

Notice to Qualifying Person

THE CITY OF WESTMINSTER (TOLLGATE GARDENS ESTATE, NW6) COMPULSORY PURCHASE ORDER 2014

Section 226(1) (a) of the Town and Country Planning Act 1990 and the Acquisition of Land Act 1981

To:

1. The Lord Mayor and Citizens of the City of Westminster (hereinafter referred to as "the Council) made on the 6th day of November 2014 the City of Westminster (Tollgate Gardens Estate, NW6) Compulsory Purchase Order 2014 under section 226(1)(a) of the Town and Country Planning Act 1990. The Council is about to submit this Order to the Secretary of State for Communities and Local Government for confirmation, and if confirmed, the Order will authorise the Council to purchase compulsorily the land described below for the purpose of facilitating the carrying out of development, redevelopment or improvement on or in relation to the Tollgate Gardens Estate namely the demolition and improvement of existing buildings on the land and the erection of up to 248 new dwellings, replacement of community facility with associated infrastructure, car park and public open space.
2. A copy of the order and of the map referred to therein have been deposited at The Maida Vale Estate Office, 1 Glasgow House, Lanark Road W9 1QY and in the offices of Westminster City Council, City Hall, 64 Victoria Street, London SW1E 6QP and may be seen there at all reasonable hours.
3. If no relevant objection as defined in section 13(6) of the Acquisition of Land Act 1981 is made, or if all such objections made are withdrawn, or if the Secretary of State for Communities and Local Government is satisfied that every objection made relates exclusively to matters of compensation which can be dealt with by the Upper Tribunal or amounts in substance to an objection to the provisions of the development plan defining the proposed use of any land comprised in the order, the Secretary of State for Communities and Local Government may confirm the order with or without modifications.
4. In any other case where a relevant objection has been made which is not withdrawn or disregarded, the Secretary of State for Communities and Local Government is required, before confirming the order either:-
 - (i) to cause a public local inquiry to be held; or
 - (ii) to afford to the objector an opportunity of appearing before and being heard by a person appointed by the Secretary of State for Communities and Local Government for the purpose; or
 - (iii) with the consent of the objector to follow a written representations procedure.

5. The Secretary of State for Communities and Local Government may then, after considering the objection and the report of the person who held the inquiry or hearing or considered the written representations, confirm the order with or without modifications. In the event that there is no objection, whether by a qualifying person or otherwise, the confirming authority may in certain circumstances permit the acquiring authority to determine confirmation of the order.
6. Any objection to the order must be made in writing to the Secretary of State for Communities and Local Government, at The National Planning Casework Unit, 5 St Philip's Place, Colmore Row, Birmingham B3 2PW before the 10 day of December 2014 and should state the title of the order, the grounds of objection and the objector's address and interests in the land.

DESCRIPTION OF LAND

All interests except those already owned by the acquiring authority in Tollgate Gardens Estate comprising 1 to 57 Godwin House, 1 to 53 Tollgate House and 1 to 32 Wingfield House, Tollgate Gardens, Kilburn NW6 including the half widths of the adjoining roads.

Dated this 13th day of November 2014

P Large
Head of Legal and Democratic Services
Westminster City Council
City Hall, 64 Victoria Street
London SW1E 6QP