

Consultation Statement

Publication Draft (Regulation 19) Basement Revision



Revision to Westminster's City Plan

June 2015



City of Westminster

Consultation Statement: Basements Revision

1.0 Introduction

1.1 This Consultation Statement has been prepared to meet the requirements of Regulation 22 of the Town and Country Planning (Local Development) (England) Regulations 2012 (“The Regulations”), and forms part of the proposed submission documents.

1.2 The Statement details the consultation undertaken by Westminster City Council (‘the council’) during the Regulation 18 and informal consultations on the Basements Revision to Westminster’s City Plan, referred to as the “Basements Revision”.

1.3 It details who was consulted, for how long, and how they were invited to make representations. A summary of the main issues raised by the responses is provided, and details as to how these representations have been taken into account in the Publication Draft Basements Revision subject to the Regulation 19 consultation.

1.4 Consultation was carried out in compliance with the council’s Statement of Community Involvement (SCI, adopted June 2014), thus meeting Section 19 of the Planning and Compulsory Purchase Act 2004 (as amended).

1.5 All contacts on the council’s LDF database were consulted, together with all specific consultees in accordance with the Regulations, all ward councillors, and all neighbouring boroughs. The council’s LDF database was created in April 2007 and was initially populated with contact information from the Unitary Development Plan (UDP) database. However it was significantly revised in 2013 to ensure all data was up-to-date. Since the creation of the database, consultee contact information has been updated on a continual basis, with contacts being added, removed or amended on request. The database currently has 590 consultees.

1.6 Development of these policies has had a lengthy gestation. Detailed development management policies were being developed as a separate Development Plan Document (DPD) to be called the ‘City Management Plan’ (CMP) as follows:

1. Regulation 18 City Management Plan DPD	Oct/Nov 2008
2. Consultation workshop	13 Jul 2009
3. Informal consultation and evidence gathering	Jun 2009 -Dec 2010
4. Policy Options consultation	Jan-Feb 2011
5. CMP Policy Draft Informal Consultation	Nov 2011 - Mar 2012
6. Regulation 18 CMP Revision to the Core Strategy	May 2012
7. Informal consultation booklet	Oct/Nov 2013
8. Regulation 18 CMP Revision to Westminster’s City Plan	May 2015

2.0 Formal Notification under Regulation 18 of The Regulations and other informal consultation

2.1 Formal notification of the Basements Revision to Westminster's City Plan was carried out between 19th March to 1st May 2015, for a period of just over six weeks. Notification was made by email to the vast majority of the 590 consultees (see Appendix 4), with a small number of letters sent to 5 of the consultees. Specific consultees contacted were:

- Association of Electricity Producers
- Cavendish Communications
- City of London
- Clinical Commissioning Groups
- Crossrail
- Historic England (English Heritage)
- Environment Agency (London Office)
- Highways Agency
- Homes and Communities Agency
- London Borough of Brent
- London Borough of Camden
- London Borough of Southwark
- London Borough of Wandsworth
- Marine Management Organisation
- Mayor of London and Assembly (GLA)
- National Grid DPM Consultants
- Natural England
- NHS Property Services
- Office of Rail Regulation
- Royal Borough of Kensington and Chelsea
- Thames Water Utilities Ltd
- The Coal Authority
- Town Planning Network Rail
- Transport for London (TfL)

2.2 A copy of the consultation letter is attached as Appendix 1. Consultees were advised that the City Council was intending to make 7 revisions to Westminster's City Plan including this, the Basements Revision (further information on this revision is available on the Council's website). This coincided with the publication of a new Local Development Scheme. Consultees were advised that notice was given in accordance with Regulation 18, that once the first 6 revisions had been made this would replace the Unitary Development Plan, and that although the revisions were notified together, they would be progressed separately. Consultees were invited to let the council know what they would like to see in these two revisions, and asked what they thought the revisions should contain. They were also advised of the consultation timescale, provided with a telephone contact for further information, and relevant weblinks for further information.

2.3 The City Council's website also advertised this stage of consultation on the page relating to the Revision to Westminster's City Plan (attached as Appendix 2). This also included a link to the consultation letter.

2.4 Eleven responses were received at stage 8, in paragraph 1.6 above, (attached as Appendix 5), with two of those responses having relevance for the Basements Revision (with the others relating to the other Revisions). Section 3.0 is a summary of the main issues raised at Regulation 18 stage, previous consultation stages and in response to the informal consultation booklet and details how the council took the main issues into account.

2.5 The majority of consultation responses which have informed policy development (and as summarised in 3.0 below) were received in response to an informal consultation booklet (Stage 7 in Paragraph 1.6 above). 85 submissions were received in response to the booklet, 12 from the development industry, 6 from civic or community organisations and 64 from individuals. In addition to the stages of formal consultation outlined in paragraph 1.6 above, a Basements Supplementary Planning Document, was also consulted on in October/November 2013, concurrently with the informal consultation booklet (stage 7 in paragraph 6 above).

2.6. The issue of basements excavation has also been raised Karen Buck, MP for Westminster North, who surveyed Westminster residents, and tabled a debate on basements in the House of Commons. The matter was also raised by residents with Mark Field MP for Cities of London and Westminster. Basements have also been discussed on a number of occasions, at neighbourhood forums. The issue of basements has also generated a significant volume of noise, dust and vibration complaints, as well as issues relating to traffic management for the Council. A sample of noise complaints and comments on planning applications is included in our Supporting Information.

3.0 Key Issues Summary

- 1. Objection - to the 50% limit as onerous and technically unjustifiable¹ [See also support] and Support with qualification and Objection - Reasonable for Council to seek to control the extent of basement to protect landscape planting, garden settings, maintain surface water drainage and biodiversity but policy thresholds excessive sometimes² Objection - 50% of garden arbitrary rule too permissive in some areas³**

The 50%/4m limit is considered to strike a balance between maintaining a significant proportion of undeveloped garden land, to mitigate likelihood of surface water flooding during episodes of heavy rainfall, and allowing significant proportion of subterranean development. The policy wording which allows 'whichever is the greater' of the 50% measure or the 4-metre measure in particular is considered reasonable. In some of the areas in Westminster where basements are particularly prevalent this is likely to result in

¹ Card Geotechnics

² Knight build

³ Westbourne Neighbourhood Association, David Bennett

most applications being considered under the 50% rule, due to the larger garden sizes. The single-storey limit is considered an appropriate limit that strikes a balance between enabling development while mitigating amenity impacts.

- 2. Objection - 1.2m soil volume above a basement is too restrictive⁴, can be designed around trees⁵, and results in a deeper dig, increasing adverse effects including access issues⁶. Protection of trees should be justified in accordance with relevant British Standard guidance⁷; Trees unlikely to grow in soil up against the rear wall of a house⁸; Soil volume should be same as neighbouring boroughs⁹ and Comment - Mature planting and trees are possible above a basement¹⁰, 1.5 metre depth is insufficient to support mature planting¹¹ [See also support]**

In developing this policy wording we have consulted our tree specialists and a number of recognised sources and are satisfied that the recommended figures of 1-1.5m soil depth plus a drainage layer of 0.2m is justifiable and evidence based, as well as being accepted practice. We recognise that requirements may vary from site to site and this is what is needed in the majority of cases, with the policy application making clear that the soil depth may need to be deeper in some cases, just as there may be exceptions made where this is not required. Although trees are unlikely to be grown against a rear wall of a house, the roots of trees extend in all directions and for a significant extent, to ensure tree stability, and the policy wording is intended to safeguard this area for roots to grow into. RBKC also require 1.0m minimum soil depth, but our policy gives helpful detail of the drainage layer which otherwise might not be apparent to applicants. This is the standard we currently use and has been tested at appeal as the right depth to secure tree stability.

- 3. Objection – to the limit on number of storeys, including because it can be dealt with through appropriate design and comprehensive structural methodology statement¹² [See also support] and Objection – Ban all new/extension existing basements¹³, those in mews/cul de sacs¹⁴, those in terraced streets¹⁵ Support with qualification – Support**

⁴ Caudwell Properties Ltd, Motcomb Estates, Alistair Mellon, Simon Haslam

⁵ WM Van der Lee

⁶ Grosvenor

⁷ Caudwell Properties Ltd

⁸ Grosvenor

⁹ Card Geotechnics

¹⁰ Savills

¹¹ Westbourne Neighbourhood Association

¹² Knight build, Caudwell Properties Ltd., Cranbrook basements Marylebone Association, Savills, St Johns Wood Square, Motcomb Estates, Alistair Mellon, John Buchanan

¹³ David Bennett, Carol Gould, Chris Sheppard, GM Torok, Mary Dejevsky, Peter Arnett, Phillis Sharpe,

¹⁴ Victoria Wegg-Prosser

¹⁵ Y Zommer

policy but it should be stronger, i.e. one storey should be absolute limit, not one additional¹⁶

Basements have had a very significant impact on neighbours' amenity. The proposed single-storey limit, provides this balance as the policy does not ban basements, but seeks to limit depth and extent of basements thereby reducing time taken to excavate, spoil removed, and associated vehicular movements impacts. Planning policy cannot prohibit basement development but seeks to ensure it is sustainable development, which does not adversely impact on residential or visual amenity. In some circumstances basements do not require planning permission and we can only limit basement development if there is a sound planning reason for doing so. Would be unduly restrictive to not allow any downwards expansion of accommodation, e.g. where there is already a basement level, especially given that other forms of above ground extension may not be appropriate in conservation areas.

4. Objection - wording relating to heritage assets unnecessary because covered by NPPF and other plan policies¹⁷ and Comment - Impact on older adjoining properties (esp listed) a concern, Objection - listed buildings shouldn't be allowed basement extensions¹⁸ [See also support]

The policy wording explicitly sets out how we will apply basements policy with regard to heritage assets, giving useful additional detail, because basements have a particular impact on heritage buildings. Where ground excavation is proposed, archaeology is a particularly significant consideration and is more likely to be disturbed. It therefore needs to be considered in this document. The Plan remains internally consistent and there is therefore no harm. The Council is not seeking to ban basements in listed buildings, as each case must be considered on its merits, but it does propose a requirement that in listed buildings the design does not unbalance the original hierarchy of spaces where this contributes to significance and it is considered unlikely that a listed building would be considered suitable for a basement that exceeds a single storey.

5. Comment - Should limit volume of basement to 25% of size of above ground property¹⁹

No evidence provided as to why this is a more appropriate policy option.

6. Comment – Small project are more problematic/disruptive²⁰; easier to build a double or triple basement in one go rather than as a staged construction in the future²¹

¹⁶ Morris Zelkha, Anthony Williams, K Pilton, Mike Dunn, Andre Pauwells, James Hewitt, Talya Davies, Grosvenor

¹⁷ James Ingham

¹⁸ Grosvenor, Paul and Jeanne Strang, resident, Anthony Williams, Karolina Gantchar, Laurence Parmenter, Patrick Copeland and JoAnn Brislan Andre Pauwells, Henry Proctor, GM Torok, Phillis Sharpe

¹⁹ Y Zommer

²⁰ St Marylebone Society, Knight build

While larger developments undertaken by experienced contractors may be better run, they will result in a significantly larger volume of spoil being removed from site, with many more HGV vehicle movements, and a longer construction period, and while temporary this can extend to some years, with evidence suggesting up to 700 vehicle movements to remove spoil for deeper basements, with the associated impacts this brings. The policy approach does not 'ban' deeper basements outright, which may still be acceptable from the outset where there is a high degree of access and where heritage assets are not adversely affected. However the intention of the policy is to limit basement development generally to one additional storey below the lowest original floor level, not have a storey-by-storey increase.

7. Comment - Deeper basements may be useful for services/parking/ studio and performance space in larger development²² Impact on parking caused by bigger units²³

The proposed policy includes flexibility on the single-storey limit for properties which have a high degree of access and where heritage assets are not adversely affected, where car parking or other use may be appropriate. However given that deeper basements built in order to accommodate off street parking would entail the same impacts on amenity that this policy is intended to overcome, whilst such parking would not be universally appropriate in all locations (e.g. small Mews), it is considered that the existing 'exceptional circumstances' provides sufficient flexibility such that where deeper basements are appropriate, there is scope for such underground parking where desired. The policy does not prevent the use of a basement for uses other than habitable rooms, and the policy does not apply to non-residential buildings, except where they adjoin a residential building. Basements will not necessarily lead to greater parking pressure unless new self-contained dwellings are being created, a basement may simply provide more space without additional occupants.

8. Objection - Construction impact not a planning matter²⁴ and Comment - Construction works a material consideration that impact on neighbours for up to 2 years; noise, dirt/dust and traffic congestion, heavy lorries²⁵. Objection - policies should go further in addressing problems caused both to the buildings themselves and to residents²⁶

²¹ Mike Hales

²² Westbourne Neighbourhood Association

²³ St Marylebone Society

²⁴ Savills, St Johns Wood Square, Motcomb Estates

²⁵ David Bennett, Jeremy Leigh Pemberton, resident, Angela Hodkinson, Esther Tan, Jaqueline Ashmore, Jean Jaffa, Karolina Gantchar, Mrs Marcelle Billingham, Virginia Ashton, Mrs Ann Frith, Chris Sheppard, Anne Broadhurst Andre Pauwells, Marie Burrows, Henry Proctor, Martin Pollecoff, GM Torok, Mary Dejevsky, Marie Varinek, St Marylebone Society, Peter Arnett, Sophie Massey-Cook, Y Zommer, Phillis Sharpe

²⁶ Grosvenor

The impacts of construction can be a material planning consideration, as established by case law on the overlap between planning and pollution control, e.g. *Ladbroke (Rentals) Ltd, v Secretary of State for the Environment* [1981] JPL 427; *Gateshead MBC v Secretary of State for the Environment* (1993) 67 P & CR 179. For residents the issue of basement development is of very great concern, often over an extended period of time, primarily because of the extended construction periods, noise and vibration, and impacts on traffic and parking associated particularly with basement construction which goes on for much longer. The proposed policy limits seek to limit the duration of construction by limiting the extent and depth of basement development, and by ensuring such impacts are managed via the Code of Construction Practice, which is being developed to support emerging City Plan policy.

9. Comment - Shouldn't require construction management plan at the planning application stage²⁷ [See also support] Planning condition should be that the same engineer that prepared the detailed designs for the basement be required to oversee the construction on site²⁸

The submission of construction management plan at planning application stage enables early scrutiny and response according to likely impacts. Furthermore it is already a council requirement for all basement development, as set out in our agreed validation lists which have been through public consultation and formal agreement. The conditioning of a particular engineer is not something that we could do, although the policy seeks to ensure appropriate qualification of engineers.

10. Comment - Basement construction a worthwhile built investment which will benefit successive generations of residents, supports well-paid jobs etc; social and economic impact of policy inconsistent with NPPF²⁹

The policy does not dispute the value of providing additional accommodation. The policy strikes a balance between allowing a reasonable amount of basement development whilst managing and minimising the impacts of such development on others. The policy is consistent with the NPPF, the purpose of which is to achieve sustainable development, which is clearly expressed as a balance between economic, social and environmental considerations. This policy is developed giving due consideration to the benefits of growth and development, but recognising the impact in social and environmental terms of the extended noise and disruption, and the impacts on health and wellbeing that can result

²⁷ Alistair Mellon, Mike Hales, Basement Force, St Johns Wood Square, Caudwell Properties Ltd, Motcomb Estates, James Ingham

²⁸ Mike Hales

²⁹ Knight Build

particularly from growing numbers of very deep basement construction. It is considered that this represents a reasonable balance.

**11. Comment/concern - Cumulative impact of a number of simultaneous projects³⁰
Comment/concern - Need better consultation with adjoining occupiers and
programme works³¹**

The Council has no power to restrict the number of basement developments taking place at any one time. However the policy will require the Code of Construction Practice to be adhered to which will help to mitigate construction impacts, and will include provisions relating to consultation with neighbours, and clear communication as the project progresses. It will also require a structural methodology statement which will include consideration of the specific water environment of the property, including the cumulative impact of basement developments.

**12. Support with qualification - Agree retention of existing soft landscaping, but
requiring it, (and depth of topsoil to enable) where it wasn't already is excessive³²
[See also support]**

In first instance a basement is a different and more permanent feature than hard surfacing that can easily be removed. This has implication for planting on neighbouring sites too, and limits the future landscaping of the site. Although the requirements for topsoil above a basement is partly intended to address needs of existing trees, it is also partly to safeguard future potential for trees. Providing soft landscaping and topsoil not only provides this safeguarding but also supplies soil which can help reduce surface water flood risk through absorption of runoff, a concern with growing trends towards hard landscaping of gardens, particularly in the context of known climate change events such as increased incidence of heavy rainfall events.

13. Comment/Concern around possible amplification of train noise due to deeper piles³³
Issue was reported to TfL for further investigation.

**14. Comment/concern – reduce council tax for neighbours affected by basement
construction³⁴ Council should require bond/ facilitate compensation fund/Insurance
scheme for neighbours³⁵**

³⁰ Grosvenor, John Lyons Charity, Karen Buck, Mr. A Gamage, Jeffrey Ng, Judith Harvey, Esther Tan, Mrs Marcelle Billingham, Virginia Ashton, Mrs Ann Frith, Anne Broadhurst, Chuck Anderson, V Ashton

³¹ Jaqueline Ashmore, Patrick Copeland and JoAnn Brislan, SEBRA

³² Marylebone Association

³³ Marie Burrows

³⁴ Martin Pollecoff

Whilst this is not a matter for planning policy, residents could technically request from the Central Government valuation office to reduce the band of their property. Planning is not able to establish a bond or compensation; this is a private matter between neighbours governed by the Party Wall Act.

Resolved

1. Comment - Council should consider tighter controls rather than banning basements³⁶ - Agreed
2. Support with qualification - Support for existing policy provision but not it being extended to commercial applications.³⁷; Support for policy applying to mixed use/commercial where it adjoins residential³⁸ - Policy will not be applied to commercial, except where it adjoins residential, where the impacts are likely to be such that it is appropriate for the policy to apply, to mitigate harm to residential neighbouring buildings.
3. Comment/Concern - Impact on water table/trees and resulting damage to foundations³⁹, and leakage of basement itself⁴⁰, Residents should be able to report concerns over water ingress / problems with pumps etc to the Council⁴¹, - The policy requires an independently certified structural methodology statement which will include consideration of the specific water environment of the property, including the cumulative impact of basement developments. The Council's local validation requirements include an arboriculturalist's report where development is likely to impact on a tree. The Code of Construction Practice will require sites to display a manned telephone number that residents can call to resolve issues. However they will also be able to report construction site concerns to Council.
4. Comment - Artificial light/ventilation⁴²; Comment - more could be made of sustainability⁴³ - The Council does not believe that use of artificial light is a significant energy issue although the see policy which does encourage the lowest carbon form of energy efficient ventilation where possible.

³⁵ David Bennett, Ian Stewart, Jeffrey Ng, Stephen Waterhouse, A Jones, Anthony Williams, Caroline Burke, Esther Tan, Mrs Marcelle Billingham, Patrick Copeland and JoAnn Brislan, Virginia Ashton, Mrs Ann Frith, Anne Broadhurst, Westbourne Neighbourhood Association, M. and T. Haggard

³⁶ Khaled El Bishlawi

³⁷ British Land

³⁸ Peter Arnett

³⁹ Angela Hodgkinson Anthony Williams, Barbara Brown, K Pilton, Karolina Gantchar, Patrick Copeland and JoAnn Brislan, Joe Haim, Virginia Ashton, P Varrakalion, GM Torok, Mary Dejevsky, Marie Varinek, Margot Bright, Phillis Sharpe

⁴⁰ David Bennett

⁴¹ Victoria Wegg-Prosser, A Gamage,

⁴² St Marylebone Society

⁴³ Portman Estate

5. Comment/concern - to ensure qualification of contractors⁴⁴ - see policy.
6. Comment/concern - Collapsing roads/pavements⁴⁵, damage to pavements⁴⁶ The highways team already take a deposit in case of damage to the highway. In addition the policy requires submission of a construction management plan which demonstrates adherence to the Code of Construction Practice.
7. Comment: Council should require Article 4 covering all basements⁴⁷ - The Council intends to bring in a non-immediate Article 4 directive.
8. Comment - Prevent basement developments by offshore companies⁴⁸ - Ownership of the property is not a planning issue and cannot therefore be considered in the guidance or emerging planning policy.
9. Comment/Concern - Finished floor-ceiling height of 2.7m would be better⁴⁹; 3m from top of structural floor to underside structural floor (not finished floor to ceiling height)⁵⁰ - the 2.7 m in the policy application is a finished floor to ceiling height.

Support

1. General support for control of basements and single storey limit, ensuring size in keeping with house and local environment⁵¹
2. Support for 50%/4metre threshold⁵²
3. Monitoring and enforcement of construction management, paid for by applicants; code of construction practice⁵³
4. Helping prevent increased flows of surface water into the sewerage network and could help in achieving a reduction in flows to the network⁵⁴, reducing flood risk on site and beyond⁵⁵
5. Ensuring impact on archaeological deposits are understood⁵⁶
6. Protect trees⁵⁷, and loss of gardens⁵⁸

⁴⁴ Basements Force, Simon Haslam, ASUC

⁴⁵ Angela Hodkinson, Karolina Gantchar, Grosvenor

⁴⁶ GM Torok, Kris Musikant, Frogmore property

⁴⁷ Anthony Williams, Andre Pauwells

⁴⁸ Resident, Patrick Copeland and JoAnn Brislan

⁴⁹ Alastair Mellon

⁵⁰ Grosvenor

⁵¹ Knightsbridge Association, St Johns Wood Society, Karen Buck, Hugh Cortazzi, Paul and Jean Strang, William Brookfield, Chris Sheppherd, Katharine Lubar, Rosa & Robert Morris, Judith Harvey, Jeremy C Bishop, Joe Haim, A Jones, Caroline Burke, Esther Tan, John Lyons Charity, Jean Jaffa, Jeremy Bishop, K Pilton, Katharine Hoskyns, Mrs Marcelle Billingham, Mark and Harriot Tennant, Mike Dunn, Patrick Copeland and JoAnn Brislan, Mrs Ann Frith, Anne Broadhurst, Jill Salmon, Talya Davies, St Marylebone Society, SEBRA, Y Zommer

⁵² Grosvenor

⁵³ Marylebone Association, St Marylebone Society, Hugh Cortazzi, Rosa & Robert Morris, Anthony Williams, Roger Walters, Nick Perren, Sophie Massey-Cook, Westbourne Neighbourhood Association, Baroness Gardner, Knight Build

⁵⁴ Thames Water

⁵⁵ The Environment Agency, Esther Tan, Mrs Marcelle Billingham, Mrs Ann Frith, Anne Broadhurst

⁵⁶ GLAAS

7. Requiring applicants to use chartered structural and civil engineers⁵⁹
8. Independent assessment of the structural methodology statement/greater role for Council⁶⁰
9. Protecting heritage significance including hierarchy of rooms and historic floor levels⁶¹

4.0 Duty to Cooperate

The following sets out examples of the established relationships which fulfil the requirement in the Localism Act for the duty to cooperate. As this is a partial revision to the plan, only those aspects of the relationship most relevant to basements have been included. This may or may not be specific to the “planning policy” function of the City Council, but nonetheless informed development of the Basements Revision. These relationships also continue to inform plan development across the wider City Plan review.

Environment Agency

- Close working relationship on flooding and flood defence, which has informed basements policy development directly, as well as indirectly through the dialogue around the flooding policy development.

Historic England

- Close working relationship with detailed application specific liaison including joint site visits on many schemes and EH provide advice on archaeology. This directly influences policy development.
- Twice yearly liaison meetings between senior Built Environment officers and English Heritage. Council officers and English Heritage attend quarterly liaison meetings to discuss issues around major heritage assets.
- Ongoing regular liaison and informal meetings on emerging policy, including via the London Conservation Officers’ Group⁶² (see Cross Borough Partnerships below) which has considered basements in London.
- Dialogue with Greater London Archaeological Advisory Service around archaeological implications of basements.
- Greater London Historic Environment Records maintained by English Heritage, with input from Westminster.

⁵⁷ Cllr Roberts, Jill Salmon

⁵⁸ Marie Varinek, Phillis Sharpe

⁵⁹ Jaqueline Ashmore

⁶⁰ Katharine Lubar, Morris Zelkha, Khaled El Bishlawi

⁶¹ Sophie Massey-Cook

⁶² Informal meeting of Conservation Officers from all London Boroughs facilitated by Historic England.

Natural England

- Informal liaison through the London-wide Biodiversity Officers Forum.
- Application-specific notification e.g. lighting and bats.

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

- Regular policy and funding meetings with TfL, as well as topic specific joint working including excavation which might impact on their assets including London Underground Lines or TfL roads.
- Joint working on housing development capacity (NB. most basement excavations do not contribute additional housing units).
- Liaison for development of the Mayor's Sustainable Design SPG, which in turn informed development of Basements policy
- Drain London Partnership provides opportunities for direct input to the Pan London Surface Water Opportunities Management (see cross-borough partnerships below)

Primary Care Trust

- Close working relationship though not directly relevant to the basements policy.

Network rail

Joint working where basement excavations potentially impacts their assets.

Cross Borough Partnerships

Central London Forward⁶³ (CLF):

Close working relationship though not directly relevant to the basements policy.

Cross River Partnership⁶⁴ (CRP): Close working relationship though not directly relevant to the basements policy.

⁶³ London Boroughs of Camden, Islington, Kensington & Chelsea, Lambeth, Southwark, Westminster and the City of London

⁶⁴ Angel Aim BID, Better Bankside BID, Camden Town Unlimited BID, Cheapside Initiative, City of Westminster, Corporation of London, Greater London Authority, Groundwork London, Heart of London Business Alliance, InSW1 BID, London and Partners, London Borough of Camden, London Borough of Islington, London Borough of Lambeth, London Borough of Southwark, Network Rail, Royal Borough of Kensington and Chelsea, South Bank Employers Group, Team London Bridge BID, Transport for London, Waterloo Quarter Business Alliance

Drain London Partnership⁶⁵: facilitated by the Greater London Authority, and the **London North Central Flood Risk Partnership**⁶⁶: produced Preliminary Flood Risk Assessment, Local, Flood Risk Management Strategy, produce Flood Risk Hazard Maps, maintain a register of Flood Risk Management assets, establish ownership & responsibilities, in terms of flood risk, and investigate flood events.

London Tree Officers' Association: close working relationship on issues pertaining to basements policy development, such as tree stability and soil depths.

Association of London Borough Planning Officers (ALBPO): Regular meetings at different levels and for different planning disciplines/areas, presentations, standing items for borough updates and the opportunity for informal liaison in person and via emails. Includes heads of service/Chief Planning Officer level, and officer level for CIL, development plans, information and monitoring etc.

London Boroughs

Close working relationships with the following boroughs in developing basements policy:

London Borough of Camden
Royal Borough of Kensington & Chelsea
London Borough of Wandsworth
London Borough of Southwark
London Borough of Lambeth
London Borough of Islington
City of London

⁶⁵ London Boroughs, Thames Water, Environment Agency, London Councils, Defra, TfL

⁶⁶ London Boroughs of Islington, Kensington and Chelsea, Camden, Hammersmith and Fulham, City of London

Appendix 1: Regulation 18 letter



**From: Councillor Robert Davis DL
Deputy Leader of Westminster City Council
and Cabinet Member for the Built Environment**

**Westminster City Hall, Victoria Street, London SW1E 6QP
020 7641 8574**

Please reply to: Lisa O'Donnell

Direct Line / Voicemail: 020 7641 2503

Fax: 020 7641 3050

Email: planningpolicy@westminster.gov.uk

19th March 2015

Dear Sir/Madam

Revisions to Westminster's City Plan: Strategic Policies

Westminster City Council adopted the Westminster's City Plan: Strategic Policies in November 2013. We are writing to advise you that the City Council is going to make revisions to this document as follows:

1. Basement Revision to Westminster's City Plan
2. Vacant Building Credit Revision to Westminster's City Plan
3. Mixed Use Revision to Westminster's City Plan
4. Special Policy Areas and Policies Map Revision to Westminster's City Plan
5. Energy Revision to Westminster's City Plan
6. Full Revision to Westminster's City Plan
7. Waste Revision to Westminster's City Plan

This notice is being made in accordance with Regulation 18 of the Town and Country Planning (Local Planning)(England) Regulations 2012.

Once the first six revisions have been made, the new document will be the Local Plan for Westminster and will replace all current policies in the Unitary Development Plan. Although we are notifying you of these revisions together, they will be progressed separately to ensure there are no unnecessary delays.

We are inviting you to let us know what you would like to see in these revisions. What do you think these revisions should contain?

Detailed information about each revision is set out in Westminster's Local Development Scheme which can be viewed at www.westminster.gov.uk/local-development-scheme. However the revisions are briefly summarised as follows:

Basement Revision - Insertion of new detailed basement policy into Westminster's City Plan: Strategic Policies for managing basement developments and for use in determining these planning applications

Vacant Building Credit Revision - New definition of vacancy and policy for the application of the vacant building credit within Westminster

Special Policy Areas and Policies Map Revision - A) Strategic designation of the Mayfair Special Policy Area and inclusion of this area in City Plan Policy S2, for art galleries and antiques traders. B) Insertion of detailed policies into Westminster's City Plan: Strategic Policies for managing the following Special Policy Areas: Harley Street (to replace UDP Policy SOC5), Portland Place (to replace UDP Policies COM6 and COM7), East Marylebone (to replace UDP Policy COM12), Savile Row, St James's and Mayfair. C) Make minor boundary alterations to the adopted 'Westminster City Plan: Strategic Policies' Policies Map to address some minor errors in the current boundaries. The OS base map is updated periodically and this has created minor anomalies in the boundaries, for example where a City Plan designation boundary does not follow the actual site boundary on the base map.

Mixed Use Revision to Westminster's City Plan - New policy including revision to the adopted Strategic Policy in Westminster's City Plan: Strategic Policies for managing office development including proposals involving the loss of office floorspace and office to residential conversion/redevelopment, and delivering mixed use

Energy Revision - Insertion of new detailed energy policy into Westminster's City Plan: Strategic Policies for delivering energy efficiency, on-site and local energy solutions and the cost of carbon for where required energy targets cannot be achieved.

Full City Plan Revision - To set out criteria against which planning applications covering all of the policy areas set out in the topic-based booklets subject to informal consultation Oct 2013 to Mar 2015 not covered by the revisions set out in 1 to 5 above to: A) Provide greater detail to those policies in the City Plan and ensure the development accords with the objectives set out in the City Plan. B) Revise to the adopted Westminster City Plan: Strategic Policies as appropriate.

This revision will replace all remaining Unitary Development Plan policies. Once this revision is adopted, the Unitary Development Plan, adopted Jan 2007, will no longer form part of the statutory development plan for Westminster.

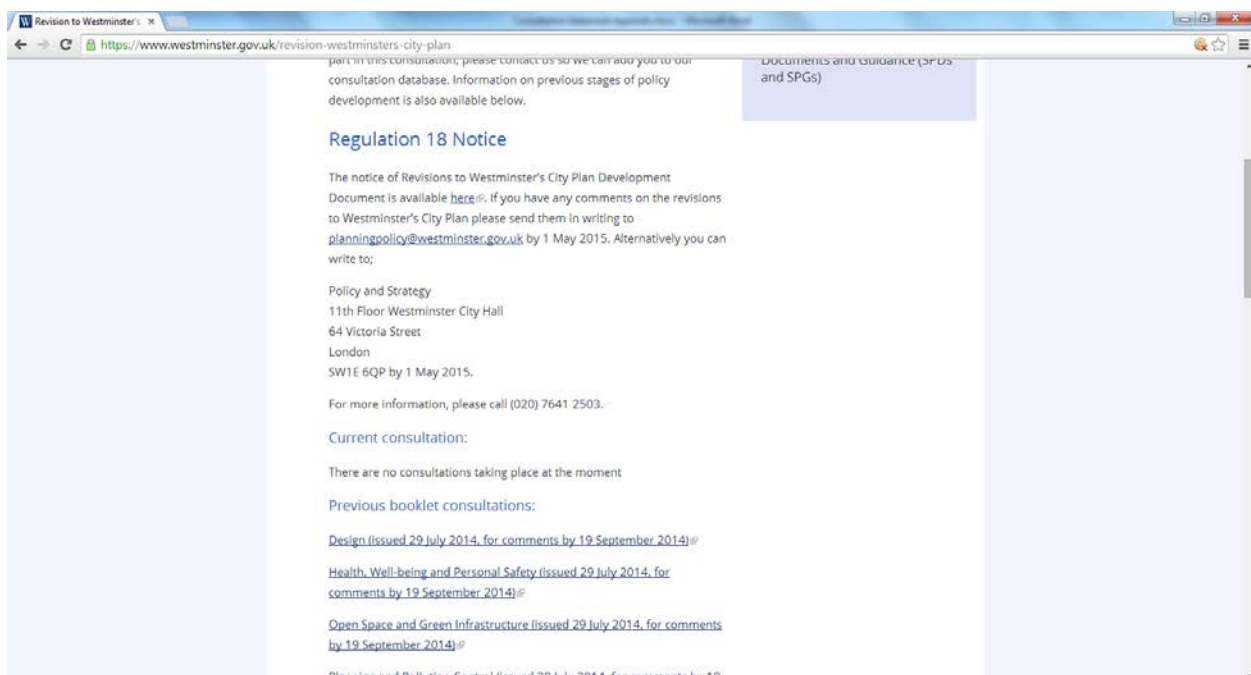
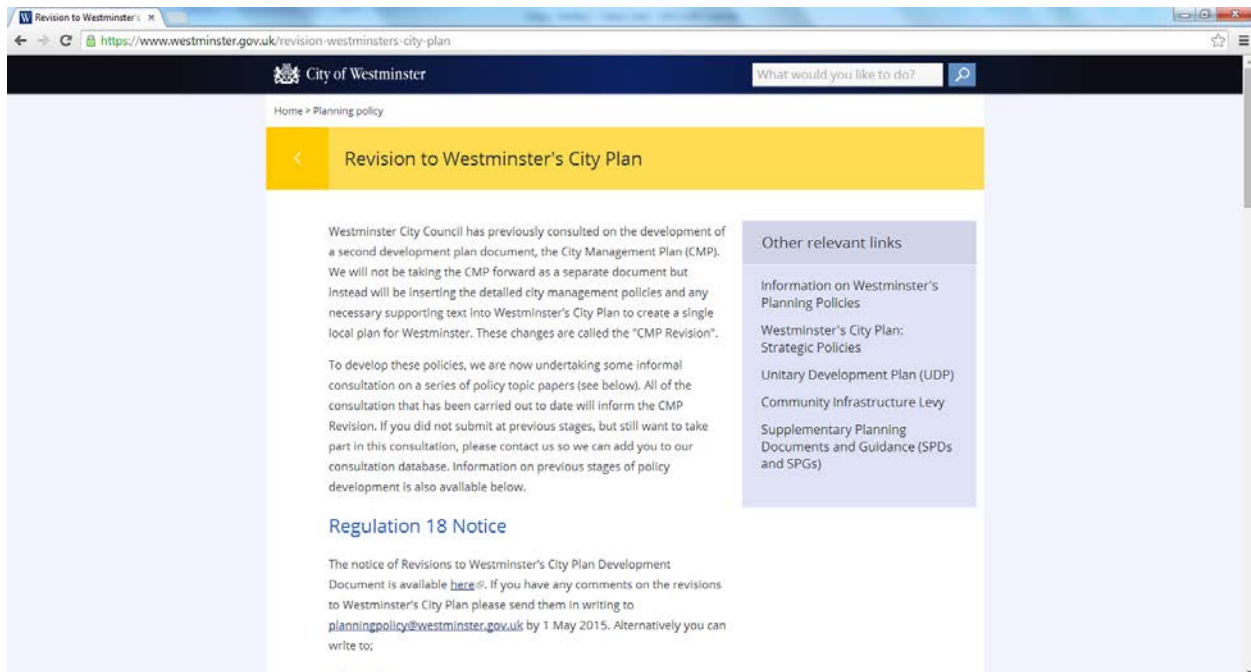
Waste Revision - To be developed alongside, and build upon, revisions to Westminster's Municipal Waste Management Strategy, and connect contractual obligations with waste planning and capacity provision within Westminster. The Waste Revision will secure any new waste sites that have been identified, and will also set out any joint working arrangements with other London Boroughs.

If you have any comments on the revisions to Westminster's City Plan please send them in writing by the **1st May 2015**. For more information, please call (020) 7641 2503. You can also find further information on the City Council's website at www.westminster.gov.uk/revision-westminsters-city-plan .

A handwritten signature in black ink, appearing to read 'RD', with a stylized flourish extending to the right.

Councillor Robert Davis DL
Deputy Leader of Westminster City Council
Cabinet Member for Built Environment

Appendix 2: Webpages for Regulation 18



Appendix 3: Specific consultation bodies

1475	Association of Electricity Producers
1944	Cavendish Communications
2149	City of London
2513	Clinical Commissioning Groups
1267	Crossrail
1006	Historic England (English Heritage)
2054	Environment Agency (London Office)
1212	Highways Agency
193	Homes and Communities Agency
1000	London Borough of Brent
2328	London Borough of Camden
746	London Borough of Southwark
462	London Borough of Wandsworth
2251	Marine Management Organisation
2512	Mayor of London and Assembly (GLA)
562	National Grid DPM Consultants
1499	Natural England
2573	NHS Property Services
2216	Office of Rail Regulation
684	Royal Borough of Kensington and Chelsea
1227	Thames Water Utilities Ltd
1345	The Coal Authority
1214	Town Planning Network Rail
2514	Transport for London (TfL)

Appendix 4: General consultation bodies

7	Abbey Centre	2567	Bidwells Property Consultants
1049	Abbey Community Association Ltd/South Westminster Action Network	22	Bishop Ho Ming Wah Association
12	Abercorn School	26	Black and Ethnic Minority Diabetes Association
2547	Acting Head of Development	27	Black Disabled People's Association
2546	Acting Head of Policy	1927	BLD International Fashion Agency Ltd
1545	Action on Hearing Loss	37	BME Health Forum
1548	Advocate for Mental Health	39	BME Network, Voluntary Action Westminster
586	Africa Centre	2135	BRE Global Limited
1613	Age Link	1110	Brent Planning Service
1014	Age UK Westminster	2233	Brewery Logistics Group
13	Al Manaar Muslim Cultural Heritage Centre	47	British Arab Resource Centre
2173	Alan Wiperman and Co	2184	British Beer and Pub Association
20	Al-hasaniya Moroccan Women's Centre	48	British Black Anti Poverty Network
25	All Souls Clubhouse	107	British Buddhist Association
1552	Alzheimer's Society	2394	British Land
32	Amberley Club	117	Brownie Guide Unit 6th East Paddington
36	American School in London	2536	Business
38	Ancient Monuments Society	1742	Butterfly Conservation
1919	Andrew Cotton	2324	Campaign to Protect Rural England
105	Arab Maghreb Community Association	2463	CAMRA
90	Arab Women and Youth	2282	CAMRA
96	Arab Women's Centre	1075	Canal & River Trust London
42	Archdeacon of Charing Cross	2526	Capco (Capital and Counties Properties Plc)
1562	Arthritis Care	2580	Capita
1331	ARUP	2568	Carbon Culture
1604	Ashley Gardens Residents Association	138	Cardinal Hume Centre
1223	Atkins Global	1253	Carers Network Westminster
2293	Baker Street Quarter Partnersip (BID)	5	Carlton Hill Residents' Association
2303	Basement Force	2410	Carter Jonas
67	Bayswater Residents Association	2393	Carter Jonas
1649	Bayswater Social & Cultural Association	1334	Cathedral Area Residents Group (CARG)
2199	Bayswater Village (BID)	144	Caxton Youth Organisation
2421	Bective	1328	CB Richard Ellis
2564	Belgravia Neighbourhood Forum	2275	CBRE - Central London Retail
1687	Belgravia Residents Association	1568	CBRE Ltd
77	Belgravia Residents Association	2319	CBRE Ltd
79	Bengali Cultural Association	1500	Central London Forward
200	Bengali Women's Welfare Project	1897	Centred (formally Kairos in Soho)
2056	Bennetts Associates	1249	Centro Cristiano Casa De Adoradores - CCCA
2305	Berkeley Homes	2468	Cgms
2261	Beverley Butler	2279	CgMs Consulting
1352	BG Gas Services Limited		

1258	Charlotte Street Association		Association
2488	Chief Executive (Westminster City Council)	206	Covent Garden Community Association
2545	Chief of Staff - Westminster	1303	Cross River Partnership (Lambeth Office)
1039	Chinese Community Centre	2511	Cultural Partnerships Officer
1801	Chinese Information and Advice Centre	224	Davis Coffey Lyons
1793	Chinese National Healthy Living Centre	2575	Deloitte LLP
999	Chris Thomas Ltd	246	Deloitte Real Estate
1790	Christian Muslim Forum	262	Democratic Development and Understanding
704	Church Army - Marylebone Project	1572	Department for Environment Food and Rural Affairs (DEFRA)
1452	Church Street Library	2505	Deputy Director Public Health
2565	Church Street Neighbourhood Forum	2427	deputy private secretary to the Prince of Wales
1036	Churches Together in Westminster	1637	Derek Horne & Associates Ltd
1692	Churches Together in Westminster	231	Derwent London
1056	Churchill Gardens Estates Residents	2039	Development Securities Plc
176	Churchill Gardens Lessees Association	222	DHA Planning
2096	City Commissioner of Transportation (CLT)	2542	Director of Communications and Strategy (SEB)
2221	City Of Westminster College	2540	Director of Public Health
2544	City Treasurer	1090	Director of Sport, Leisure and Wellbeing
1057	CityWest Homes Limited	1017	Disabled Living Foundation
1478	Civil Aviation Authority	2148	Dolphin Square Foundation
2559	Clarence Gate Gardens Residents Committee	240	Dorothy Gardner Nursery Centre
1020	Cluttons LLP	2284	DP9
2276	Cluttons LLP	2288	DP9
1647	Colliers International	2292	dp9
2285	Colliers International	2392	DP9
2259	Colliers International	2466	Dp9
2297	Colliers International	2555	Dp9
2301	Collins & Coward Limited	2560	dp9 Ltd
2495	Commissioner of Events, Filming and Contingencies (CLT)	2582	DP9 Ltd
2094	Commissioning Waste and Parks (CLT)	243	DPDS
2508	Commissioning Waste and Parks Team	2252	Drew Planning & Development Ltd
1940	Condici Limited	2587	E.ON Ruhrgas UK Energy Trading Limited
1479	Confederation of Passenger Transport	1010	Eagle Eyes NGO
1949	Consortium of LGBT Voluntary & Community Organisations	1063	eas planning a trading name of Capita Symonds
2412	Consultancy	1424	Eclipse Internet Home (KCOM Group Plc)
1358	Corona Energy Retail Limited	1224	EDF Energy
202	Cosmic (Children of St. Mary's Intensive Care)	2487	Edgware Road Partnership
203	Cotes House Tenants & Residents Association	2549	English Heritage
1276	Covent Garden Area Trust	274	Eritrean Community Support & Information Centre
2323	Covent Garden Community	2467	Ernst and Young

272	Ershad Community Centre	2417	GVA Grimley Ltd
2274	ESA Planning	2425	GVA Ltd
2588	ESP Electricity Limited	2539	H&F Executive Director of Finance & Corporate Finance
1245	Essie Graham	353	Hallfield Estate Residents' Association
1591	European Land & Property Ltd	362	Harrowby and District Residents Association
2283	Exhibition Road Cultural Group	1270	HCA International Ltd
572	Filipino Women's Association	2424	HDG Ltd
1584	First Base Ltd	1646	Head of Affordable and Private Housing
1038	Firstplan	2502	Head of Investment (WCC and CLT)
2530	Firstplan	2503	Head of Legal and Democratic Services (CLT)
292	Fitzrovia Court Residents' Association	2504	Head of Service Westminster Adult Education Services
1272	Fitzrovia Neighbourhood Association	1696	Head of Strategy Housing
1337	Fitzrovia Trust	2343	Heart of London BID
2235	Forextra Developments Ltd	1043	Heart of London Business Alliance
297	Forsterss Solicitors	2552	Hilson Moran
1463	Forward UK	2553	Hodkinson Consultancy
1461	Foundation 66	1277	Howard de Walden Estates Ltd
1756	Four Rivers Resident's Association	2164	Hugh Cortazzi
306	Freshwater Court Residents' Association	1938	Hunza
1297	Fusion Online Ltd	1124	Hyde Park Estate Association
1320	Future Champions	2407	Iceni Projects Limited
1748	Garden Square News	2300	Iceni Projects Limited
1326	Gay Business Association	2465	Iceni Projects Limited
1308	Gemma	2355	Iceni Projects Ltd
321	Genuine Empowerment of Mothers in Society	330	Imaan
2517	Gerald Eve	387	Imperial College Early Years Education Centre (EYEC)
2194	Gerald Eve LLP	1096	In Deep Community Task Force
2583	GIA - Surveying and Design Consultancy	391	Independent Mothers Pre-School
1416	Gieves and Hawkes	1097	India Welfare Society
2420	GL Hearn	1625	Individual
2572	GLA and Mayor contact	2464	Individual (Resident)
2183	GMRA Committee	1853	Individual (Resident)
1575	GMS Estates Limited	2434	Individual (Resident)
467	Go Ahead London	2435	Individual (Resident)
328	Golaw	2436	Individual (Resident)
337	Great Portland Estates Plc	2437	Individual (Resident)
2192	Grosvenor	2438	Individual (Resident)
1045	Grosvenor	2439	Individual (Resident)
345	Grosvenor Ltd	2440	Individual (Resident)
1597	Grosvenor Ltd	2441	Individual (Resident)
997	Groundwork Trust (Camden, Islington & Westminster)	2442	Individual (Resident)
2470	GVA	2444	Individual (Resident)
2585	GVA	2447	Individual (Resident)
2458	GVA Grimley		

2448	Individual (Resident)	2476	London Borough of Lambeth
2449	Individual (Resident)	2477	London Borough of Lewisham
2450	Individual (Resident)	2478	London Borough of Tower Hamlets
2451	Individual (Resident)	1578	London Business School
2452	Individual (Resident)	1906	London Chinatown Chinese Association
2453	Individual (Resident)	1263	London Diocesan Fund
2454	Individual (Resident)	2480	London Enterprise Partnership
2459	Individual (Resident)	1011	London Fire and Emergency Planning Authority (LFEPA)
2516	Individual (Resident)	475	London First
2538	Individual (Resident)	1683	London Forum of Amenity & Civic Societies Residents
2165	Individual (Resident)	2479	London Green Grid Local Nature Partnership
1244	Individual (Resident)	1631	London Irish Centre
2243	Individual (Resident)	1630	London Tigers
2446	Individual resident	487	London Travel Watch
706	Inner London Scope Nor-West Club	492	London Wildlife Trust
2220	Inner North West London PCT's	536	Londonewcastle
2501	Interim CIO	494	Look Ahead Housing Association - Head Office
1286	J Young	500	Lydford Estate Tenants & Residents Association
402	Jacs Club	502	M R Partnership
1917	Jeffrey Green Russell Limited	506	Malcolm Scott Consultants Ltd
1627	Joan Safran	511	Martlett Court Residents' Association
2581	Jon Dingle Ltd	512	Mary Paterson Nursery School
1281	Katherine Hosleyns	2204	Mary Travers
1898	Kenric	2226	Maryland Road Community Association
2100	Kensington and Chelsea with Westminster Friends of the Earth	998	Marylebone Association
1697	Kensington Society	2186	Marylebone Association
2313	Kingly Partners LLP	644	Marylebone Bangladeshi Society
2267	Kirkwells	1232	Matthew Bennett
2556	Knight Frank	2227	Mayfair Residents Group
304	Knight Frank LLP	2296	McCarthy & Stone
1900	Kongolese Centre for Information and Advice	519	Meanwhile Gardens Playhut
2198	Land Securities Group PLC	1280	Meard and Dean Street
426	Landmark Hotels	2571	Media Officer - Westminster City Council
1616	Langham Estate Management Limited	2402	Member of Parliament
2062	Legal and General Property	2548	Members Services WCC
2102	Leicester Square Association	1549	Mencap
477	LHA London Ltd	2403	Merit Thornton Consultants
1481	Licensed Taxi Drivers Association Ltd	2280	Metropolis
1903	Lighthouse West London	526	Metropolitan Police (Central Traffic Unit)
446	Lisson Green and Church St Arab Association	525	Metropolitan Police Service
453	Loftus Family Property	534	Migrants Resource Centre
1019	London Borough of Hackney		
2474	London Borough of Hammersmith & Fulham		
2475	London Borough of Islington		

1551	Mind - National Association for Mental Health	2310	Paul Kentish & Co
585	Mono Consultants Ltd on behalf of The Mobile Operators Association (MOA)	2318	PC Dalton Planning
1338	Moreton Triangle Residents Association	613	PCCG Licensing Working Party
2076	Mothers' Union	617	Peacock and Smith
1851	Nathaniel Lichfield & Partners	2577	Pegasus Group
2109	National Portrait Gallery	2406	Pilbrow and Partners
2321	Natural England	1609	Pimlico FREDA
2074	Naz Project London	624	Pimlico FREDA
1757	Network Stadium Housing Association	2445	Pimlico Grid Resident Association
2075	New Roots	622	Pimlico Mothers And Childrens Association
1241	New West End Company (NWECC)	628	Pimlico Toy Library
2317	Nicholas Taylor and Associates	2460	Planning Aid for London
1858	Nimax Theatres Ltd	2574	Planning Consultant
1123	North Paddington Society	2404	Planning Consultants
2533	Northbank (BID)	2456	Planning Consultants
1915	Notre Dame de France	2457	Planning Consultants
2563	Notting Hill East neighbourhood forum	2519	Planning Consultants
1081	Octavia Housing	2520	Planning Consultants
44	One Housing Group	2522	Planning Consultants
195	One Support One Housing Group	2521	Planning Consultants
1100	Open Age	2432	Planning Potential Ltd
2497	Operational Director Development Planning (CLT)	1641	Pocket Living
2082	Operational Director for Children's Services	2072	Polish Social and Cultural Centre (POSK)
2496	Operational Director for Street Management (CLT) Interim	1569	Positively UK
2086	Operational Director Premises Management (CLT)	1570	Press for Change
588	Our Lady of the Assumption & St Gregory Church	2308	Preston Bennett
589	Out and About Club	1602	Pride London
2168	Outdoor Media Centre	2506	Private sector and Energy Commissioning Manager
1668	Paddington Academy	648	Pursuing Independent Paths - PIP
592	Paddington BID	2206	Qatari Diar
1305	Paddington Development Trust (PDT)	2188	Quadrant Town Planning Ltd
1131	Paddington Residents Active Concern on Transport (PRACT)	651	Queen's Park Crèche
601	Paddington Waterways & Maida Vale Society	649	Queen's Park Bangladesh Association
1689	Paddington Waterways and Maida Vale Society	656	Queen's Park Estate Society
2350	Paddington Waterways and Maida Vale Society	657	Queen's Park Neighbourhood Forum
605	PAN Westminster	2268	Quod
162	Parents Empowerment Community Association (PECA)	662	Radha Krishna Temple
608	Parkinson's UK	1273	Real Action Ltd
612	Paul Dickinson & Associates	1254	Refuge (Head office)
		668	Reliance Trust Ltd
		1661	Residents of Carlton House Terrace
		670	Residents' Society of Mayfair and St James's
		1332	Richard Coleman City Designer
		2409	Rinsler

1740	RNLI	2190	St James's Conservation Trust
676	Road Haulage Association Ltd	1282	St James's Conservation Area Trust
1074	Rolfe Judd Planning	766	St John's Wood Pre-Preparatory School
2132	Rose Doyle	1126	St John's Wood Society
1922	Royal Air Force Club	1318	St Marylebone Society
1876	Royal Albert Hall	759	St. Andrews Club
2473	Royal Borough of Greenwich	760	St. Christina's School (RC)
2311	Ruth Bloomfield	771	St. Judes Over 50s Club
697	Salvation Army - Edward Alsop Court	776	St. Marylebone Society
701	Sanctuary Housing Association - Dean Abbot House	777	St. Mary's Hospital Estates & Facilities
2316	Sanei Hopkins Architects	782	St. Vincent's Family Project
2217	Savile Row Bespoke	2020	Stanhope Plc
2469	Savills	1628	Stewart Ross Associates (also known as Dev Plan)
2265	Savills	2490	Strategic Director for City Management (SEB)
2270	Savills	2492	Strategic Director for Housing Regeneration and Property (SEB)
2411	Savills (UK) Limited	2299	Strategic PH Advisor
2431	Savills (UK) Limited	2586	Strathmore Estates
2315	Savills (UK) Ltd	2413	Strutt and Parker
199	School's Out!	2414	Strutt and Parker
2562	Scott Brownrigg	2077	Subway Gallery
2510	Senior PH Officer (Workforce Development)	804	Sudanese Supplementary School
2584	Serle Court	810	Sustrans
710	Shaftesbury PLC	813	Tachbrook Nursery School
204	Shanfina Voluntary Organisation	809	Terrence Higgins Trust
2066	Shape Arts	355	The Advocacy Project
2554	Shaw Corporation	251	The Anglo-Egyptian Society
1693	Shire Consulting	1093	The Avenue's Youth Project
2291	Simon Tarrant	2120	The Belgravia Society
2529	Smith Jenkins Town Planning Consultants	823	The Berkeley Group
2289	Snr Practitioner, Air Quality	2255	The British Antique Dealers' Association (BADA)
2307	Soho Estates Ltd	824	The British Hospitality Association
729	Soho Family Centre	1467	The British Land Company
732	Soho Society	1098	The Cara Trust
2561	SohoCreate	826	The Central London Gurdwara
2295	Sotheby's	1082	The Chelsea Society
1127	South East Bayswater Residents Association (SEBRA)	1330	The Church Commissioners
1555	Spinal Injuries Association (SIA)	1002	The Crown Estate
1034	Sport England	261	The Egyptians' UK Association
2543	SSA Planning	2472	The Foreign and Commonwealth Office (FCO)
751	SSAFA Forces Help (Westminster Division)	317	The Garden History Society
1407	SSE Utility Solutions	1325	The Georgian Group
752	St George Central London Limited	1669	The Inland Waterways Association
754	St James Group Ltd	419	The Knightsbridge Association

2379	The Lorenz Consultancy	1588	Victoria Palace Theatre
837	The Portman Estate	1092	Voluntary Action Westminster
1327	The Portman Group	359	WAIT UK
1333	The Roman Catholic Diocese Of Westminster	184	Walsingham Planning
1048	The Royal Parks Agency	878	Wand UK
2257	The Society of London Art Dealers (SLAD)	2532	Warwick Way Residents' Association
839	The Strand, Aldwych and Trafalgar Square Association	2419	Wells Mackereth Architects
1257	The Theatres Trust	2481	West Berkshire Council - (Waste)
840	The Tree Council	896	Westbourne Neighbourhood Association
862	The Twentieth Century Society	1288	Westbourne Neighbourhood Association
1324	The Victorian Society	2566	Westbourne Neighbourhood Forum
217	The Westminster Society for people with learning difficulties (Croxley Project)	185	Westbourne Park Family Centre
2045	The Wigmore Hall Trust	897	Western Charitable Foundation
1921	Thornbury Castle	1665	Westminster Academy
845	Thorney Island Society	2570	Westminster Advice Forum (Citizens Advice Bureau)
2569	Tibbalds Planning and Urban Design Ltd	356	Westminster Advocacy Service for Senior Residents
2245	Tim Carnegie	1482	Westminster Amenity Societies Forum (WASF)
2422	TJR Planning	2071	Westminster Arts
1636	tp bennett LLP	652	Westminster Bangladeshi Association
1008	Transport for London (TfL) - specific contacts	905	Westminster Boating Base
860	Travis Perkins	466	Westminster Islamic Community Centre
861	Trehearne Architects	238	Westminster Learning Disability Partnership
2541	Tri Borough Executive Director of Adult Social Care	2429	Westminster Living Streets
2500	Tri-borough Director of Libraries and Archives	2430	Westminster Living Streets
2491	Tri-Borough Executive Director for Children's Services	556	Westminster Muslim and Bangladeshi Association (WMBA)
1064	Tri-borough Head of Asset Strategy (Children's Services)	1255	Westminster Property Association (WPA)
1594	Turley	1250	Westminster Refugee Consortium
2362	Turley	1321	Westminster Senior Citizens Forum
2312	Turley Associates	1252	Westminster Senior Citizens Forum
2320	Turnberry Consulting	841	Westminster Society
400	Turning Point	505	WhiteKat Collective Trust
2576	UK Screen Association	2528	Wildstone Planning
401	Umoja Pamoja	507	Yaa Asantewaa Arts Centre
1513	University of Westminster	514	YMCA Central London
2537	URS (Acoustic consultants)	940	Young England Kindergarten
1715	Valentine Montagnani	944	Zoroastrian Trust Funds Of Europe (Inc)
1225	Verizon		
1293	Victoria Business Improvement District (BID)		
1750	Victoria Interchange Group		

Appendix 5: Regulation 18 responses

- 1 Natural England
- 2 Highways Agency
- 3 Office for Rail Regulation
- 4 Marine Management Organisation
- 5 British Land
- 6 Royal Borough of Kensington and Chelsea
- 7 BBC
- 8 Criterion Capital
- 9 Historic England
- 10 Heart of London Business Alliance
- 11 Covent Garden Area Trust

Appendix 6: Booklet consultation letter



From: Councillor Robert Davis DL

Deputy Leader of Westminster City Council
and Cabinet Member for the Built Environment

Westminster City Hall, Victoria Street, London SW1E 6QP
020 7641 8574

10th October 2013

Dear Sir/ Madam,

Consultation on Westminster's City Plan Revision

Westminster City Council is currently out to consultation on the following planning document:

[Booklet No.3 - Basements](#)

What are the booklets?

New planning policies for many of these issues are being developed as part of Westminster's City Plan. We previously consulted on draft policies as part of the work on the City Management Plan published in November 2011. These booklets set out our most recent thinking on the issues, opportunities and challenges for Westminster across these topic areas. They also suggest what we consider to be the most appropriate policy response, with explanations and reasons. This is an informal consultation stage.

The booklet can be downloaded from westminster.gov.uk/planning-policy and links are provided for each topic area as they become available. The documents can also be inspected on request at City Hall, 64 Victoria Street (full address below) or at any of Westminster's libraries. To request a hard copy of the document, please use the contact details below.

How do I comment?

You can respond to the consultation on this policy booklet by email or letter. If possible, we would be grateful for an electronic copy of your comments. All comments should be received by the **29th November 2013**. Please note that all representations received will be published on the Westminster website.

Contact details for booklets/queries/consultation responses are as follows:

Email: planningpolicy@westminster.gov.uk

Address: City Planning Delivery Unit
Westminster City Council
11th Floor East, Westminster City Hall
64 Victoria Street
London, SW1E 6QP

Telephone: 020 7641 2503

What happens next?

After this phase of informal consultation, a draft revision to the adopted [Westminster's City Plan: Strategic Policies](#) will be prepared, to create a single local plan for Westminster. The viability of the policies taken together will then be assessed and that assessment will be published. We will then formally consult on the new plan for at least 6 weeks before submitting it to the Secretary of State to be examined by an independent inspector. After this, if there are no outstanding issues, it can be adopted. Once adopted, this will replace the existing policies in the Unitary Development Plan and be used to determine planning applications and guide development across the city.

The draft policies will not be used for determining planning applications until the draft City Plan has been formally consulted on (the next stage) at the earliest.

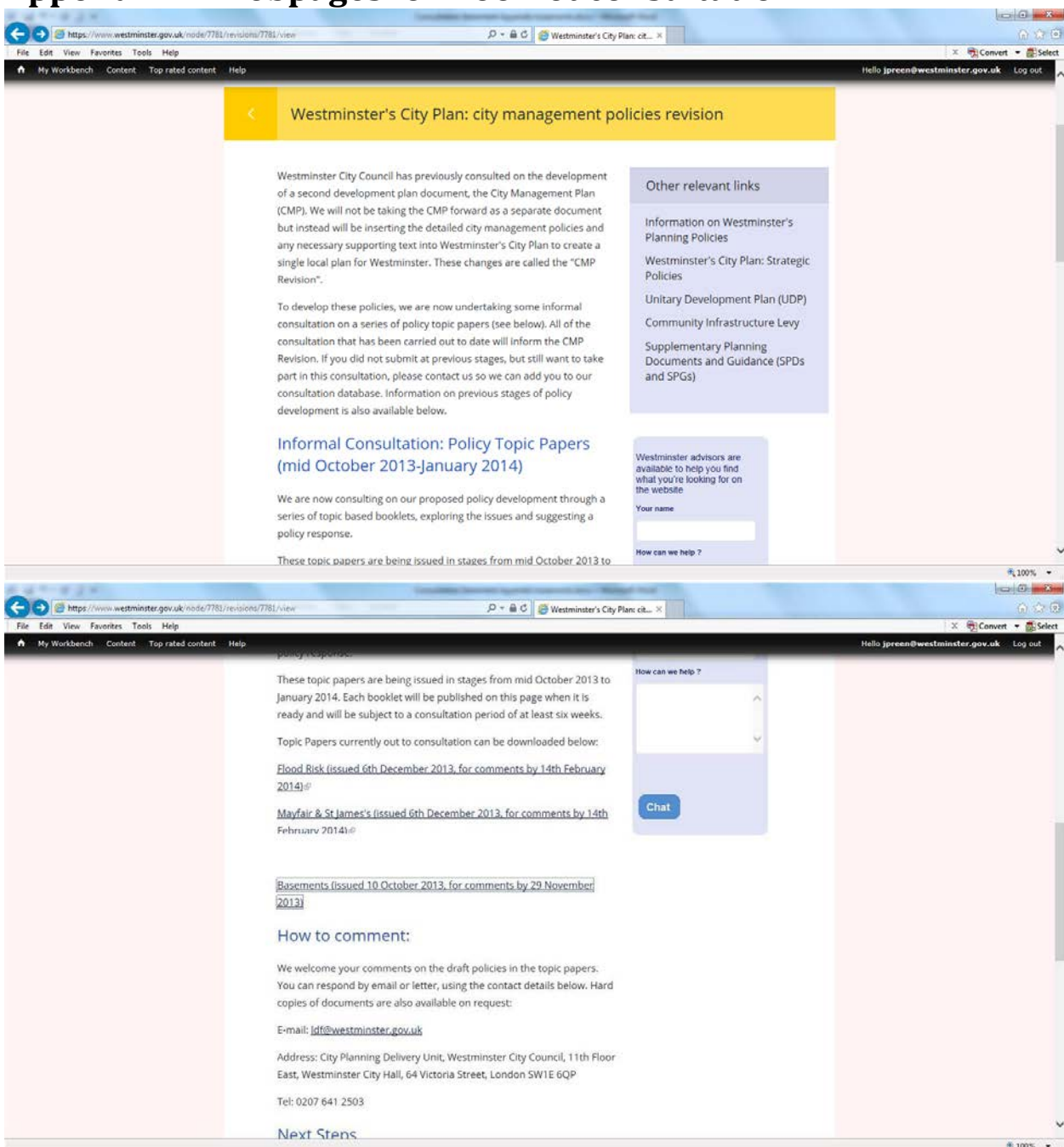
If you have any queries arising from this letter, please contact planning policy officers on the above number.

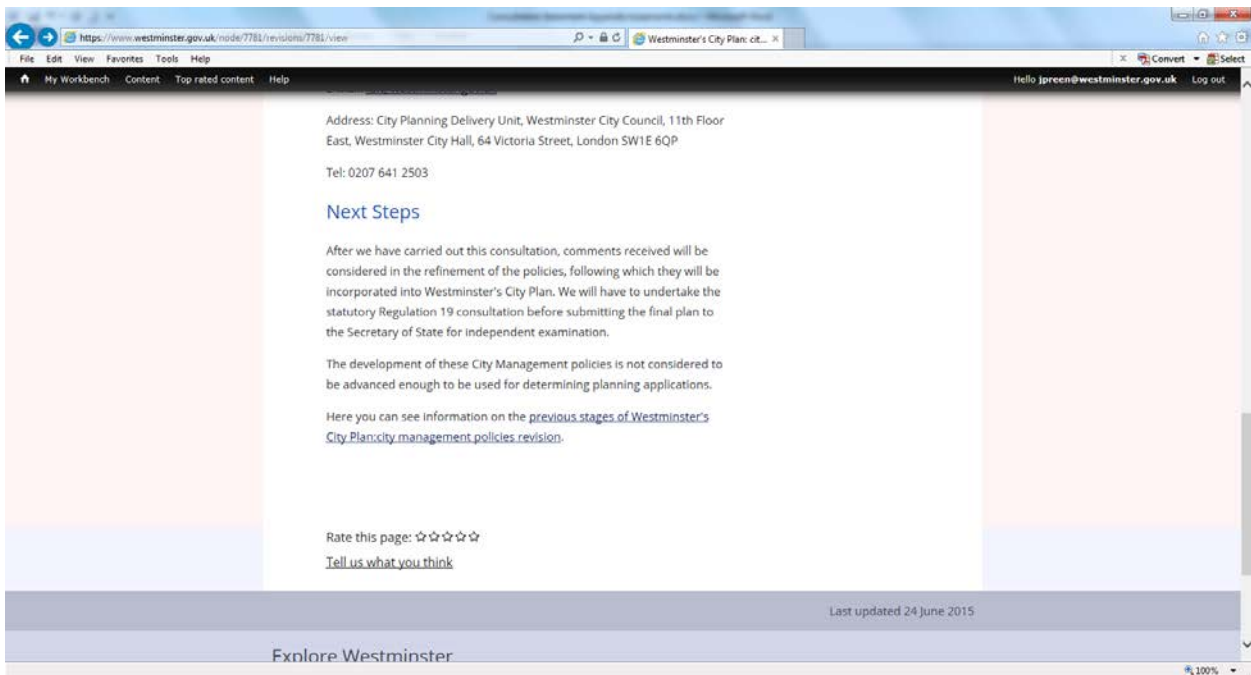
Yours faithfully



Councillor Robert Davis DL
Deputy Leader of Westminster City Council
Cabinet Member for Built Environment

Appendix 7: Webpages for Booklet consultation





Appendix 8: Booklet consultation respondees

1. Hugh Cortazzi
2. Paul and Jeanne Strang
3. Mr A. Gamage
4. William Brookfield
5. George Fryd
6. Liz friend
7. Cllr Gwyneth Hampson
8. Mr Chris Sheppherd
9. Alistair Mellon
10. Canals and Rivers Trust
11. David Bennett
12. Ian Stewart
13. Jeffry Ng
14. Jeremy Leigh Pemberton
15. Katharine Lubar
16. Kris Musikant
17. Michael Hadi Associates - Mike Hales (Director)
18. Resident
19. Stephen Waterhouse
20. Rosa & Robert Morris
21. Morris Zelkha
22. Khaled El Bishlawi
23. Dr Judith Harvey
24. Joe Haim
25. Jeremy C Bishop
26. Thames Water
27. Carol Gould
28. A Jones
29. Angela Hodgkinson
30. Anthony Lorenz
31. Anthony Williams
32. Barbara Brown
33. Basement Force
34. Card Geotechnics Ltd
35. Caroline Burke
36. CllrRoberts
37. Cranbrook basements
38. Environment Agency
39. Esther Tan
40. Grosvenor
41. Jaqueline Ashmore
42. Jean Jaffa
43. Jeremy Bishop
44. K Pilton

45. Karen Buck
46. Karolina Gantchar
47. Katharine hoskyns
48. Knightsbridge Association
49. Kris Musikant2
50. Laurence Parmenter
51. Mrs Marcelle Billingham
52. Mark and Harriot Tennant
53. Marylebone Association
54. Mike Dunn
55. Natural England
56. Patrick Copeland & JoAnn Brislan
57. Roger Walters
58. Mayfair Residents Group (Ron Whelan)
59. St Marylebone Society
60. Virginia Ashton
61. Mrs Ann Frith
62. Chris Sheppard
63. Savills, Sarah Round
64. Knight Build Ltd
65. Anne Boradhurst
66. W M van Der Lee
67. Andre Pauwells
68. John Lyons Charity
69. James HEWITT
70. GLAAS
71. Marie Burrows
72. Nick Perren
73. Jill Salmon,
74. Ms P Varrakalion,
76. Talya Davies
77. Motcomb Estates
78. Martin Pollecoff
79. GM Torok
80. St John's Wood Square
81. Caudwell Properties Ltd.
82. Michael Jones, Portman Estate
83. Mary Dejevsky,
84. Melville & Tamara Haggard
85. Mark Field MP



City of Westminster

Westminster City Hall, 64 Victoria Street, London SW1E 6QP
Planning policy helpline: 020 7641 2503
www.westminster.gov.uk/revision-westminsters-city-plan