

WESTMINSTER CITY COUNCIL

STATEMENT OF DECISION

SUBJECT: BASEMENT REVISION REGULATION 19 CONSULTATION

Notice is hereby given that the Cabinet Member for Built Environment, has made the following executive decision on the above mentioned subject for the reasons set out below.

Summary of Decision

1. That the Cabinet Member for Built Environment agreed the Proposed Submission Documents for publication under Regulation 19 of the Town and Country Planning Local Planning) (England) Regulations 2012 attached as Appendices 1-3 to the report.
2. That the Cabinet Member approved a non-immediate Article 4 direction for the Central Activities Zone to remove permitted development rights for office to residential conversions, as attached in Appendix 7 to the report.

Reasons for Decision

1. To enable progress on this key policy area in accordance with City for All and to ensure appropriate regulation of basement development within the dense urban form of the city.
2. With the introduction of the basement revision and its more restrictive requirements, there would be an incentive for some owners to construct basements using their permitted development rights rather than applying for planning permission under the new policy. Such development would not be subject to any of the requirements of the basements policy which has been carefully drafted to mitigate harmful construction and other impacts on residents and on the residential character of the Borough. The risk of basements being built using permitted development rights is Borough-wide.

**Charlie Parker, Chief Executive,
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