 (financial contribution)	0.35	15/11/2010	Extension of time for the commencement of development granted planning permission on 14 December 2007 (extant permission: RN: 07/01534), namely for demolition and redevelopment of the site of 6 St James's Square (including 10 and 11 Babmaes Street) and annexe of 5 St James's Square to provide building comprising sub-basement, lower ground, ground and six upper floors for use as offices (Class B1), with art gallery and 14 residential flats (Class C3) over ground and seven upper floors. Continued use of 5 St James's Square as offices (Class B1).	Under construction	Demolition due to commence.	2014/15	61
Sub totals					732	610	0							
5	North	Planning application	03/03463/FULL	Development Site At 285 - 329 Edgware Road, London, W2 1DH	307	307	107	0.83	10/10/2005	Redevelopment to provide buildings of between five and seven and 22 storeys including a retail supermarket, two retail shops, 307 residential units of which 107 are affordable, 156 holiday let units and associated car parking and landscaping (Option A).	Under construction	Applicant has discharged the pre-commencement conditions. Implementation begun on site in Sept 2010 to Block E.1 which fronts onto Paddington Green, but no major work is being carried out. Vacant.	2015	43
5	North	Planning application	08/10114/FULL	St Johns Wood Barracks, 2 And 6 Queen's Terrace, Ordnance Hill, London, NW8 6PT	133	117	66	2.2	17/05/2011	Demolition of existing Barracks buildings (except for the listed Riding School) and redevelopment for residential use (Class C3), to provide a total of 139 units (including the conversion of the upper floors of Nos. 2-6 Queen's Terrace). Use of the listed Riding School as a leisure centre with internal and external alterations. Creation of landscaped areas and reconfigured vehicular and pedestrian access together with associated works including the provision of parking at basement and lower ground floor, circulation space, servicing and plant areas. (The planning application is accompanied by an Environmental Impact Assessment (EIA)).	Unimplemented	Permission, listed building and conservation area consent granted with a legal agreement.	2015	1
5	North	Proposals Site	11/06435/COFUL	Dudley House, North Wharf Road & 138-147 Harrow Road, W2 1LE	93	43	50	0.35	30/03/2012	Dudley House is a City Council owned housing block of 50 units in poor condition which the council wishes to redevelop. Demolition of Dudley House and 139-147 Harrow Road; erection of five storey building fronting Harrow Road, a 14 storey tower and six storey building fronting North Wharf Road, comprising a total of 93 affordable and private residential units (9,517m ²); ground floor (Class D1) community use (233m ²); flexible ground floor active frontage (Class A1-A3/B1) business use (454m ²); (Class A4) (233m ²); basement car parking, cycle and motorcycle parking; provision of shared amenity space, play area and landscaping; amended vehicular and pedestrian access.(Council's Own Development).	Unimplemented	Includes unilateral undertaking.	2015	23
5	South	Planning application	11/03854/FULL	Kingsgate House, 66-74 Victoria Street, London, SW1E 6SQ	102	102	0 (financial contribution)	0.63	13/02/2012	Demolition of existing building and redevelopment of the site to provide a new building of 4 basement levels, ground and 14 upper floors comprising 102 residential units with roof gardens at main roof level; dual/alternative retail or restaurant (Class A1/A3) at ground and first floor levels. New area of public realm including shared surface servicing arrangements and landscaping, basement car and cycle parking.	Under construction	-	2015	14
5	Central	Planning application	10/02099/FULL	Development Site At 8-10 Grafton Street And 22-24 Bruton Lane, London, W1S 4EN	11	11	0 (financial contribution)	0.1	18/03/2011	Extension of time for the commencement of development granted permission on 3 April 2008 (extant planning ref 06/06954/FULL) for redevelopment to provide i) a seven storey plus basement office building on Grafton Street comprising ground floor retail use, offices and roof plant enclosure and ii) an 11 storey plus basement building, with roof level plant enclosure, comprising a mix of offices and 11 self-contained flats, fronting Bruton Lane; provision of open space and associated landscaping.	Unimplemented	Discussions regarding minor changes to scheme.	2015/16	58
5	Central	Planning application	11/04493/FULL	20 Grosvenor Square, London, W1K 6LE	31	31	0 (financial contribution)	0.25	03/11/2011	Partial demolition of existing building and redevelopment behind retained facades on Grosvenor Square, the principal facades on North Audley Street and part of Providence Court; extensions at roof level and infill extensions from second to eighth floor level within the lightwells on the North Audley Street elevation; creation of basement and sub-basement car parking levels with access from Providence Court; provision of terraces at ground, first, seventh and eighth floor levels, all in association with the use of the building for residential purposes (Class C3) comprising 31 flats.	Under construction	Approved subject to Section 106 (now signed).	2015/16	15
5	Central	Planning application	12/09397/FULL	74-76 Chiltern Street, London, W1U 5AA	60	59	16	0.27	-	Demolition of the existing building, redevelopment and construction of a new building comprising three basement levels, ground, and one element of up to four upper floors and one element of up to seven upper floors, containing residential, health & fitness club (Class D2) and/or library (Class D1), retail (Class A1) and/or financial and professional services (Class A2) and restaurant (Class A3) and/or Bar (Class A4), storage uses, associated plant and car parking, and a replacement accommodation for street cleansing facilities.	Decision pending	-	2015/16	27
5	Central	-	-	Community Build Site, Luxborough Street, London, W1	19	19	?	-	-	19 units proposed on the site of under-used play space. A mixture of market, intermediate and social housing with the market housing comprising of about one third of total units in Community Build Programme overall.	No planning permission	Council owned site. Invalid application 11/12034/FULL.	2015/16	59
5	Central	Planning application	11/08831/FULL	Middlesex Hospital, Mortimer Street, London, W1W 7EY	291	291	54 (plus financial contribution)	1.22	30/03/2012	Development of nine to 11 storey buildings plus two basement levels for mixed use purposes comprising 291 residential units (Class C3), office (Class B1), retail (Class A1), financial and professional services (Class A2), restaurant (Class A3) and community/health uses (Class D1); creation of new open space; new vehicular and pedestrian accesses; works to the public highway; basement car and cycle parking; associated works including landscaping, servicing areas and plant; retention and repair of existing chapel, No.10 Mortimer Street and Nassau Street facades.	Under construction	Affordable housing contribution of £3,850,000.	2015/16	28
5	Central	Planning application	12/01610/FULL	23-25 Castlereagh Street, London, W1H 5YR	10	6	0	0.04	18/09/2012	Demolition of the existing buildings on the site and redevelopment to provide 10 residential units in a new building comprising ground, first, second, third and fourth floors on the Castlereagh Street frontage and ground and first floors at the rear and associated external works, (Part of a land-use swap with 67-69 George Street. and 21 Gloucester Place).	-	Delivery possibly 2015/16, though no information to support this.	2015/16	29
5	North	Planning application	09/05653/FULL	138-142 Queensway, London, W2 6LS	20	20	5	0.25	29/10/2009	Part demolition of retail (Class A1) unit (leading to Inverness Terrace), demolition of warehouse structure parallel to Inverness Terrace and erection of four storey mixed use building comprising 20 residential units, retail (Class A1) and basement parking. (Site includes rear of 138-150 Queensway).	Under construction	Conditions discharged. Section 106 signed in relation to a grantplan condition. Demolition commenced.	2015/16	64
5	South	Planning application	08/08518/FULL	Arundel Great Court, Surrey Street, London, WC2R 2NE	151	151	0 (provided earlier with credits at Wilton Plaza)	1.2	12/11/2009	Demolition of all existing buildings (fronting Strand, Arundel Street, Temple Place and Surrey Street) and redevelopment to provide new buildings of two basements, lower ground, ground and 9 upper floors to northern part of site (fronting Strand), and two basements, ground and part 10/ part 14/ part 12 upper floors to southern part of site (fronting Temple Place) to provide offices (Class B1), 151 residential dwellings (Class C3); 98-bed hotel and 18 serviced suites (Class C1); and/or retail, financial and professional services, restaurant, café, bar, and hot food takeaway uses (Class A1/A2/A3/A4/A5) at ground floor level; car parking for 108 cars; servicing area; and new access, public courtyard, landscaping, engineering and other associated works.	Unimplemented	Application initially refused. Allowed on appeal. Developer has 5 years to implement.	2015/16	45

Timescale (years)	Area Team	Source	Reference Number	Address	Proposed/ Estimated Units	Net Units	Affordable units	Site Area (ha)	Date Permitted	Description of Scheme	Development status	Notes: Discussions with developers and uncertainties as to delivery, planning status	Expected date of delivery	Map Reference
5	South	Planning application	10/07692/FULL	Douglas House, 16-18 Douglas Street, London, SW1P 4PB	10	10	0 (financial contribution)	0.12	17/01/2011	Demolition and rebuilding an enlarged fourth floor, erection of fifth floor extension and roof top plant, alterations including balconies and fifth floor terrace in connection with the use of the building as 10 self contained residential flats, with parking at part ground and lower ground floor levels.	Under construction	Section 106 ready for completion, awaiting engrossments from applicants.	2015/16	10
5	South	Planning application	11/09680/FULL	Riverwalk House, Millbank SW1	121	121	See 11/09679/FULL	0.3	29/03/2012	Demolition of the existing building and erection of new building to provide two buildings of 17 and 7 storeys linked by a central podium for use as 121 residential units (Class C3); ground floor cafe/restaurant/gallery (Class A1/A3/A4/D1); three levels of basement including car parking and plant area; replacement stair and lift linking the river walk with Vauxhall Bridge and other associated works to the river walk and adjacent public landscape; works of hard and soft landscaping and other works incidental to the application.	Under construction	-	2015/16	34
5	South	Planning application	11/09679/FULL	232 - 242 Vauxhall Bridge Road, London, SW1V 1AU	25	25	25	0.05	29/03/2012	Alterations and extensions comprising the demolition and replacement of the fifth floor; erection of roof extension at sixth floor level with associated roof terrace. Use of the building as 25 affordable residential units (Class C3) and the retention of the Class B1 office at part ground and lower ground floor levels. Creation of new lightwell to the rear (King's Scholars Passage elevation), external alterations and other works incidental to application. Also connected to the application for the redevelopment of Riverwalk House, Millbank (RN 11/09680).	Unimplemented	This site constitutes the affordable housing for the Riverwalk House development.	2015/16	36
Sub totals					1384	1313	318							
5	Central	Planning application	12/00896/FULL	International House, 66 Chiltern Street, London, W1U 4JT	56	56	0 (financial contribution)	0.18	26/06/2012	External alterations to the facades and erection of three storey extension at roof level, to create 55 residential units; new restaurant (Class A3) at part ground and part first floor on Chiltern Street corner, with outside seating. New residential townhouse on Chiltern Street comprising of basement, ground and three upper storeys. Car parking and cycle parking within the basement. New plant at roof level. New soft and hard landscaping around the site.	Unimplemented	Affordable housing contribution of £5,600,000 proposed. Pending completion of Section 106. A revised application is anticipated.	2016	33
5	South	Planning application	11/03034/FULL	Abell House & Cleland House, John Islip Street, London, SW1P 4LH	275	275	67	0.67	21/03/2012	Demolition of existing buildings, excavation and redevelopment to provide two new buildings (Abell House site) comprising a three basement level, ground, plus part 11 and part 12 upper floor building and (Cleland House site) a three basement level, ground, plus 12 upper floor building, both containing plant, residential car parking and ancillary residential at basement levels and 275 residential units (Class C3) on all upper floors with associated balconies and terraces. New hard and soft landscaping; highways and infrastructure works; plant and equipment and ancillary works.	Under construction	-	2016	39
5	South	Planning application	11/05097/FULL	Land Bounded By Bressenden Place, Victoria Street and Allington Street, London, SW1	35	35	35	0.34	20/01/2012	Demolition of existing buildings on site and construction of a part six, part seven and part nine storey building (Building 7B/7C) fronting Bressenden Place and Allington Street for use as offices (Class B1), retail (Classes A1-A5), flexible community space/library or retail (Class D1/A1-5), flexible community space/library or office (Class D1/B1) and 35 affordable housing units with servicing from Bressenden Place. Reinstatement of the facade, part basement and ground floors of Sutton House on Allington Street.	Under construction	-	2016/17	40
Sub totals					366	366	102							
5	Central	Planning application	09/09841/FULL	2 Stanhope Row; 16 Stanhope Row 36 And 37 Hertford Street, 16a, 16b And 17 Market Mews, London, W1J 7BT	15	-2	0	0.11	04/03/2010	Demolition and redevelopment of 37 Hertford Street, 16 Stanhope Row, 16a, 16b and 17 Market Mews and the Park Lane Mews Hotel (2-6 Stanhope Row) and refurbishment and extension of 36 Hertford Street to provide a new 44 bedroom hotel (Class C1) with restaurant at lower ground floor, and 15 residential units (Class C3), with associated plant.	Unimplemented	Site is on the market so unlikely to be implemented.	-	67
5	Central	Planning application	11/06279/FULL	22 - 25 Kingly Street And 14 - 18 Foubert's Place, London, W1B 5QB	12	12	0 (financial contribution)	0.1	29/03/2012	Demolition of buildings at 14-16 Foubert's Place and 22-25 Kingly Street and behind the retained facade at 18 Foubert's Place; erection of two linked buildings comprising basement, ground and four upper floors for use as retail (Class A1), restaurant (Class A3), offices (Class B1) and 12 residential flats comprising 8x1, 2x2 and 2x3 bedroom units (Class C3); installation of plant within enclosures and kitchen extract duct at roof level; provision of a ground floor restaurant courtyard and upper level courtyard, terraces and balconies for the residential flats.	Unimplemented	-	-	42
5	Central	Planning application	08/07120/FULL	Audley Square Garage, 5 Audley Square, 49 Hill Street And 5-7 Waverton Street, London, W1K 1DS	24	24	0 (financial contribution)	0.25	17/02/2010	Demolition of existing buildings and erection of new building of eight /nine storeys (plus lower ground floor and four basement levels) to provide 24 residential units with swimming pool and gymnasium, creation of roof terraces, green roof and solar collectors; car parking and cycle parking; a Council street sweeping depot; vehicular access from Waverton Street; and landscaping on Audley Square.	Unimplemented	Application to extend life of planning permission currently under consideration.	-	8
5	North	Planning application	03/04769/FULL	Land At Rear Of Grove Hall Court Hall Road, London, NW8 9NY	15	15	2	0.42	29/07/2004	Demolition of existing garages and redevelopment to provide 13 houses for sale, and two mews houses (affordable units), a gatehouse plus a basement car park for 138 vehicles.	Unimplemented	Implemented before expiry of the permission.	-	73
5	North	Planning application	09/05824/FULL	117-118 Bayswater Road, London, W2 3JH	10	10	0	0.03	20/10/2009	Development of Nos. 117 - 118 Bayswater Road for a mix of ground floor retail (Class A1) and 10 residential units (Class C3) on five floors above ground level plus basement parking for residential use.	Under construction	Conditions discharged. Planning permission implemented bus works have ceased due to rights of light issue - no sign of starting up again soon.	-	63
5	North	Planning application	10/10215/COFUL	North Westminster Community School, North Wharf Road, London, W2 1LF	482	482	145	1.48	20/12/2011	Demolition of existing buildings and redevelopment comprising erection of five buildings of between 11 and 17 storeys in height to provide 434 market and affordable residential units (Class C3), offices (Class B1), flexible community space, affordable business units, ground floor retail uses (Class A1-A4), landscaping and central public open space, highway works including new vehicular and pedestrian access, off street ground floor service bay and basement comprising car and cycle parking, energy centre and ancillary servicing space.	Unimplemented	Unlikely to be built - new developer submitting revised scheme late 2011/early 2012.	-	17
5	North	Planning application	11/10445/FULL	6 Merchant Square, Land At Harbet Road, London, W2 1JU	119	119	62	0.2	27/03/2012	Redevelopment to provide a 15 storey building (Building 6) comprising 57 market residential flats and 62 affordable residential flats (Class C3), retail uses (Class A1/A2/A3/A4/A5), medical centre (Class D1), basement parking including 23 spaces at basement -3 level, servicing and ancillary space, highway works, new vehicular and pedestrian access and associated hard and soft landscaping.	Unimplemented	-	-	44
5	North	Planning application	10/10822/FULL	Development Site At 119-122 Bayswater Road, London, W2 3JH	22	22	0 (financial contribution)	0.08	28/03/2012	Redevelopment with retention of facade and party walls to No.122 Bayswater Road to provide a new seven storey plus basement building comprising retail (Class A1) and restaurant (Class A3) on the ground floor and part basement and 22 flats (1x1 bed, 14x2 bed and 7x3 bed) over first to sixth floors with roof top and basement plant and 27 cycle parking spaces.	Unimplemented	Section 106 signed.	-	25
5	North	Planning application	11/11373/FULL	18-20 Craven Hill Gardens, W2 3EE	15	3	0 (financial contribution)	0.07	29/03/2012	Demolition behind facades and extensions in connection with use as 15 residential units.	Under construction	Affordable housing contribution of £750,000.	-	48

Timescale (years)	Area Team	Source	Reference Number	Address	Proposed/ Estimated Units	Net Units	Affordable units	Site Area (ha)	Date Permitted	Description of Scheme	Development status	Notes: Discussions with developers and uncertainties as to delivery, planning status	Expected date of delivery	Map Reference
5	North	Planning application	11/03296/FULL	Maida Hill Delivery Office, Lanhill Road, W9	18	18	14	0.02	22/05/2012	Demolition of existing building and construction of new buildings of up to five storeys plus lower ground building (lower ground, ground, first, second, third and fourth floors) to provide 18 flats (2x studios; 7x1 bedroom; 7x2 bedroom; 2x3 bedroom) of these 14 affordable and four private units, with associated gardens, terraces and balconies. (Revisions include revised bulk and design, changes to terraces, mix of unit sizes, revised day light and sunlight survey etc).	Unimplemented	Resolved to be granted planning permission at Committee on 22/05/2012. Section 106 not yet signed.	-	11
5	North	Planning application	11/04623/FULL	Paddington Sorting and Delivery Office, 31 London Street, W2 1AA	141	141	36	0.45	-	Retention of 1907 facade to London Street and demolition of rear building to allow the erection of an eight storey office (Class B1) building with ground floor retail and restaurant uses (Classes A1 and A3), the erection of two residential buildings 7-9 storeys in height between Winsland Street and Winsland Mews to provide 95 residential units (Class C3). Demolition of pedestrian link across Winsland Mews, conversion of building between Winsland Mews and fronting Praed Street, the erection of a roof extension, the infilling of the colonnade and re-cladding works to provide 34 residential units (Class C3) with ground floor retail and restaurant uses (Classes A1 and A3). Provision of 82 parking spaces, retention / alteration of existing basement to provide 84 parking spaces. Other associated work concerned with landscaping, servicing, plant accommodation and providing access.	Pending decision	To PCD on 04/08/2011 and 12/04/2012 and due to go back to PCD on 06/11/2012.	-	35
5	North	Planning application	12/08214/FULL	Westbourne Park Baptist Church, Porchester Road, W2	44	44	36 intermediate	0.05	-	Redevelopment of existing church and library to provide replacement church, library and 44 residential units (36 intermediate and 8 private flats).	Pending decision	-	-	49
5	North	Planning application	12/11197/FULL	Wech Estate, Harrow Road, W9	43	43	24 affordable and 12 intermediate	0.49	-	Regeneration of the Elgin Estate to provide 43 new homes.	Pending decision	-	-	57
5	South	Planning application	11/11371/FULL	26-27 Southampton Street, London, WC2E 7RS	10	10	0 (financial contribution)	0.04	20/02/2012	Erection of additional floor above No. 26 and creation of roof terrace within existing mansard roof at No. 27, installation of plant and photovoltaic panels at roof and basement levels and alterations to elevations including rear conservatory at basement level; all in connection with use of basement, part ground, first to fifth floors as 10 residential flats (Class C3) (4 x 1 bed, 3 x 2 bed and 3 x 3 bed) and use of part ground floor for retail (Class A1).	Unimplemented	-	-	50
5	South	Planning application	11/12403/OUT	Chelsea Barracks, Chelsea Bridge Road, London, SW1W 8RF	449	449	123	5.18	15/03/2012	Variation of Conditions 1, 26 and 53 of planning permission dated 1 December 2011 for 'Demolition of existing former barracks buildings and warehouse (Dove Walk) in connection with the redevelopment of the site for mixed use purposes comprising residential (a maximum of 448 units), sports centre (Class D2), retail (flexible use within Class A1/A2/A3), health centre (Class D1), non-residential institution/leisure uses (flexible use within Classes D1 and/or D2); hard and soft landscaping and open space; reconfigured and new vehicular and pedestrian accesses and works to the public highway; together with all associated works including the construction of basement to provide ancillary vehicular and cycle parking, circulation, servicing and plant areas. Alterations to perimeter railings'. Namely, to allow a minor amendment to the parameter plans of Plots 1 and 2 and a minor extension of the landscaped area of Pimlico Square.	Unimplemented	No reasonable prospect.	-	51
5	South	Planning application	10/01280/FULL	190 Strand, London, WC2R 1NB	206	204	22 (plus financial contribution)	0.57	15/03/2012	Demolition of all existing buildings (fronting Strand, Arundel Street, Maltravers Street and Milford Lane) and redevelopment to provide one new building comprising basement levels, ground and part 7/ part 8/ part 9 storeys and one new building comprising basement levels, ground and 8 storeys to provide 206 residential dwellings (Class C3), two retail units (Class A1) fronting Strand, one restaurant (Class A3) fronting Arundel Street, a leisure centre, a business centre, car parking for 200 cars, servicing area, new access, public courtyard, landscaping, highways alterations and other associated works.	Unimplemented	Affordable housing payment in lieu to be made. Due to start demolition/ construction in one month.	-	52
Sub totals					1625	1594	428							
TOTAL PROPOSED/ESTIMATED UNITS					4875	4607	986							

Timescale (years)	Area Team	Source	Reference Number	Address	Proposed/ Estimated Units	Net Units	Affordable units	Site Area (ha)	Date Permitted	Description of Scheme	Development status	Notes: Discussions with developers and uncertainties as to delivery, planning status	Expected date of delivery	Map Reference
6-10	Central	Planning brief / Proposals site	11/03852/FULL	Crossrail site; 354-358 Oxford Street, London, W1C 1JJ	11	-1	0	0.03	26/09/2011	Redevelopment to provide retail use (Class A1) at part basement, ground and first floors and 11 residential units (Class C3) on the second to fifth floors (3x1 bedroom, 6x2 bedroom and 2x3 bedroom); installation of plant at roof level with associated enclosure, adjacent living roof on the western side of the roof and photovoltaic cells.	Unimplemented	Residential elements of Crossrail scheme not expected until after Crossrail is complete .	2018/20	26
6-10	Central	Planning brief / Proposals site	11/10055/FULL	Crossrail site; Tottenham Court Road sites (Western ticket hall)	92	92	0 (Financial contribution offered)	1.51	19/04/2012	i) Use of void areas within station building at basement, ground and mezzanine floors fronting onto Oxford Street for retail purposes, and erection of a building comprising first and six upper floors with roof top plant to the north of Fareham Street for use as 69 flats (Site C). ii) Use of ground floor void area fronting onto Dean Street and Fareham Street for retail purposes and erection of a building comprising first and five upper floors with roof top plant to the south of Fareham Street for use as 23 flats (Site D).	Unimplemented	Residential elements of Crossrail scheme not expected until after Crossrail is complete. Application received 19/10/2011. Approved subject to Section 106 completion.	2020/22	75
6-10	Central	Planning brief	-	Moxon Street Car Park Site, W1U	50	50	-	0.34	-	Preferred uses housing and commercial.	No planning permission	Brief adopted February 2009 to guide development. Council owned site about to be marketed.	-	12
6-10	North	Planning application	03/05999/FULL	55 - 65 North Wharf Road, London, W2 1LA	100	100	16	0.48	18/04/2011	Redevelopment to provide mixed use development comprising Class B1 (offices), Class A1 (retail) and/or A2 (financial and professional) and/or A3 (food and drink) units and 100 Class C3 (residential) units, parking, open space and associated works.	Unimplemented	Scheme may commence after 2014.	-	24
6-10	North	Proposals site	09/09773/FULL	38-44 Lodge Road, London, NW8	132	132	47 intermediate affordable units	0.73	-	Demolition of existing structures and development of buildings extending between five and twelve storeys comprising 132 self-contained private and affordable residential flats (Block A comprises 77 market housing units and Block B, eight market housing units and 47 intermediate housing units), ancillary leisure and gym facility, car parking and cycle spaces with associated landscaping and ancillary works. (Re-consultation on revised number of units and affordable housing provision, and revised additional documents and plans).	Decision pending	Looking at residential units viability.	-	16
6-10	North	-	-	Block n3 at Carlton Gate, Elmfield Way, London, W9 3TX	40	40	20	New larger site in excess of 0.25	-	Vacant site which has a nursing hostel use by virtue of 1988 outline consent- now surplus to health authority needs. Located within the NWWSPA. Estimates based on the earlier consent for medical staff hostel use. The site together with adjoining disabled flats in Elmfield Way and 219 Harrow Road may form part of a larger site to create a mixed redevelopment of special needs flats, affordable flats and commercial.	No planning permission	Planning brief adopted 04/10/2011.	-	20
6-10	North	Planning application	-	466-490 Edgware Road, London, W2 1EJ	-	-	-	0.20	-	Housing expected.	No planning permission	Early pre-application discussions.	-	76
6-10	South	Proposals site	-	Queen Alexander Military Hospital, John Islip Street, London	150	-	-	1.67	-	Inside CAZ, Thames Policy Area and Millbank conservation area. Within the Priority Area for Additional Green Open Space for Play. Proposals for residential, cultural and office use.	No planning permission	Pre-application discussions taken place.	-	47
6-10	South	Planning brief / Proposals site	-	City Hall Planning Brief (City Hall, Selborne House & Kingsgate)	-	-	-	0.50	-	Selborne House scheme is entirely commercial but in order to comply with COM 2 they are due to submit a second application for the redevelopment of Wellington House, Buckingham Gate which and will provide approximately 62 residential units.	No planning permission	Brief will be reviewed as part of the Victoria planning brief. Going to committee 25/01/2010.	-	53
6-10	South	Planning brief	-	Ebury AES, SW1V 4LH	-	-	-	0.06	-	Likely to be predominately residential with some community uses.	No planning permission	Brief adopted February 2009 to guide development. Council owned site about to be marketed.	-	79
6-10	South	Housing renewal area	-	Ebury Bridge Estate, London	-	-	-	-	-	Proposed Housing Renewal Area for remodelling of existing Council housing Estates. Masterplanning phase 2010. Development will be phased over time but will depend on financing and planning approval. Will provide a mixture of market, intermediate and social housing with the market housing comprising of about one third of total units in the overall Housing Renewal Programme overall.	No planning permission	Council owned site.	-	80
6-10	-	Confidential site	-	Confidential Site	150	-	-	-	-	Housing expected.	No planning permission	Pre-application discussions.	-	-
TOTAL PROPOSED/ESTIMATED UNITS					725	413	36							

Timescale (years)	Area Team	Source	Reference Number	Address	Proposed/Estimated Units	Net Units	Affordable units	Site Area (ha)	Date Permitted	Description of Scheme	Development status	Notes: Discussions with developers and uncertainties as to delivery, planning status	Expected date of delivery	Map Reference
11-15	North	Planning permission	-	Church Street/Edgware Road Housing Renewal Area	-	120	90	-	-	Proposed Housing Renewal Area for remodelling of existing Council housing estates. Masterplanning phase 2009/10. Will provide a mixture of market, intermediate and social housing with the market housing comprising of about one third of total units overall. Known housing site comprising Parsons House podium (100 units expected) and Adpar House (20 units expected). Other sites expected to come forward as part of this scheme.	No planning application	Draft planning briefs (Parsons House, Cosway Street, Penn House and Lilestone Street) been prepared	Development will be phased over time but will depend on financing and planning approval	81
11-15	North	-	-	Lords Cricket Ground Masterplan	-	-	-	-	-	Possible mixed cricket and residential development.	No planning application	Indicated in the press that the developers are reviewing the masterplan, but no recent discussions with the planners		30
11-15	North	-	-	Westbourne Green Masterplan	-	-	-	-	-	Housing led estate regeneration.	No planning application			56
TOTAL PROPOSED/ESTIMATED UNITS					-	120	90							

Area Team	Reference	Address	Proposed units	Site Area	Proposal	Reason taken out of schedule	Date moved to audit trail
Central	07/01120/FULL	Middlesex Hospital, Mortimer Street, London, W1W 7EY	261	1.28	Partial demolition and redevelopment for ten storey buildings for mixed use purposes comprising 261 residential units (Class C3), office (Class B1), retail (Class A1), financial and professional services (Class A2), restaurant (Class A3) and community/health uses; creation of new public open space; new vehicular and pedestrian accesses; works to the public highway; basement car and cycle parking; associated works including landscaping, servicing areas and plant; retention and repair of existing chapel, No.10 Mortimer Street and Nassau Street facades.	Superseded by 11/08831/FULL	October 2012
Central	08/05709/FULL	20 Grosvenor Square, London, W1K 6LE	41	0.25	Demolition of part of building on the Providence Court frontage and its replacement with new section of building; roof extensions; alterations to frontage on North Audley Street; basement car parking with access from Providence Court; all in association with use of building as 41 residential apartments.	Superseded by 11/04493/FULL	October 2012
Central	10/10305/FULL	22-28 Paddington Street, And Car Park 74-76 Chiltern Street, London	60	0.27	Demolition of the existing building (excluding existing public house) and construction of a new building comprising three basement levels, ground and up to seven upper floors, containing 60 residential units (including 16 affordable units), health and fitness club (Class D2), retail accommodation (Class A1); storage facilities (Class B8); car parking (for occupants of the development and local residents) and replacement accommodation for street cleansing facilities.	Superseded by 12/09397/FULL	October 2012
Central	10/08597/FULL	Development Site At 82-84 Piccadilly, 29 Bolton Street And 1-12 Clarges Street, London	36	0.40	Demolition of existing buildings at 82-84 Piccadilly, 29 Bolton Street and 1-5 Clarges Street, partial demolition of existing building at 6-12 Clarges Street, and part redevelopment /part refurbishment and alteration of the site over four blocks as follows: Block A (fronting Piccadilly): construction of a new building comprising three basement levels, ground and nine upper floors containing plant at third basement level, residential car parking at second basement level, ancillary residential and retail (Class A) use at first basement and ground levels, and residential (Class C3) use on all upper floors. Block B (fronting both Bolton Street and Clarges Street): construction of a new office (Class B1) building comprising two basement levels, ground and six upper floors containing car parking and ancillary plant at lower basement level and office and ancillary uses on all other floors. Block C (fronting Clarges Street): refurbishment of the retained part of the existing building at 6-13 Clarges Street for mixed use as a members' club and offices for the Kennel Club including vehicle parking, plant and ancillary uses at basement level. Block D (fronting Bolton Street): construction of a new building comprising basement, ground and five upper levels containing plant, ancillary space and residential use at basement level, residential use and vehicle parking at ground level, and residential use (Class C3) on all upper floors.	Site sold on - this scheme will not be implemented. No new applications to date.	October 2012
North	02/06302/FULL	Development Site At 1 Queens Grove And 12-22 Finchley Road, London, NW8 6EB	66	0.27	Demolition of existing buildings and erection of residential building of 6-8 storeys comprising 66 apartments including 17 affordable units and provision of 64 parking spaces in two basements.	Lapsed. Expired 01/11/2008.	October 2012
North	10/09762/FULL	Land At Harbet Road, London, W2 1JU (Building 6)	119	0.27	Redevelopment to provide a 15 storey building (Building 6) comprising 57 market residential flats and 62 affordable residential flats (Class C3), retail uses (Class A1/A2/A3/A4/A5), medical centre (Class D1), basement parking including 23 spaces at basement -3 level, servicing and ancillary space, highway works, new vehicular and pedestrian access and associated hard and soft landscaping.	Superseded by 11/10445/FULL	October 2012
North	09/07053/FULL	8-16 Princes Square, London, W2 4NP	14	0.11	Use as seven dwellinghouses (Nos. 8, 9, 10, 11, 14, 15 and 16) and seven self-contained flats (3x1 bed, 2x2 bed and 2x3 bed) in Nos. 12 and 13, with associated external and internal alterations including first floor rear extensions to Nos. 8-14, and creation of access hatches at roof level.	Lapsed. Expired November 2012.	October 2012
North	11/08128/FULL	8-16 Princes Square, London, W2 4NP	23	0.11	Use as 23 residential apartments (Class C3) (15x2 bed, 8x3 bed) and associated internal and external alterations including demolition of all internal floors and walls and demolition of rear external wall at basement and ground floor level (with retention and repair of rear external wall from first floor upwards) and rebuilding of roof. (revised scheme includes reduced demolition to retain external rear walls at first floor level upwards).	Application withdrawn	October 2012
North	-	Tollgate Gardens Estate, London	-	-	Proposed Housing Renewal Area for remodelling of existing Council housing Estates. Masterplanning phase 2010. Development will be phased over time but will depend on financing and planning approval. Will provide a mixture of market, intermediate and social housing.	Superseded. Expect application end of 2012/early 2013.	October 2012
South	05/03228/FULL	Site At Arundel Street And Milford Lane And Maltravers Street And Strand, London, WC2R 1DX	44	0.65	Redevelopment of land and buildings to provide a part 8/part 9 storey commercial building with 2 basements for uses within Class B1 and Class A1 with ancillary plant, servicing and basement parking, 2 residential buildings of 6 and 8 storeys with self-contained parking, works of hard and soft landscaping, alterations to existing vehicular and pedestrian access and highways layout together with other associated enabling works.	Superseded by 08/08518/FULL	October 2012
South	09/06111/FULL	Magistrates Court, 70 Horseferry Road, London, SW1P 2AX	144	0.27	Demolition of the Magistrates Court and redevelopment to provide a building comprising of two basements, ground and part eight/part nine upper floors to Horseferry Road frontage and stepping down to part five/part seven upper floors to Romney Street frontage, with central courtyard, balconies and terraces to provide 144 residential units, (7x studios, 36x1 bed, 57x2 bed and 44x3 bed) ; 130 car parking spaces at basement level in automated car park accessed from Romney Street and 190 cycle spaces.	Superseded by 12/00258/FULL	October 2012
South	10/04950/FULL	1 Bear Street, London, WC2H 7AR	11	0.01	Extension of time for the commencement of development granted planning permission on 27 September 2007 (extant permission reference: 07/04254) for the demolition of existing building and redevelopment to provide a new building comprising basement, ground and six upper floors. Use of ground floor and basement for restaurant purposes (Class A3), with ticket booth (Class A1) at ground floor level to Cranbourn Street. Use of upper floors as 11 self-contained residential flats. (Site includes 1-4 Bear Street and 47-48 Cranbourn Street).	Superseded by 11/08162/FULL (only one net residential unit proposed)	October 2012

Area Team	Reference	Address	Proposed units	Site Area	Proposal	Reason taken out of schedule	Date moved to audit trail
South	10/05666/FULL	Johnson House, Cundy Street, London, SW1W 9JY	71	0.37	Demolition of existing building (60 flats) and construction of two new residential buildings with a total of 71 flats. Building 1 faces Ebury Street and comprises ground plus four storeys. Building 2 faces Ebury Square and comprises ground plus six storeys. Provision of three basement levels to provide 87 car parking spaces with access from Semley Place. Provision of hard and soft landscaping.	Superseded by 11/12058/FULL	October 2012
South	10/10496/OUT	Chelsea Barracks, Chelsea Bridge Road, London, SW1	448	5.1461	Demolition of existing former barracks buildings and warehouse (Dove Walk) in connection with the redevelopment of the site for mixed use purposes comprising residential (a maximum of 448 units), sports centre (Class D2), retail (flexible use within Class A1/A2/A3), health centre (Class D1), non-residential institution/leisure uses (flexible use within Classes D1 and/or D2); hard and soft landscaping and open space; reconfigured and new vehicular and pedestrian accesses and works to the public highway; together with all associated works including the construction of basement to provide ancillary vehicular and cycle parking, circulation, servicing and plant areas. Alterations to perimeter railings.	Superseded by 11/12403/OUT	October 2012
South	11/02894/FULL	17-19 Bedford Street, London, WC2E 9HE	18	0.1	Partial demolition and rebuilding of the rear extension to 17-19 Bedford Street including the erection of an additional floor. Installation of plant at basement level and the creation of a loading bay and refuse area to the rear of the building (accessed from Bedford Court). Installation of photovoltaic panels at roof level of the new extension. Use of the building as 18 residential units with retail (Class A1) at ground and lower ground floor lev	Superseded by 11/11847/FULL	October 2012
South	08/03016/FULL	Development Site At Land Bounded By Leicester Square, Panton Street, Whitcomb Street, Orange Street And St. Martin's Street	33	0.19	Demolition of existing buildings and redevelopment of the site to provide a two screen cinema (Class D2), a 245 bedroom hotel (Class C1), 33 residential units (Class C3), four restaurants at ground floor and one at ninth floor level (Class A3), with associated access and servicing and hard/soft landscaping. Application includes an Environmental Impact Assessment.	Pre-application discussions in progress. No new planning application at present.	October 2012
Central	07/02955/FULL	204A Great Portland Street, London, W1W 5NP	15	0.05	Alterations including the creation of terraces within lightwell at first floor level and dual use of the first and part second floor either as showrooms, stockrooms and workrooms with ancillary offices (sui generis) or as four self-contained flats (2 x 2 bed and 2 x 3 bed).	Application withdrawn.	October 2011
Central	06/06954/FULL	Development Site At 8 - 10 Grafton Street And 22 - 24 Bruton Lane, London, W1S 4EN	11	0.10	Redevelopment to provide (i) a 7 storey plus basement office building on Grafton Street comprising ground floor retail use, offices and roof plant enclosure and (ii) an 11 storey plus basement building, with roof level plant enclosure, comprising a mix of offices and 11-self contained flats, fronting Bruton Lane; provision of open space and associated landscaping.	Superseded by 10/02099/FULL	October 2011
Central	11/01182/FULL	Crossrail site; 18-19 Hanover Square	6	0.50	Erection of a nine storey building (with basement and roof level plant) above and around Bond Street Eastern Ticket Hall Crossrail station box, for office (Class B1) and retail (Class A1) uses. Demolition of rear wing of 20 Hanover Square and refurbishment and alteration for office (Class B1) and restaurant/café (Class A3) uses. Demolition and redevelopment of 72 New Bond Street and demolition and redevelopment behind retained street facades of 64-71 New Bond Street for retail (Class A1) and office (Class B1) uses, and six residential units (second to fourth floor) at Nos. 64-66. Demolition and redevelopment of 18 Dering Street to provide service bay and plant. Demolition of 1 Tenterden Street. Creation of a new public open space and public routes in the centre of the site.	Planning application proposed less than ten units.	October 2011
North	-	Brunel Estate, London	-	-	Proposed Housing Renewal Area for remodelling of existing Council housing Estates. Masterplanning phase 2010. Development will be phased over time but will depend on financing and planning approval. Will provide a mixture of market, intermediate and social housing with the market housing comprising of about one third of total units in the overall Housing Renewal Programme overall.	Housing have dropped this scheme.	October 2011
North	06/00929/FULL	Land At Harbet Road, London, W2 1JU (Building A)	212	0.74	Redevelopment by the erection of a 43 storey residential tower, comprising 212 residential units, with ground floor Class A1/A2/A3/A4/A5 units, ancillary basement parking, public viewing gallery, highway works, new vehicular and pedestrian accesses, new bridge and associated works to Paddington Basin, closure of public highway, highway improvements and associated hard and soft landscaping (Building A).	Superseded by 10/09756/FULL	October 2011
North	06/00952/FULL	Land At Harbet Road, London, W2 1JU (Building F)	146	0.66	Redevelopment by the erection of a 16 storey residential building comprising 146 residential units with ground floor Class A1/A2/A3/A4/A5 uses, child day nursery, ancillary basement parking, highway works, new vehicular and pedestrian accesses, all necessary enabling works, new bridge and associated works to Paddington Basin, closure of public highway and highway improvements and associated hard and soft landscaping (Building F).	Superseded by 10/09762/FULL	October 2011
South	09/10322/FULL	Douglas House, 16-18 Douglas Street, London, SW1P 4PB	14	0.03	Demolition and rebuilding an enlarged 4th floor, erection of 5th floor extension and roof top plant, alterations including 4th floor balcony and 5th floor terrace in connection with the use of the building as 14 self contained residential flats, with parking at part ground and lower ground floor levels.	Superseded by 10/07692/FULL	October 2011
South	07/01534/FULL	Development site at 5-6 St James's Square and 10-11 Babmaes Street, London, SW1Y 4LD	14	0.35	Demolition and redevelopment of the site of 6 St James's Square (including 10 and 11 Babmaes Street) and annexe of 5 St James's Square to provide building comprising sub-basement, lower ground, ground and six upper floors for use as offices (Class B1), with art gallery and 14 residential flats (Class C3) over ground and seven upper floors. Continued use of 5 St James's Square as offices (Class B1).	Superseded by 10/07147/FULL	October 2011
South	09/08087/FULL	107-111 Charing Cross Road, London, WC2H 0DU	28	0.15	Use of part of existing educational institution (St Martin's College) (Class D1) to provide retail (Class A1) at part basement, ground and first floor; 28 residential flats (Class C3) at second to sixth floors and community uses (Class D1) at ground floor. Erection of a single storey roof extension at sixth floor level and associated alterations, landscaping, plant, storage and cycle parking. Site comprises 107 to 109 only.	Superseded by 11/03825/FULL	October 2011
South	07/05190/FULL	75 Page Street, London, SW1P 4LT	14	0.03	Demolition of existing public house and redevelopment to provide a building of basement, ground and eight upper floors to Marsham Street and part six/part eight upper floors to Page Street comprising restaurant (Class A3) at basement and ground floor level and 14 residential units (3x1-bed, 7x2-bed and 4x 3-bed) on the upper floors.	Superseded by 10/06833/FULL	October 2011

Area Team	Reference	Address	Proposed units	Site Area	Proposal	Reason taken out of schedule	Date moved to audit trail
South	05/04191/FULL	34 Henrietta Street, London, WC2E 8NA	12	0.02	Extension of time for the commencement of development granted planning permission on 15 September 2005 (extant permission reference: RN: 05/04191/FULL); namely, erection of double height mansard roof extension, installation of level access to ground floor unit from Covent Garden Piazza, use of upper floors as 12 self-contained residential flats comprising 2x studios, 8x one-bed units, 1x two-bed unit and 1x three-bed unit.	Superseded by 10/05050/FULL which proposes only four net units.	October 2011
North	06/10129/FULL	151 Park Road, London, NW8 7JB	14	0.05	Redevelopment to provide a new building of ground and six upper floors, comprising ground floor showroom and 14 residential flats.	Superseded by 10/01392/FULL	November 2010
North	09/05979/FULL	171, 173 & 175 Seymour Place, London, W1H 4PN	64	0.19	Demolition of buildings at 171 and 175 Seymour Place and redevelopment involving the erection of a part 5, part 6 storey building to accommodate 64 residential flats (comprising 23 x 1 bedroom, 26 x 2 bedroom and 15 x 3 bedroom units), excavation of basement car park with car lift access from Shillibeer Place to provide 36 car parking spaces and 64 cycle spaces and create rear landscaped communal residents garden and play space. This proposal is the affordable element of the Horseferry Road Magistrates Court development.	Superseded by 10/06286/FULL	November 2010
South	07/04254/FULL	1 Bear Street, London, WC2H 7AR	11	0.01	Demolition of existing building and redevelopment to provide a new building comprising basement, ground and six upper floors. Use of ground floor and basement for restaurant (Class A3) purposes, with ticket booth (Class A1) at ground floor level to Cranbourn Street. Use of upper floors as 11 self-contained residential flats. Site includes 1-4 Bear Street and 47-48 Cranbourn Street.	Expired. Superseded by 10/04950/FULL	November 2010
South	05/08771/FULL	1 Vincent Square, London, SW1P 2PT	27	0.06	Demolition of existing office building and redevelopment to provide a building comprising two basements, ground and six upper floors to provide 27 residential units (7 x 1 bed, 10 x 2 bed and 10 x 3 bed) including eight affordable units; 26 off street car parking spaces and 27 cycle spaces within new basement car park accessed from Rutherford Street.	Refurbished as offices instead.	November 2010
South	04/07050/FULL	135 Grosvenor Road, London, SW1V 3JY	12	0.05	Demolition of existing single storey restaurant and erection of a residential building comprising basement, lower ground, upper ground and four upper floors to provide 12 self-contained flats, including basement car parking for 12 vehicles. Installation of 12 air conditioning units at roof level.	Superseded by 10/05221 which only proposes 8 units.	November 2010
South	07/01574/FULL	Magistrates Court, 70 Horseferry Road, London, SW1P 2AX	144	0.27	Demolition of the Magistrates Court and redevelopment to provide a building of two basements, ground and part eight/part nine upper floors to Horseferry Road frontage and stepping down to part five/part seven upper floors to Romney Street frontage, with central courtyard, balconies and terraces, to provide 144 residential units (7 studios, 33 x 1-bed, 55 x 2-bed and 49 x 3-bed); 146 car parking spaces at basement level in automated car park accessed from Romney Street and 190 cycle spaces.	Withdrawn and replaced with 09/06111/FULL and 09/06354/FULL	November 2010
Central	09/01102/FULL	210-214 Piccadilly and 3-4 Eagle Place and 18-23 Jermyn Street and 27 Regent Street, London	15	0.19	Part demolition/part redevelopment including new six storey buildings plus basements and rooftop plant storeys at 212-214 Piccadilly and 3-4 Eagle Place/21A-23 Jermyn Street; rebuilding of 210-211 Piccadilly plus new storey and rooftop plant storey on return to Eagle Place; redevelopment behind retained facades at 18-21 Jermyn Street and new fifth and sixth floors plus rooftop plant storey; to provide offices (Class B1), retail shops (Class A1) and six residential units (Class C3). Refurbishment and conversion of 27 Regent Street to provide retail (Class A1) and nine residential units. Associated public realm improvements.	Superseded by 10/04744	October 2010
Central	08/02369/FULL	23 - 24 Newman Street, London, W1T 1PJ	22	0.06	Erection of an extension at fifth floor level on the Newman Passage elevation and sixth floor terrace above, new plant enclosure and solar panels at seventh floor roof level on Newman Street, and re-cladding facade, in connection with retention of part ground floor and basement as offices and use of the remainder of the building as 22 flats (16 market and six affordable).	Superseded by 10/03464/FULL	October 2010
Central	04/08971/FULL	40 - 44 Newman Street, London, W1T 1QD	14	0.05	Use of first, second, third, fourth and fifth floors as 14 residential units (Class C3) consisting of 7x1 bed flats, 4x2 bed flats and 3x3 bed flats.	Permission expired.	October 2010
Central	-	Audley Square Garage, 5 Audley Square, 49 Hill Street And 5-7 Waverton Street, London, W1K 1DS	24	0.14	Demolition of existing buildings and erection of new building of eight storeys (plus five sub basements) to provide 24 residential units, car parking in the basement and City Council street cleaning depot, access from Waverton Street, creation of roof terraces, green roof, solar collectors and landscaping on Audley Square to provide public space. Site includes 49 Hill Street and 5-7 Waverton Street.	Superseded by 08/07120/FULL	October 2010
North	08/06072/FULL	10-11 Salem Road, London, W2 4DL	15	0.13	Demolition of rear vacant warehouse in connection with the redevelopment to create a four storey building with part basement underground car parking to create 15 residential units with 13 car parking spaces underground and two surface spaces. Conversion of the front part of the former auctioneers to Class B1 office use.	Superseded by 09/05355/FULL	October 2010
North	08/08862/FULL	8-16 Princes Square, London, W2	14	0.10	Use as seven dwelling houses (No.s 8, 9, 10, 11, 14, 15 and 16) and seven self contained flats (2x1 bed, 3x2 bed and 2x3 bed) in No.s 12 and 13, with associated external and internal alterations including first floor rear extensions to No.s 8-14, creation of second floor rear roof terraces and creation of flat roofs and access hatches at roof level.	Application withdrawn.	October 2010
South	08/11063/FULL	4-5 Arlington Street, London, SW1A 1RA	10	0.04	Use of building as ten self contained flats and associated internal and external alterations including roof top terrace; plant room at fifth floor level; installation of recessed windows within existing fifth floor mansard.	Superseded by 09/07018/FULL which only proposes 5 units.	October 2010

Area Team	Reference	Address	Proposed units	Site Area	Proposal	Date completed	Date moved to audit trail
Central	08/10831/FULL	95 - 99 Baker Street And 4 - 6 Durweston Mews, London, W1U 6RN	24	0.07	External alterations, roof extension and conversion at 95-99 Baker Street to create a total of 24 residential units (Class C3) together with retained (Class A1) and (Class A2) uses at basement and ground floor level. Installation of plant at roof level.	Summer 2012	October 2012
Central	10/03464/FULL	23 - 24 Newman Street, London, W1T 1PJ	23	0.06	Erection of extension at fifth floor and sixth floor levels on the Newman Passage elevation, roof extension at seventh floor level, re cladding facade with associated terraces and balconies, in connection with retention of part ground floor and basement as offices and use of the remainder of the building as 23 flats (16 market and 7 affordable). Provision of associated car and cycle parking. (Part of land use swap with 289 - 293 and 295 Regent Street and 33 Margaret Street (RN: 10/03455/FULL).	Summer 2012	October 2012
Central	07/06245/FULL	79 To 95 Wigmore Street 21 To 23 And 25 Duke Street 3 To 4 Pickton Place 37 James Street Marylebone, London, W1U 1LB	15	0.24	Demolition of Nos. 79-93 and 95-97 Wigmore Street and 23 Duke Street (Waldegrave Hall) and erection of a new building of basement, ground and seven upper floors with roof top plant for use as retail (Class A1) and office (Class B1) purposes. Use of basement and ground floors of 21 Duke Street as a retail unit (Class A1). Use of first to third floors of Nos. 21 and 25 Duke Street as four residential flats. Roof top alterations to 3-4 Picton Place in connection with use as 11 residential flats. Alterations to escape staircase to 37 James Street, plus alterations to access and car parking layout at Gray's Yard.	Summer 2012 (Awaiting confirmation from agent)	October 2012
North	08/02348/FULL	75 - 89 Lancaster Gate, London, W2 3NN	85	0.61	Change of use from hotel to 92 (Class C3) residential units, including 11 affordable housing units, formation of an underground car park for 91 vehicles and 89 cycle spaces with access/egress from Leinster Terrace, erection of second floor roof extension alteration to roof structure, internal and external alterations together with associated underground storage facilities and swimming pool/gym and new landscaping work to the gardens fronting Bayswater Road.	Summer 2012	October 2012
North	09/03456/FULL	77-79 Fermoy Road, London, W9 3NU	32	0.06	Redevelopment by Pocket of the site and construction of a new part four, part five storey building containing 32 intermediate affordable residential units with balconies, a roof terrace and conservatory and a green wall.	Summer 2012	October 2012
North	09/05355/FULL	10 - 11 Salem Road, London, W2 4DL	15	0.09	Demolition of rear vacant warehouse in connection with the redevelopment to provide 15 residential units with basement car parking. Conversion of the front part of the Salem Road building from auctioneers to Class B1 offices.	Summer 2012	October 2012
North	07/08532/FULL	2 Hyde Park Square, London, W2 2JY	36	0.12	Use of existing building as 36 self contained residential flats (8x1 bedroom flats, 12x2 bedroom flats and 16x3 bedroom flats), with associated external alterations including alterations to fenestration and replacement of projecting bays, installation of green roofs, erection of a three storey rear extension, and single storey roof extensions to the Connaught Street elevation and at main roof level. Associated installation of 10 air conditioning condenser units at ground floor level and 2 air conditioning condenser units at eighth floor level within acoustic enclosures and enclosure of existing full height kitchen extract duct.	Autumn 2012	October 2012
North	10/06286/FULL	171, 173 & 175 Seymour Place, London, W1H 4PN	66	0.18	Demolition of buildings at 171 and 175 Seymour Place and redevelopment involving the erection of a part 5, part 6 storey building to accommodate 64 residential flats (comprising 23x1bedroom, 26x2 bedroom and 15x3 bedroom units), excavation of basement car park with car lift access from Shillibeer Place to provide 36 car parking spaces and 64 cycle spaces and create rear landscaped communal residents garden and play space. This proposal is the affordable element of the Horseferry Road Magistrates Court development. Demolition of existing building at No.173 Seymour Place and erection of a six storey building comprising six residential units (2x2 bed affordable housing units and 4x2 bed market housing units) between ground and fifth floor levels.	May/June 2012	October 2012
South	08/05789/FULL	1-7 Howick Place, London, SW1P 1BB	33	0.28	Demolition of the existing buildings on the site bounded by Howick Place and Francis Street, followed by redevelopment to provide a new building comprising basement, ground and eight upper floors comprising dual/alternative retail (Class A1) or office (Class B1) use at part ground floor level, retail (Class A1) on part ground floor office (Class B1) use at part basement to part sixth floor level (inclusive), residential (Class C3) use at part basement to part sixth floor level and seventh and eighth floor level (inclusive) consisting of 23 private units (7 x 1 bed, 8 x 2 bed and 8 x 3 bed) and 10 affordable units (3x1 bed, 4x2 bed and 3x3 bed). Seven car parking spaces at basement level and refuse storage areas. Service Yard at rear on Spencer Place.	November 2012	October 2012
South	06/07097/FULL	Grosvenor Waterside Development. Depot, Gatliff Road, London SW1W 8QN (Block A)	164	0.92	Erection of two buildings (A and B): Building A - part five/part six/part seven/part ten storeys for use as 164 residential units, two retail/restaurant (Class A1/A3) units and a street sweepers depot.	Summer 2012	October 2012
South	06/07097/FULL	Grosvenor Waterside Development. Depot, Gatliff Road, London SW1W 8QN (Block B)	159		Erection of two buildings (A and B): Building B - rising in stages from six storeys to fourteen storeys with tower feature for use as a 159 residential units (including 71 affordable units) and a retail/restaurant (Class A1/A3) unit.	Summer 2012	October 2012
South	10/05355/FULL	Greenwood Court, 155 Cambridge Street, London, SW1V 4QD	16	0.08	Conversion of Greenwood Court (sheltered housing for the elderly) to 8x3 bed and 8x4 bed self-contained affordable housing units, including the creation of terraces at rear first floor level, installation of photovoltaic panels to roof, alterations to fenestration and installation of front lightwell steps.	Summer 2012	October 2012
South	05/09741/FULL	3-10 Grosvenor Crescent, London, SW1X 7EE	15	0.18	Refurbishment, alteration, part demolition and extension at 3-10 Grosvenor Crescent including erection of dormers to rear mansard roof slopes and rebuilding of rear mews facades, in connection with use as 15 residential flats (2x1-bed, 4x2-bed, 5x3-bed and 4x4-bed) including one residential unit fronting Wilton Row, and basement car park for 22 cars accessed from Wilton Row.	Summer 2012	October 2012
South	07/00315/FULL	14 Eccleston Place, London, SW1W 9NE	23	0.03	Internal reconfiguration of existing building to create 23 self-contained residential flats.	Spring 2012	October 2012

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Central	06/06330/FULL	5 - 17 Baker Street And 51 - 65 George Street And 26 - 31, Portman Close, London, W1U 8LT	22	0.25	Redevelopment of the site to provide a mixed use development comprising offices (Class B1); 22 residential units (Class C3); either retail, professional service, restaurant or extra office space (Class A1, A2, A3 or B1); 18 car parking spaces and other associated works.	Complete Winter 2011-12	October 2011
Central	08/09782/FULL	37-39 Great Marlborough Street, London, W1F 7JB	10	0.04	Dual/alternative use of the first to third floors as offices (Class B1) and/or residential (4x1, 2x2 and 1x3) (Class C3). Erection of extensions at rear fourth and fifth floor levels, in connection with reconfigured residential (2x2 bed and 1x1 bed). Alterations to front and rear elevations including replacement windows. Extension of existing extract duct to rear and installation of solar panels at roof level.	Summer 2011	October 2011
Central	07/03088/FULL	Marshall Street Leisure Centre, Dufours Place Cleansing Depot, Poland and Broadwick Street Car Parks, Fouberts Place, W1F 7EW	52	0.19	Internal and external alterations to the Marshall Street Leisure Centre (including demolition of smaller pool and depot building with upper floors at rear) and extensions to provide: enhanced leisure centre facilities (Class D2), with enclosed plant area on pool roof; a new replacement Council street cleansing depot; use of part of the Soho public car park (retaining 222 spaces) as commercial offices (Class B1) and residential with extensions to provide 52 new residential units. Temporary permission for use of Broadwick Street Car Park as the Council street cleansing depot during construction.	Summer 2011	October 2011
Central	06/01329/FULL	Swiss Centre, 10 Wardour Street, London, W1D 6QF	10	0.16	Redevelopment and construction of new building to provide an 11 storey building with two basement levels, consisting of retail (Class A1), hotel (Class C1), casino (Class D2) and 10 residential units at Nos. 10-12 Wardour Street.	Summer 2011	October 2011
Central	08/08730/FULL	46 And 50 Maddox Street And Ground Floor Of 52 Maddox Street, 12 - 14 St George Street, London, W1S 2PG	18	0.13	Alterations during the course of construction to planning permission dated 22 February 2008 namely, extension at rear fourth floor level for office use at 12-14 St George Street, use of first and second floors of 46 Maddox Street for residential purposes (2x1 bed flat), use of third and fourth floors of 50 Maddox Street for residential purposes (1x3 bed flat) and use of basement of 46 Maddox Street to (Class A1) retail. Installation of plant at roof level and rooflights to front and rear roofslope.	Summer 2011	October 2011
North	06/00944/FULL	Land at Harbet Road, London, W2 1JU (Building D)	196	0.33	Redevelopment by the erection of a 16-storey residential building, comprising 196 residential units, with ground floor Class A1/A2/A3/A4/A5 units, ancillary basement parking, ground floor Class B1 small office suites, estate management office, Business Opportunities Centre highways works, new vehicular and pedestrian accesses, new bridge and associated works to Paddington Basin and associated hard and soft landscaping (Building D).	Summer 2011	October 2011
North	04/01167/FULL	Development Site At 371 - 375 Harrow Road, London, W9 3NA	10	0.04	Erection of rear ground and first floor extension, installation of front dormers and rear mansard at roof level in connection with the enlargement of the ground floor retail shops and conversion of the upper floors into 10 self-contained flats.	Summer 2011	October 2011
North	10/05263/CLEUD	18 Leinster Gardens, London, W2 3BH	37	0.06	Use of premises as thirty seven self-contained residential flats.	Summer 2011	October 2011
South	05/07487/FULL	Bowater House, 68 Knightsbridge, London, SW1X 7LT	86	1.28	Demolition of existing buildings and redevelopment to provide a building comprising four interlinked blocks above a double height 'podium' rising from ground plus eight storeys to ground plus 12 storeys to include 86 residential units and three retail units (within either Class A1 or A2). Three basement levels comprising residential leisure facilities, storage, servicing, parking and cycle bay provision, together with parking, leisure and servicing facilities for adjacent hotel. Relocation of Edinburgh Gate and realignment of Knightsbridge; associated highways works and the stopping up of existing public highways. Reorientation of the Knightsbridge underground staircase/entrance (north side) and all necessary enabling works.	Summer 2011	October 2011
South	08/06832/FULL	Metropole Buildings, Northumberland Avenue, London, WC2N 5BL	13	0.5	Use of the Metropole Buildings as 297 bed hotel with restaurant and ancillary facilities and one independent restaurant (Class A3). Use of No. 10 Whitehall Place as 13 residential units (Class C3) and health spa (Class D2). Associated external alterations, car parking at basement level (accessed from Great Scotland Yard); hard landscaping and installation of mechanical plant.	Summer 2011	October 2011
South	08/00199/FULL	X Block, Peabody Avenue, London, SW1V 4AY	55	1.6	Demolition of Blocks X, Z, existing garages, pram sheds to the south section of the site and boiler house. Erection of new building comprising ground and five upper floors for use as 55 residential units (19x1 bedroom, 19x2 bedroom, 17x3 bedroom) incorporating a new community centre and City Guardian's office; new landscaping and children's play facilities and use of the existing City Guardian's office as a 1x3 bedroom single family dwelling. Installation of new steps between Lupus Street and Turpentine Lane. Removal of seven trees to enable construction of new building; all necessary enabling works.	Summer 2011	October 2011
South	07/04543/FULL	7 - 13 Mercer Street, London, WC2H 9QJ	14	0.11	Alterations and extensions to the buildings and use of basement and ground floor for (Class A1) retail purposes, dual/alternative use of first floor as either (Class A1) retail or (Class B1) office and 14 residential units at second, third and fourth floors (Class C3). Dual/alternative use (Class B1 or C3) at first, second and third floors at 8 Shelton Street. Ancillary plant, service and parking facilities at ground floor level 8 Shelton Street. New pedestrian route from rear to Mercer Street.	Summer 2011	October 2011
South	07/04116/FULL	46 Princes Gardens, London, SW7 2PE	15	0.08	Alterations and extensions, including replacement windows, timber garage doors to the ground floor mews frontage, rear extensions and terraces at first and second floor levels of 46-48 Princes Gardens; use of buildings as 15 self-contained residential units with parking for eight cars in the mews buildings; introduction of plant area at roof level.	Summer 2011	October 2011
North	08/04448/FULL	74 Queensborough Terrace, London, W2 3SH	10	0.03	External alterations including demolition and refacing of the existing facade in connection with conversion to 10 residential flats. [Part of land-use swap with 45 Park Lane (RN: 08/04411/FULL)]	Autumn 2010	November 2010
North	04/02732/FULL	Development site at Cornwall Mansions, Allsop Place, London, NW1 5LH	32	0.05	Demolition of existing building and construction of seven storey residential block consisting of 32 flats and 12 car parking spaces.	Autumn 2010	November 2010

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South	09/01587/FULL	Emanuel House and Car Park, 8-36 Rochester Row London, SW1P 1JU	56	0.08	Alterations during the course of construction to a scheme granted planning permission on 28 December 2005 (RN: 05/00566) for redevelopment comprising retail and office uses (Class A1, A2 or B1) at ground floor level with 56 residential units (39 private units and 17 affordable units) on the upper floors and 40 car parking spaces at basement level; namely, reduction in number of private units to 34 and alterations to the mix and size of private units, loss of one car parking space, increase of ten cycle spaces, relocation of affordable units, infill extension at eighth floor level to form extended lift core and stairwell, increase in building height by 600mm, alterations to commercial layout, alterations to fenestration, and amendments to elevations including provision of public art to Rochester Row elevation.	Autumn 2010	November 2010
Central	05/01088/FULL	Development site 23 - 24, 25 to 26 and 27 to 30 Dering Street and 315 - 319 Oxford Street, London, W1C 2HS	14	0.13	Demolition behind the retained facades of 315-319 Oxford Street, part demolition of 24 Dering Street, demolition of rear extension of 25-26 Dering Street and demolition of 27-30 Dering Street; and redevelopment to provide a 5-storey building plus basements, comprising retail (Class A1) at basement-1st floors and part 2nd-4th floors, and 14 residential units at part 2nd-4th floors.	Autumn 2010	October 2010
Central	05/04298/FULL	Development site at 43 - 48 Dover Street, London, W1S 4NX	2	0.08	Redevelopment of Nos. 44-48 for office, retail and residential purposes (2 flats) together with alterations to the building at No. 43 and use of the upper floors to residential (10 flats).	Autumn 2010	October 2010
North	07/01175/FULL	Development site at 2 - 12 Cornwall Terrace, London, NW1 4QP	11	0.21	Conversion of existing offices into 11 residential dwellings, alterations to create seven garages and balconettes on rear elevation, roof terraces and conservatories at roof level, installation of plant and associated alterations.	Summer 2010	October 2010
North	06/07007/FULL	38 Elgin Avenue, London, W9 3QT	15	0.03	Demolition of existing surgery and construction of new five storey building with medical surgery premises at ground floor level and 15 flats above.	Summer 2010	October 2010
North	05/03755/FULL	Baptist Church and School, 16A Abbey Road, London, NW8 9BD	13	0.17	Alterations to the permission dated 13 January 2004 (02/07668) for the complete demolition of side villas to the existing church and their rebuilding, refurbishment of existing church and hostel and the provision of 13 flats with 10 car parking spaces, reinstatement of bell towers; namely reducing height of approved side extension to church from 2 storeys to 1 storey and associated alterations.	Summer 2010	October 2010
South	05/10430/FULL	Development site at 60 - 62 St Martin's Lane and 23 - 26 New Row, London, WC2N 4LN	12	0.1	Demolition of former electricity sub-station and demolition and redevelopment behind retained facade of 60-61 St Martin's Lane to provide a building comprising two basement levels, ground and five upper floors for mixed office (Class B1), retail (Class A1) and residential use (2 x 1 bed and 2 x 3 bed flats), installation of plant at fifth floor level and photovoltaic cells and solar hot water collectors at roof level. Alterations to facade of 62 St Martin's Lane and use for residential purposes (1 x studio and 1 x 3 bed); internal and external alterations to 23-26 New Row and use for retail purposes at basement and ground floors with six residential flats (3 x 1 bed and 3 x 2 bed) at upper levels.	Summer 2010	October 2010
South	06/03628/FULL	1 - 3 and 17 Grosvenor Gardens Mews, North Belgrave Yard and 1 - 8 Lygon Place, London	13	0.35	Demolition and rebuilding of rear section of 1 Lygon Place comprising basement to third floor level in connection with use as two dwelling houses; erection of extensions within rear lightwells at ground to second floor level and mansard roof extensions to rear of 2-7 Lygon Place in connection with use as six dwelling houses; demolition and rebuilding of rear section of 8 Lygon Place comprising basement, ground and part two/part four upper floors in connection with use as two dwelling houses; and excavation to rear of 1-7 Lygon Place to form basement car park for 15 cars. Redevelopment behind retained facades of 1 and 17 Grosvenor Gardens Mews North to provide two dwelling houses comprising ground, first and second (mansard) floor; and demolition and reconstruction of 3 Grosvenor Gardens Mews North to provide one dwelling house comprising ground, first and second (mansard) floor with frontage also to Belgrave Yard.	Summer 2010	October 2010
South	06/10149/FULL	Charlwood House, Vauxhall Bridge Road, London, SW1V 2SY	22	0.23	Conversion of existing residential care home to provide 22 affordable housing units (2 x 1-bed, 10 x 2-bed, 6 x 3-bed, 3 x 4-bed and 1 x 5-bed) and external alterations to fenestration and entrance doors.	Summer 2010	October 2010
South	07/06154/FULL	Murray House, 3 - 5 Vandon Street, London, SW1H 0AL	41	0.1	Redevelopment of Murray House to provide a building comprising basement, ground and six upper storeys for use as business/gymnasium (Class B1/D2) at basement and ground floor level (in part) with 41 residential (Class C3) units above.	Summer 2010	October 2010
South	07/05508/FULL	21 - 23 Villiers Street, London, WC2N 6ND	20	0.06	Use of 13-25 Villiers Street, 31 John Adam Street and 9 Buckingham Street as residential accommodation (Class C3), and ground floor units on Villiers Street and John Adam Street frontages for retail and restaurant uses (Class A1 and A3). Installation of new shopfronts.	Summer 2010	October 2010