

F23-02WESTMINSTER CITY COUNCIL

STATEMENT OF DECISION

**SUBJECT: BALMORAL CASTLE AND DARWIN HOUSE: PHASE 2 -
APPROPRIATION OF LAND AT BALMORAL CASTLE PUBLIC
HOUSE AND VACANT GARAGES**

Notice is hereby given that the Executive Director of Regeneration, Economy and Planning has made the following executive decision on the above mentioned subject for the reasons set out below.

Summary of Decision

The purpose of this appropriation is to move the land at the former Balmoral Public House and 23 vacant garages including an area of land measuring 378 sq. metres forming part of an open space (Balmoral Phase 2) from planning purposes for development (General Fund (GF)) to housing use (Housing Revenue Account (HRA)). This will enable the delivery of a housing development scheme, including 34 new community supported housing units, by the Council.

The Council gave authority to appropriate by way of a Cabinet Member decision on 11 May 2023. In accordance with that decision the Executive Director of Growth, Planning and Housing now directs that the Balmoral Phase 2 land be transferred from the GF Account to the HRA at the current red book value.

Reasons for the Decision

The Council is satisfied that the scheme will contribute towards meeting the Fairer Westminster objectives, specifically Fairer Housing, Environment, communities, and Fairer Council.

The development offers an opportunity to deliver housing that will meet the needs of residents and social care users in Westminster through the provision of housing that is both greener and more genuinely affordable.

The proposals for development are in line with both the existing and emerging London Plans and Westminster City Plans. The proposed development will contribute to achieving the promotion or improvement of the Economic, Social, and Environmental well-being of the area.

**Stuart Love, Chief Executive,
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