

# Consultation Statement

## Publication Draft (Regulation 19) Mixed Use 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 Mixed Use Revision to Westminster’s City Plan, referred to as the “Mixed Use 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 Mixed Use 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	Summer 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	Dec 2014-Feb 2015
8. Regulation 18 CMP Revision to Westminster’s City Plan	May 2015

1.7 The loss of offices emerged as an issue from the 2010/11 monitoring period, and data over the following 4 years suggests this is a longer term trend. Therefore amendments were not made during the Core Strategy or NPPF Revision stages (previous stages of the Westminster’s City Plan: Strategic Policies) to ensure that policy changes were being made to a longer term trend rather than short-term market anomaly. However, consultees raised concerns about the mixed use policy and loss of offices at both the Core Strategy (public examination July 2010) and the NPPF Revision (public examination May 2013) stages. At that stage the loss of offices was predominantly

identified through pipeline rather than completions, and there were extenuating circumstances (development associated with the 2012 Games and celebrations and introduction of the Mayoral Community Infrastructure Levy for Crossrail) which meant that policy changes would not have been appropriate at that stage. Policy changes were first proposed by the City Council in the consultation booklet published in December 2014.

## **2.0 Formal Notification under Regulation 18 of The Regulations and Other Informal Consultation**

2.1 Formal notification of the Mixed Use Revision to Westminster's City Plan was carried out between 19<sup>th</sup> March to 1<sup>st</sup> May 2015, for a period of just over six weeks (Stage 8 in paragraph 1.6 above). 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 including local/regional authorities contacted were:

- |   |   |
|---|---|
| 1. Association of Electricity Producers | 13. London Borough of Wandsworth            |
| 2. Cavendish Communications             | 14. Marine Management Organisation          |
| 3. City of London                       | 15. Mayor of London and Assembly (GLA)      |
| 4. Clinical Commissioning Groups        | 16. National Grid DPM Consultants           |
| 5. Crossrail                            | 17. Natural England                         |
| 6. Historic England (English Heritage)  | 18. NHS Property Services                   |
| 7. Environment Agency (London Office)   | 19. Office of Rail Regulation               |
| 8. Highways Agency                      | 20. Royal Borough of Kensington and Chelsea |
| 9. Homes and Communities Agency         | 21. Thames Water Utilities Ltd              |
| 10. London Borough of Brent             | 22. The Coal Authority                      |
| 11. London Borough of Camden            | 23. Town Planning Network Rail              |
| 12. London Borough of Southwark         | 24. 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 Mixed Use 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 (attached as Appendix 5), however only one of these responses had relevance for the Mixed Use Revision: British Land who reiterated comments made in relation to the mixed use booklet.

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). Thirty-seven submissions were received, including a petition signed by 137 individuals (Save Soho campaign) in response to the booklet. Twenty-three of these were from the development industry, 4 from community organisations and 7 from statutory organisations and one from a single individual. Save Soho is a *“coalition of performers, residents and politicians who came together out of concern for the future of Soho’s historic role as a national platform for the performing arts”*.

2.6 There has also been significant joint working around national amendments to permitted development rights, and lobbying to ensure the appropriate powers remain in place to stem office losses. This includes liaison with the Business Improvement Districts, Westminster Property Association and SohoCreate and the Save Soho Campaign. Relevant documents are included in Appendix 9.

The following is a summary of the main issues raised at Regulation 18 stage and in response to the informal consultation booklet and details how the council took the main issues into account

### 3.0 Key Issues Summary

- 1. Support with qualification - S1 incentivising offices, but remove requirement for 30%-50%<sup>1</sup>; increase the area threshold to 500sqm<sup>2</sup> or 1,000sqm<sup>3</sup>; remove restriction on Opportunity Areas<sup>4</sup>; or allow provision of the housing or affordable housing out of the CAZ<sup>5</sup>, allow office to residential conversions through stand-alone residential schemes<sup>6</sup>**

All of the requirements referred to above have been included to support Westminster’s long-standing mix of uses at a fine grain and local level. The Publication Draft policy framework introduces considerable flexibility in how a mix of uses is maintained, but nonetheless the requirements included are considered the minimum necessary to ensure Westminster continues to retain its mixed use character in the future - character which is so beneficial in terms of attraction liveability and investment.

- 2. Objection - S1C (Policy S1D in the Publication Draft) requirement for office to residential to provide equivalent commercial<sup>7</sup> and Support with Qualification - threshold too high to protect small office stock<sup>8</sup>; the means of provision should be a matter for negotiation<sup>9</sup> [see also support]**

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<sup>1</sup> Shaw, Grosvenor

<sup>2</sup> Shaw

<sup>3</sup> WPA

<sup>4</sup> British Land

<sup>5</sup> British Land

<sup>6</sup> Victoria Gardens Development

<sup>7</sup> WPA, Grosvenor

<sup>8</sup> GLA

<sup>9</sup> Covent Garden Area Trust

There is adequate flexibility in the Publication Draft policy to ensure this policy is deliverable and to support mixed use in the CAZ. In order to maintain the internationally important balance of uses in CAZ it is just as important that residential development supports appropriate commercial floorspace.

This element of the policy only applies where the principle of the office loss is accepted in the first instance following an assessment under Policy S20. That policy can take into account the particular contribution the office makes in terms of small office stock, and is also supported by the adopted text relating to a range of business floorspace. This adopted text will be reviewed as part of the wider plan review in relation to the detailed policy for small offices.

For smaller-scale developments this provision is a matter for negotiation. However, as with Policy S1B and S1C above, for larger developments it is appropriate to be more specific as to what the expectations will be i.e. an equivalent amount.

### **3. Comment/Concern - The Civic Enterprise Fund will not deliver actual offices<sup>10</sup>**

The fund delivers a range of workspaces including spaces suitable for office-based workers such as Westminster Hub.

### **4. Support - Exclusion of originally residential buildings from protection of offices<sup>11</sup> [see also support]**

This support has been included as a key issue as the policy has been changed to remove the exclusion of originally residential buildings.

These buildings make an important and significant contribution to Westminster's office stock. In the longer term, once delivery of commercial, and more particularly office floorspace has recovered against the targets in Policies S18 and S20, the fact that a building was originally built for residential use will be one element in the consideration of whether to allow its conversion/redevelopment as residential insofar as this compromises its on-going use as an office. However, until this rebalancing of the uses in the Central Activities Zone (CAZ) has happened, original residential use is not in itself justification of the loss of office floorspace.

### **5. Objection - Offices should not be protected<sup>12</sup> including S20 changes<sup>13</sup>**

Given the scale of loss of offices to date, incentivising office provision is insufficient in itself to ensure adequate office floorspace going forward. It is noted that this is a flexible policy. As such, greater flexibility for office losses will be applied once office delivery has recovered and delivery against commercial and office jobs targets are better met. Westminster needs a policy that operates effectively over a range of market conditions. This includes protecting office floorspace when market conditions are failing to secure enough office floorspace to meet objectively assessed

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<sup>10</sup> Shaw

<sup>11</sup> Shaftsbury, Grosvenor

<sup>12</sup> Shaftsbury, Victoria Gardens Development, Taylor Wimpy

<sup>13</sup> British Grolux Investments Ltd, Taylor Wimpy

needs, to ensure the on-going performance of Westminster as a place to locate, invest and do business.

**6. Comment/Concern - “Quality, density of use and need to which the office accommodation can serve” should be criteria for S20 to encourage consolidation rather than loss<sup>14</sup>**

All of these matters can be taken into account as part of an overall assessment of the relative benefit of the office floorspace and do not need to be listed separately.

**7. Objection - Requirement for office to residential conversions in small buildings to provide a mix of housing - suggest a threshold of 10 units or 1,000sqm<sup>15</sup>**

The assessment of an appropriate mix of housing under Policy S20 will be made on a site-by-site basis and in the context of the other two considerations relating to targets and the contribution of the office floorspace. As such, it is not a specific criterion and can accommodate the site-specific context such as it being a small site. The mix of housing offered, even on a smaller site below the suggested thresholds, still needs to be weighed up against the other criteria in the new policy and therefore a threshold would be inappropriate.

Given the scale of loss of offices to date, incentivising office provision is insufficient in itself to ensure adequate office floorspace going forward. It is noted that this is a flexible policy. As such, offices will no longer be protected once office delivery has recovered and delivery against commercial and office jobs targets are better met.

**8. Objection - S1 fails to take account of diversity of CAZ<sup>16</sup>**

It is considered that as a partial revision to City Plan the policy framework does take sufficient account of the diversity of CAZ. Changes have been made so Policy S1 only applies to the more commercial parts of CAZ. Policy S20 enables site-specific considerations to be taken into account and this includes the suitability of the site for office floorspace *vis-à-vis* residential floorspace. The wider review of the City Plan will pick up other business sectors including Special Policy Areas and further consideration of other sectors such as Creative Industries and Small and Medium-sized Enterprises as part of the main plan review.

**9. Comment/Concern - There is a need to avoid cliff-edges in threshold application<sup>17</sup>**

As there are three bands to which the requirements apply (<30%, 30%-50% and >50%) there is some subtlety as to how the requirement apply. However, there does need to be some certainty of which criteria apply to which applications.

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<sup>14</sup> Shaw

<sup>15</sup> Shaftsbury

<sup>16</sup> Covent Garden Area Trust

<sup>17</sup> WPA

**10. Objection - The quality of off-site housing/swaps should be required to be equivalent, not higher and greater amount<sup>18</sup>**

A crucial justification for allowing the required floorspace to be provided off-site elsewhere in CAZ is because this flexibility can provide greater benefits. For this reason it is important that the quality of housing is better than could otherwise be achieved – otherwise it should be provided on-site or in the vicinity.

**11. Support swaps and credits providing benefits e.g. affordable housing, stay in local area<sup>19</sup>**

The appropriate balance is considered to be achieved by allowing flexibility but restricting the provision to across CAZ, or within Victoria or Paddington Opportunity Area. This is unlikely to be as locally constrained as sought by this comment but will support development delivery *and* mixed use. Affordable housing in itself is addressed separately through Policy S16 which is not subject to this revision.

**12. Comment/Concern - Swaps will only work for large landholders<sup>20</sup>**

The registration of credits will be a matter of public record and therefore this may be a better mechanism for smaller landholders or those developing single sites. As flexibility has been maximised to allow trading of credits, smaller developers can approach those holding credits to negotiate their use as appropriate.

**13. Objection - Identified housing sites should be able to be registered as a credit<sup>21</sup>**

It is important that the credits mechanism delivers additionality. Changes have been made to enable sites identified on the 5-15 year rolling housing land supply to be registered as credits. However, if a site is identified in Appendix 1 of Westminster's City Plan it should not be available as a credit as the housing was identified for delivery anyway so there is no additionality to credit to another site.

**14. Comment/Concern - Need to ensure new housing target can be met<sup>22</sup>**

The new housing target is very important. However, given the international importance of Westminster's commercial core, within Core CAZ, the Named Streets and the Opportunity Areas, this is not always the main priority as set out in the revision. Equally, targets for meeting business needs must be met.

**15. Comment/Concern - Large residential schemes, including those from loss of offices, deliver much-needed affordable housing<sup>23</sup>**

Our own monitoring suggests that relatively little affordable housing has been delivered from developments involving the loss of offices as set out on page 8 of the mixed use policy booklet. It is noted that payments in lieu of the current Policy S1 Mixed Use requirements are a significant

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<sup>18</sup> WPA

<sup>19</sup> Covent Garden Area Trust

<sup>20</sup> Victoria Gardens Development

<sup>21</sup> WPA

<sup>22</sup> GLA, Victoria Gardens Development, Taylor Wimpy

<sup>23</sup> Victoria Gardens Development



generator of funding to the Affordable Housing Fund. However, with the justification for securing housing from commercial development greatly reduced by the significant increase in residential floorspace in these commercial areas, it would be inappropriate to continue this policy approach.

**16. Comment/Concern - Loss of small, affordable offices<sup>24</sup>, in areas such as Soho/Covent Garden, relax housing protection to bring forward small offices<sup>25</sup>, and with particular regard for the importance of the £14bn creative industries agglomeration in Soho<sup>26</sup>**

This will be looked at as part of the wider City Plan review. Loss of residential is contrary to the London Plan. We already have an established precedent for small-scale reductions in homes in the North West Economic Development Area, but would need to give further consideration as to what circumstances might be appropriate for loss of housing in this context. The City Council is also very aware of the importance of this sector and is working with the sector to intervene where there are market failures but also recognising the importance of allowing places to grow and evolve, and the need to avoid unintended consequences.

**17. Comment/Concern - There should be flexibility<sup>27</sup>**

It is considered that the Publication Draft policy framework provides considerable flexibility, with a focus on outcomes rather than rigid rules and requirements. It is also noted that the Presumption in Favour of Sustainable Development enables the right decision to be made on a case-by-case basis.

**18. Comment/Concern - The poor delivery of offices is not proven as it coincides with the global recession<sup>28</sup>**

It is considered that the sustained and substantial losses of offices seen over the last 4 years is sufficient to warrant a policy change. In saying that, there is some indication that the trend of office losses to residential has slowed recently, and rising rents are making office development more attractive again. The proposed policy framework is designed to operate over a range of market conditions and therefore even if there is a reversion to favouring office floorspace in favour of residential, the approach enables sound decision-making. Therefore regardless of market conditions going forward and whether or not recent trends arise out of the global recession and/or are sustained in the medium- to long-term, the policy approach will operate effectively.

## **Resolved**

1. Objection - S1 does not clarify that the affordable housing should be on site<sup>29</sup> - The issue of affordable housing is addressed through Policy S16. This is about the principle of housing or not rather than the type of housing.

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<sup>24</sup> Covent Garden Area Trust

<sup>25</sup> Shaftsbury

<sup>26</sup> SohoCreate

<sup>27</sup> Grosvenor, Tate

<sup>28</sup> Victoria Gardens Development

2. Objection - The requirement for equivalent mixed use should be on the net additional floorspace<sup>30</sup> - clarification made.
3. Objection - The mixed use requirement should apply to office floorspace, not all commercial floorspace<sup>31</sup> - change made.
4. Objection - There is a conflict between S1C and S20<sup>32</sup> - Agreed. The policies as set out in the booklet were options and as noted in the booklet could not operate together. This has been resolved in the policy framework going forward.
5. Support S20 but could prejudice small office stock provision<sup>33</sup> - This relates to the exemption of buildings originally built as residential, which has been removed as a criterion.
6. Objection - S20 insufficiently clear as to what is acceptable<sup>34</sup> - greater clarification has been provided including the targets. However, this remains a flexible policy which takes into account a range of matters including floorspace delivery, the site specific context and the detailed proposal.
7. Objection - Sites with extant permission should be able to be registered as a credit<sup>35</sup> - changes made.
8. Objection - The policy cascade should be to CAZ, not just Core CAZ and the Named Streets<sup>36</sup> - changes made to enable to requirements of Policy S1 to be met anywhere in CAZ.
9. Objection - A site should still be able to be registered as a credit regardless of whether it has permission<sup>37</sup> - changes made.
10. Objection - Swaps and credits should apply across CAZ<sup>38</sup> - Changes made that enables this, with the exception of Paddington and Victoria Opportunity Areas. Within these areas it is appropriate that the mix be retained within the area
11. Comment/Concern - Type of housing doesn't meet local needs<sup>39</sup> - this is one of the criteria for assessment as to the principle of office loss in favour of residential as set out in Policy S20.
12. Comment/Concern - Solutions should be sought to enable growth within the historic environment<sup>40</sup> - agreed.

## Support

1. Need to balance offices and residential<sup>41</sup>
2. Greater weight for commercial in relation to housing for CAZ<sup>42</sup> including targets for both<sup>43</sup>

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<sup>29</sup> Covent Garden Area Trust

<sup>30</sup> WPA

<sup>31</sup> WPA

<sup>32</sup> British Grolux Investments Ltd

<sup>33</sup> GLA

<sup>34</sup> Victoria Gardens Development, British Grolux Investments Ltd

<sup>35</sup> Howard de Walden

<sup>36</sup> WPA

<sup>37</sup> WPA

<sup>38</sup> WPA

<sup>39</sup> Covent Garden Area Trust, SohoCreate

<sup>40</sup> GLA

<sup>41</sup> Covent Garden Area Trust, GLA, Shaftsbury, Howard de Walden

3. S1 element incentivising offices<sup>44</sup>
4. Percentage threshold in S1<sup>45</sup>
5. Sqm minimum thresholds<sup>46</sup>
6. Cascade approach to S1 A and B with the caveat regarding site specific circumstances<sup>47</sup>
7. Removing requirement for residential from non-office commercial<sup>48</sup>
8. S1C requiring commercial floorspace from office to residential development<sup>49</sup>
9. Objection - Buildings originally built for residential should not be exempted<sup>50</sup> [see also Objection above] - this is included as the proposed policy has been changed to remove the exemption for originally residential buildings
10. Swaps<sup>51</sup>
11. Credits<sup>52</sup>
12. Residential credit must have on-site mixed use<sup>53</sup>
13. Comprehensive approach to CAZ and its strategic functions, clusters, WESRPA, ENTE, cultural offer and relationship with additional policy weight relative to residential, whilst respecting residential neighbourhoods<sup>54</sup>
14. WCC objection to extension of PD rights<sup>55</sup>

#### **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 mixed use and the loss of offices 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 Mixed Use Revision. These relationships also continue to inform plan development across the wider City Plan review.

#### **Environment Agency**

- Close working relationship but not directly relevant to the Mixed Use Revision.

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<sup>42</sup> GLA, Howard de Walden, British Land

<sup>43</sup> British Land

<sup>44</sup> GLA, WPA, Shaftsbury, Howard de Walden, Victoria Gardens Development, British Grolux Investments Ltd

<sup>45</sup> WPA, Shaftsbury, British Grolux Investments Ltd

<sup>46</sup> British Grolux Investments Ltd

<sup>47</sup> British Grolux Investments Ltd

<sup>48</sup> WPA, Shaftsbury, Shaw, Grosvenor

<sup>49</sup> British Grolux Investments Ltd

<sup>50</sup> WPA, Howard de Walden

<sup>51</sup> Shaftsbury

<sup>52</sup> WPA

<sup>53</sup> Pimlico Grid Residents Association

<sup>54</sup> GLA

<sup>55</sup> Covent Garden Area Trust

### **English Heritage**

- 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 City Council officers and English Heritage. Council officers and English Heritage attend quarterly liaison meetings to discuss issues around major heritage assets including Ministry of Defence Estate and Royal Courts of Justice.
- On-going liaison and informal meetings on emerging policy as necessary.
- Joint working and consultation on conservation area audits, which in some cases the use and mixed use are part of the character of the area.
- Greater London Historic Environment Records maintained by English Heritage, with input from Westminster.
- Paddington and Victoria Station Masterplans.
- Various public realm schemes as required e.g. Leicester Square

### **Natural England**

- Close working relationship but not directly relevant to the Mixed Use Revision.

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

Information: GLA Intelligence Unit forms part of the evidence base e.g. office loss datasets, ward level housing projections, economic papers, state of the environment reports, London Economics and bespoke evidence including the current Ramidus research relating to offices. Provide NLUD/Brownfield review data return, London Development Database (recording rolling land supply and therefore capacity across London), Strategic Housing Land Availability Assessment

Joint working on development of the Mayor's emerging Central Activities Zone SPG, specific and on-going discussions about office losses, including permitted development rights, and broader discussions about economic sustainability and various business sectors and clusters. Joint working regarding the future policy approach to mixed use, including office losses and gains in housing in London's core, to inform both the Mixed Use Revision and review of the London Plan. Joint lobbying of national government on office losses. Joint working to agree housing targets, published in the London Plan.

Joint working through the West End Partnership, as well as the strong relationship with businesses including Business Improvement Districts through their bi-annual meetings, and regular networking events such as the London Real Estate Forum.

### **Primary Care Trust**

- Close working relationship but not directly relevant to the Mixed Use Revision.

## Network Rail

- Masterplans and schemes for all four termini and routes including the two specific Station Review Groups for Victoria and Paddington stations

## Cross Borough Partnerships

West End Partnership<sup>56</sup>: place-specific public/private partnership, bringing together key stakeholders from across the West End.

Central London Forward<sup>57</sup> (CLF): 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<sup>58</sup> (CRP): economic development, regeneration and sustainability projects e.g. EU electric vehicle programme (Evue) completed and major freight consolidation programme underway.

HCA Investment Region<sup>59</sup>: sub-regional working arrangements covering housing strategy, investment, private sector housing and housing allocation, with regular meetings every 6 weeks.

## City of London

- Relevant cross-borough partnerships: CLF, CRP, SHLAA
- Regular meetings held with economic development counterparts
- Regularly liaise with over mixed use and office-related issues
- Regular liaison with policy counterparts, particularly cross-borough issues more generally
- Liaison for Mayor of London's emerging Central Activities Zone SPG and broader London picture around office losses and permitted development rights

## London Borough of Camden

- Relevant cross-borough partnerships: CLF, CRP, SHMA, SHLAA, West End Partnership, HCA Investment Region
- Regular liaison with policy counterparts, particularly cross-borough issues

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<sup>56</sup> Board made up of London Boroughs of Camden and Westminster, Mayor of London, Transport for London, Metropolitan Police, London First, Baker Street Quarter, Heart of London, New West End Company and Northbank BIDs, Federation of Small Businesses, London Chamber of Commerce, West End Community Network and Westminster Property Association

<sup>57</sup> London Boroughs of Camden, Islington, Kensington & Chelsea, Lambeth, Southwark, Westminster and the City of London

<sup>58</sup> 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

<sup>59</sup> GLA Homes and Communities Agency, London Boroughs of Camden, Haringay, Enfield, Barnet, Islington and City of Westminster.

- Close alignment on strategy e.g. east end of Oxford Street / St Giles including shared public realm projects, BIDs etc
- Shared experience and liaison on office losses, including permitted development rights
- Liaison for Mayor of London's emerging Central Activities Zone SPG
- Close working relationship on neighbourhood planning

### **London Borough of Brent**

- Not relevant to Mixed Use revision other than the broader London picture regarding office losses through ALBPO.

### **Royal Borough of Kensington & Chelsea**

- In tri-borough arrangements, e.g. shared services e.g. libraries, sport and leisure provision, tri-borough Planning and Health Workshop which in turn informs thinking on plan development, tri-borough infrastructure planning meeting.
- Relevant cross-borough partnerships: CLF, CRP, SHLAA
- Meetings held with economic development counterparts
- Shared experience and liaison on office on residential permitted development rights
- Liaison for Mayor of London's emerging Central Activities Zone SPG
- Close working relationship on neighbourhood planning
- Joint public realm projects e.g. Exhibition Road

### **London Borough of Wandsworth**

- Relevant cross-borough partnerships: SHLAA
- Discussions on economic development held when necessary
- Regular officer level meetings including discussions regarding loss of offices and permitted development rights
- Liaison for Vauxhall Nine Elms Opportunity Area
- Liaison for Mayor of London's emerging Central Activities Zone SPG

### **London Borough of Lambeth**

- Relevant cross-borough partnerships: CLF, CRP, SHLAA
- Liaison for Mayor of London's emerging Central Activities Zone SPG and broader London picture around office losses and permitted development rights
- Liaison for Vauxhall Nine Elms Opportunity Area

### **London Borough of Southwark**

- Cross-borough partnerships: CRP, CLF, SHLAA, GiGL, CLS RTP
- Discussions on economic development held when necessary

- Liaison for Mayor of London's emerging Central Activities Zone SPG and broader London picture around office losses and permitted development rights
- Liaison for Mayor of London's emerging Central Activities Zone SPG and broader London picture around office losses and permitted development rights





## 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

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Fax: 020 7641 3050

Email: [planningpolicy@westminster.gov.uk](mailto:planningpolicy@westminster.gov.uk)

**19<sup>th</sup> 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](http://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.

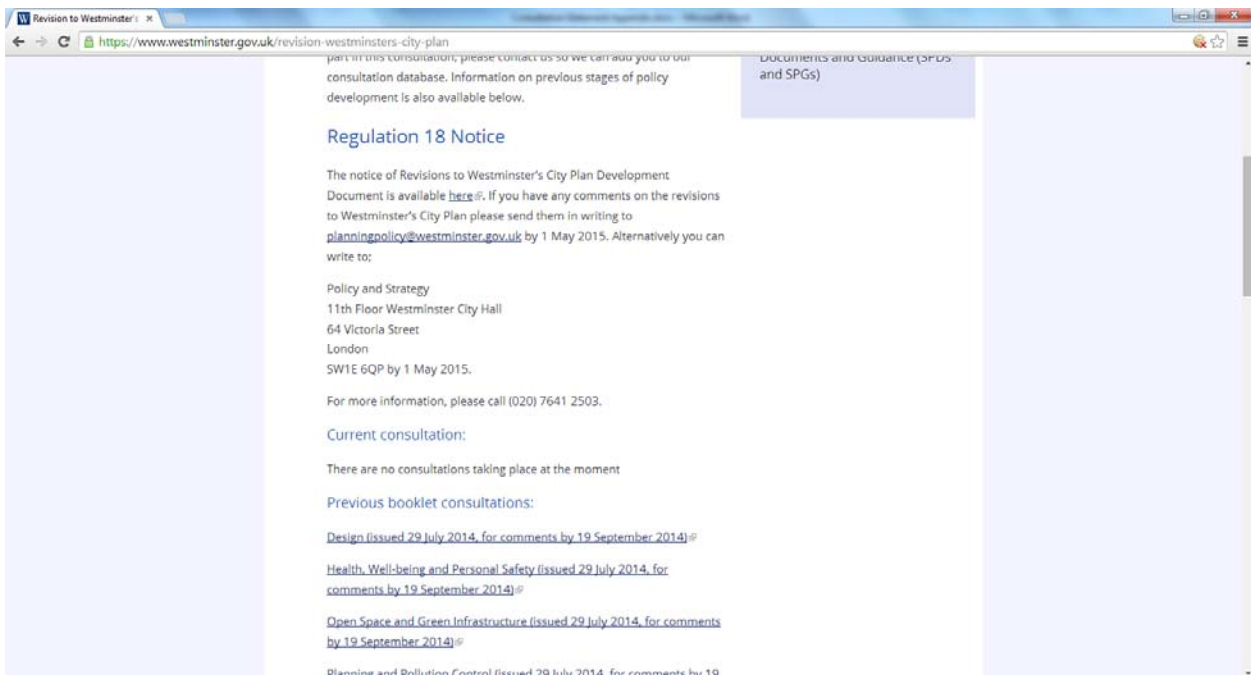
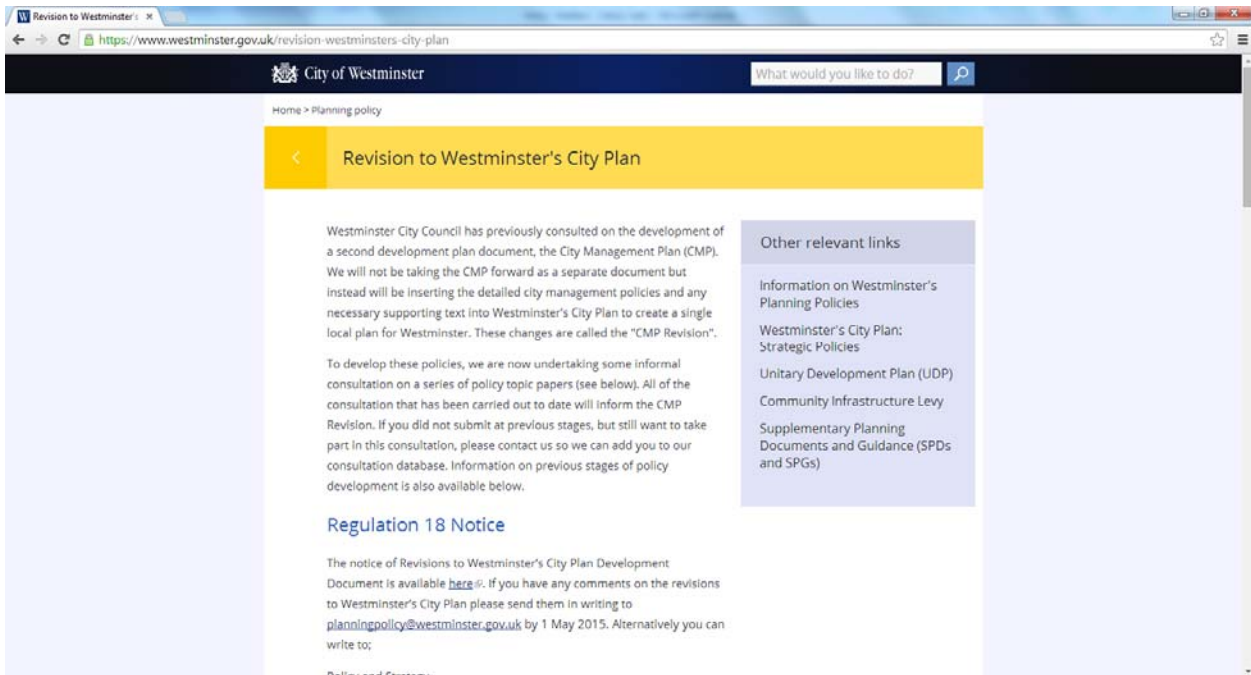
**Waste Revision** - To be developed alongside, and build upon, revisions to Westminster's Municipal Waste Management Strategy, and connect contractual obligations with waste planning and capacity provision within Westminster. The Waste Revision will secure any new waste sites that have been identified, 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 **1<sup>st</sup> 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](http://www.westminster.gov.uk/revision-westminsters-city-plan) .



**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 Wipperman 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

15<sup>th</sup> December 2014

Dear Sir/ Madam,

### Consultation on Westminster's City Plan Revision

Westminster City Council is currently consulting on two consultation planning documents:

[Booklet 16 Spatial Policy and Implementation](#)

[Booklet 18 Mixed Use and Office to Residential Conversion](#)

We are inviting you to comment on these consultation booklets.

### 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 booklets can be downloaded from [westminster.gov.uk/planning-policy](http://westminster.gov.uk/planning-policy) and links are provided for each topic area above. 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 these policy booklets by email or letter. If possible, we would be grateful for an electronic copy of your comments. All comments should be received by **Friday 27<sup>th</sup> February 2015**. 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](mailto: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.

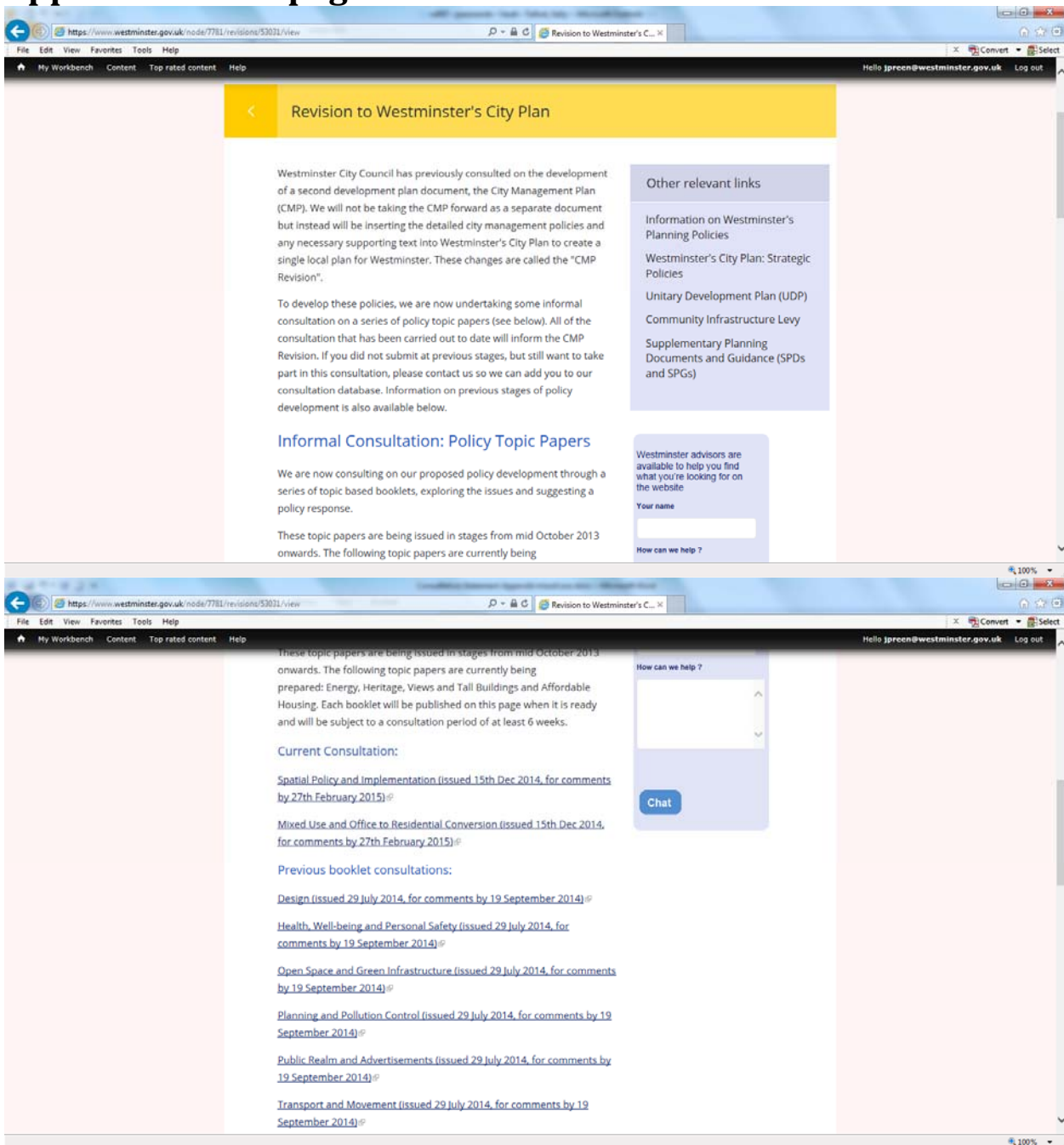
If you have any queries arising from this letter, please contact planning policy officers on the above number.

Yours faithfully



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

# Appendix 7: Webpages for Booklet consultation





https://www.westminster.gov.uk/node/7781/revision/53031/view

Revision to Westminster's C... x

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[Housing Need, Delivery and Quality \(issued 12 March for comments by 23 April 2014\)](#) #

[Social and Community Uses \(issued 12 March for comments by 23 April 2014\)](#) #

[Westminster's Economy \(issued 12 March for comments by 23 April 2014\)](#) #

[Flood Risk \(issued 6th December 2013, for comments by 14 February 2014\)](#) #

[Mayfair & St James's \(issued 6th December 2013, for comments by 14 February 2014\)](#) #

[Basements \(issued 10 October 2013, for comments by 29 November 2013\)](#) #

### How to comment:

We welcome your comments on the draft policies in the topic papers. You can respond by email or letter, using the contact details below. Hard copies of documents are also available on request:

[Online form](#)

Email: [planningpolicy@westminster.gov.uk](mailto:planningpolicy@westminster.gov.uk)

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

https://www.westminster.gov.uk/node/7781/revision/53031/view

Revision to Westminster's C... x

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We welcome your comments on the draft policies in the topic papers. You can respond by email or letter, using the contact details below. Hard copies of documents are also available on request:

[Online form](#)

Email: [planningpolicy@westminster.gov.uk](mailto:planningpolicy@westminster.gov.uk)

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

### Next Steps

After we have carried out this consultation, comments received will be considered in the refinement of the policies, following which they will be incorporated into Westminster's City Plan. We will have to undertake the statutory Regulation 19 consultation before submitting the final plan to the Secretary of State for independent examination.

The development of these policies is not considered to be advanced enough to be used for determining planning applications.

Here you can see information on the [previous stages of Westminster's City Plan: City management policies revision](#).

Rate this page: ☆☆☆☆

[Tell us what you think](#)

## **Appendix 8: Booklet consultation respondees**

- 1 Soho Create
- 2 Marine Management Organisation
- 3 Highways Agency
- 4 Office of Rail Regulation
- 5 Environment Agency
- 6 GVA
- 7 English Heritage
- 8 Taylor Wimpey
- 9 Adam Price
- 10 Langham Estate
- 11 Theatres Trust
- 12 British Land
- 13 Farshid Moussavi Architects
- 14 Tate Gallery
- 15 Grosvenor
- 16 British Grolux Investements Ltd
- 17 WPA
- 18 BIDs
- 19 Shaw Corporation
- 20 Capco
- 21 Portman Estate
- 22 Motcomb Estates
- 23 City of London
- 24 Victoria Gardens Development Ltd
- 25 The Howard de Walden Estate
- 26 Centreland Limited
- 27 Clivedale Ventures Ltd
- 28 Covent Garden Community' Association
- 29 Soho Society
- 30 Crown Estate
- 31 Rupert Owen
- 32 Nimax Theatres
- 33 Shaftesbury
- 34 GLA
- 35 Covent Garden Area Trust
- 36 UK Screen Association
- 37 Save Soho petition (137 responses)

## **Appendix 9: Joint working**

## LONDON'S BUSINESS IMPROVEMENT DISTRICTS

Rt Hon Eric Pickles MP  
Secretary of State  
Department for Communities and Local Government  
Eland House  
Bressenden Place  
London SW1E 5DU

10<sup>th</sup> March 2015

Dear Secretary of State,

London has a serious housing shortage – no one would deny that. But creating space for new homes should not come at the expense of the jobs and business opportunities that draw people to London in the first place. A thriving London is absolutely crucial to the improving economic performance of the UK, which is why we **37** Business Improvement Districts (BIDs) are working together to campaign on a key issue that is fundamentally threatening the vibrancy of our local high streets and is significantly damaging commercial activity across the nation's capital.

There are currently 41 BIDs in London. In 2013, when there were only 32 BIDs, BID areas included more than 7.6% of London's firms and 11.3% of London's total employment.

As part of its strategy for tackling the housing shortfall, the Government reformed the planning system to create greater flexibilities for the conversion of certain types of office space into residential property. Between May 2013, when the extension of this Permitted Development Right (PDR) was granted, and July 2014, 2,000 prior approval applications for office to residential changes of use were received in London. This is the equivalent of around 17,000 homes.

However, growing evidence suggests that this is coming at the cost of local jobs and small businesses. The Greater London Authority estimates that four million square metres of office space could be at risk because of the PDR extension, which could mean the loss of up to 340,000 jobs across the capital.

- In the London Borough of Camden, 2,500 jobs have already been lost as a result of office space being converted to homes and small businesses being 'turfed out' of the neighbourhood.
- In the City of Westminster there has been a net loss of 167,000 sq. metres of office space to other uses, 75% of which was to residential.
- Despite also being in the CAZ, London Bridge is shortly to lose Fielden House (3,500 sq. metres of office commercial space) and Capital House (4,079 sq. metres of education support facilities.) This represents roughly 700 jobs located in these spaces over 10 businesses.
- Connect House in Mitcham is being transformed into residential units at the expense of a large SME community.
- 2,705 sq. metres of office space in Burford Rd, Stratford E15, containing 23 SMEs is under threat.
- In Bermondsey, decreasing office space available means that landlords are increasing rents in what space is available, in some instances by 75%.

There is no guarantee that the additional housing created through the PDR extension is accessible to those who need it most, as there is no requirement to provide affordable housing contributions. Furthermore, developers have a financial incentive to convert the very best office space available, such as commercial property in key business hubs with good transport links and amenities. This means that the problem of vacant commercial premises will remain. And given the complex nature of ownerships and market conditions it is reasonable to assume that this is permanent change and that this stock will never be returned to office use.

As BIDs that are democratically appointed by local businesses in London to make neighbourhoods better for living and working, we are concerned that the PDR extension is taking decision making about the

economic and social make-up of communities out of the hands of local people, local representative bodies, and local partnerships. Therefore:

**'We call on this Government and the next Government to implement and maintain a full exemption for Greater London from the office to residential PDR, and to explore more sustainable and effective options for new homes that are affordable and do not cost local jobs.'**

Yours sincerely,



Simon Pitkeathley, Chief Executive, **Camden Town** Unlimited & Chair, GLA BIDs Advisory Group  
37 Camden High Street, London NW1 7JE, 020 7380 8260, [simon@camdentownunlimited.com](mailto:simon@camdentownunlimited.com)

On behalf of London's Business Improvement Districts:

Ilker Dervish, Chair, **London Riverside** BID & Chair, GLA Industrial Estates Advisory Group

Richard Dickinson, Chief Executive, **New West End** Company

Sarah Porter, Chief Executive, **Heart of London** Business Alliance

Ruth Duston, Chief Executive, **Northbank** and **Victoria** BIDs

Ted Inman, Chief Executive, **Southbank** Employers' Group

Peter Williams, Chief Executive, Better **Bankside**

Giles Semper, Executive Director, **Vauxhall One**

Nadia Broccardo, Chief Executive, Team **London Bridge**

Kay Buxton, Chief Executive, **Paddington** Now

Penny Alexander, Chief Executive, **Baker Street** Quarter Partnership

Lee Lyons, BID Manager, **Fitzrovia** Partnership

Ann Hunter, Chief Executive, **Ealing Broadway** BID and **West Ealing** BID

Christine Lovett, Chief Executive, **Angel** AIM

Colin Newton, Chairman, **Kimpton** Industrial Park (Kippa) BID

Tass Mavrogordato, Chief Executive, **inMidtown**

Cathy Low, Project Director, **Stratford** Renaissance Partnership

Graham Willins, Secretary, **Willow** BID

Rai Holdstock, Chair, **Ilford** BID

Helen Clark Bell, BID Manager, Love **Wimbledon**

Ross Feeney, Chief Executive, Successful **Sutton**

Patricia Bench, BID Director, **Hamersmith** BID

Matthew Sims, Chief Executive, **Croydon** BID

Ros Morgan, Chief Executive, **Kingston** First

Simon Cripps, Chairperson, **Purley** Business Association

Judith Roscoe, BID Coordinator, **Garratt Business Park**

Russell Dryden, BID Manager, Blue **Bermondsey**

Ken Burgess, Chair, **New Addington** BID

Chris Wyles, Chairman, **Hainault Business Park**

Elly Foster, Chair, **Brixton** BID

Amanda Faul, Deputy CEO, **Waterloo** Quarter BID

Andy Stubbs, Chief Executive, **Harrow** Town Centre BID

Fawaad Shaikh, Operations Director, **E11** BID

Jeremy Keates, BID Manager, This is **Clapham**

CC.

Dr Vince Cable MP, Secretary of State for Business, Innovation and Skills

Boris Johnson, Mayor of London and Chairman of the London Enterprise Panel

Brandon Lewis MP, Minister of State for Communities and Local Government

Planning Consultation Team  
Department for Communities and Local Government  
1/H3 Eland House  
Bressenden Place  
London SW1E 5DU  
**Sent Via Email:** [planning.consultation@communities.gsi.gov.uk](mailto:planning.consultation@communities.gsi.gov.uk)

28 September 2014

Dear Sir/Madam,

**Technical Consultation on Planning**

The Westminster Property Association (WPA) is grateful for the opportunity of responding to this consultation paper.

The WPA was established 25 years ago and with over 200 members we are the representative body of the property industry in the City of Westminster. Our membership is made up of all the major owners, developers, investors and professional advisors of real estate in Central London. Visit [www.westminsterpropertyassociation.com](http://www.westminsterpropertyassociation.com)

**Question 2.5**

We have seen both Westminster City Council response and the joint response from the Mayor of London, British Property Federation, Planning Officers Society London and London First to this question regarding permitted development rights for change of use from office (B1a) to residential (C3) and fully endorse their collective positions. We are strongly of the opinion that the current exemption for Central Activity Zone (CAZ) should be continued post May 2016 for the reasons set out in their respective responses. It is vital that we continue to protect the most strategic office floorspace in London to provide for long term economic and employment growth in this world city.

We trust this response will be taken into consideration.

Yours sincerely



**JACE TYRRELL**  
Executive Director

## Save Soho Campaign Response to Government Consultation Feb 2015

### **Objections with regard to Government policy relating to the change of use concerning previous office usage into residential units**

We strenuously object to the current policy of allowing commercial premises to convert to residential usage. We find the premise this is based on has not taken into consideration the very real consequences this has on already existing premises with regards to specifically Music and entertainment venues that are already established, with residential units being either placed above or beside such venues it allows for the developers to create conditions using current enforcement legislation to force the existing business either to ruinous expense in relation to sound proofing such a venue or in the worst case forcing their closure. It seems to us that this is grossly unfair and a curtailment of an established venue by a developer who in the past would have been unable to change the usage of commercial properties without local government approval.

This is especially pertinent to Soho that is world famous for its venues, bars, restaurants and clubs that make up the fabric and define the area, rather than new residential developments that are now being proposed which are above these premises, which prior to the government policy change would remain as offices for this very reason.

To allow developers to change the usage into residential with no consultation and then allow them to object to noise from existing venues and to allow enforcement of legislation seems to be destroying the very unique character and spirit that is Soho. It also allows for the development of these venues into residential properties by exploiting this.

With trepidation for the future.

The Save Soho Committee

Stephen Fry, Actor and writer – Chairman

Tim Arnold, Singer Songwriter – Founder of Save Soho (Soho resident)

Guy Hamilton, Partner at BHB Agency Ltd – Founder Member

Benedict Cumberbatch, Actor – Founder Member

Colin Vaines, Film producer (Soho resident)

Alexander Parsonage, Theatre director

Howard Raymond, Chairman of Raymond Estates

# Huffington Post



[Tom Harvey](#) [Become a fan](#)  
CEO of SohoCreate

## How To Save London's Soho

Posted: 11/12/2014 17:02 GMT Updated: 10/02/2015 10:59 GMT

It's been fascinating and heart warming to see the extent of the protest at the temporary closure of Madame JoJo's club in London's Soho. The clubs Trannyshack and Burlesque nights are already Soho legends, epitomizing the area's diversity, edge and love of extravagant live entertainment. We look forward to their return.

It's interesting to go back in time and look at the obituaries for other clubs that have had a hedonistic reign in Soho: Billy's, Blitz, Gossips, [The Wag](#), The Colony Rooms. What we see is an equal outpouring of sorrow at their departure and a wave of nostalgia about the 'old Soho'.

With the disappearance of these legendary clubs, are we watching the slow death of Soho as many in the [recent press](#) would have us believe? Or is it just more creative churn in the history of this extraordinary place?

I am interested in the creative future of Soho, so I am keen to understand the facts and complexity of what is really going on.

I have worked in Soho on and off most of my professional life. I now run [SohoCreate](#), a new creative festival for London, put in place to champion the gorgeous, mouthy, glossy entertainment capital of the country. It's a place where there are four workers to every resident - A quarter of Soho's entire workforce, earn a living in the theatres, galleries, design and effects companies, ad agencies and fashion houses that make up this most creative square mile in the world.

Soho's creative credentials began 450 years ago when the first Huguenot refugees and crafts people were welcomed to this neighbourhood in the heart of London. Its creative life has been well documented, from the early performances of Jagger, Hendrix and Daltry to the birth of Spandau Ballet; from the place Dickens wrote Tale of Two Cities to the place television was invented. Soho's creative companies now win an average of two Oscars a year and are responsible for 20% of London's new creative jobs. Their collective turnover: £7.5billion.



In light of those extraordinary statistics, why is the narrative of Soho's decline so enduring?

Partly because Soho is to some extent, a myth itself. As Ian Board of the long departed (and much mourned) Colony Rooms said of Soho "It isn't what it used to be, but it never was what it was." Soho's seedy, sexy, taboo and often violent history makes it a great place to get nostalgic about. For many, Soho is hardwired into memories of their youth, the clubs, the all night drinking, the sex workers. For a large proportion of Londoners, past and present, thoughts of Soho still quicken the heart.

The narrative also endures because we love a good polarized story. The bad guys in this narrative are mostly the agents of change, the developers, landlords and council. The good guys are the low- and high-life good-timers, the drinkers, actors, singers and performers, reeling home in the early hours, arm-in-arm through their own rainy streets.

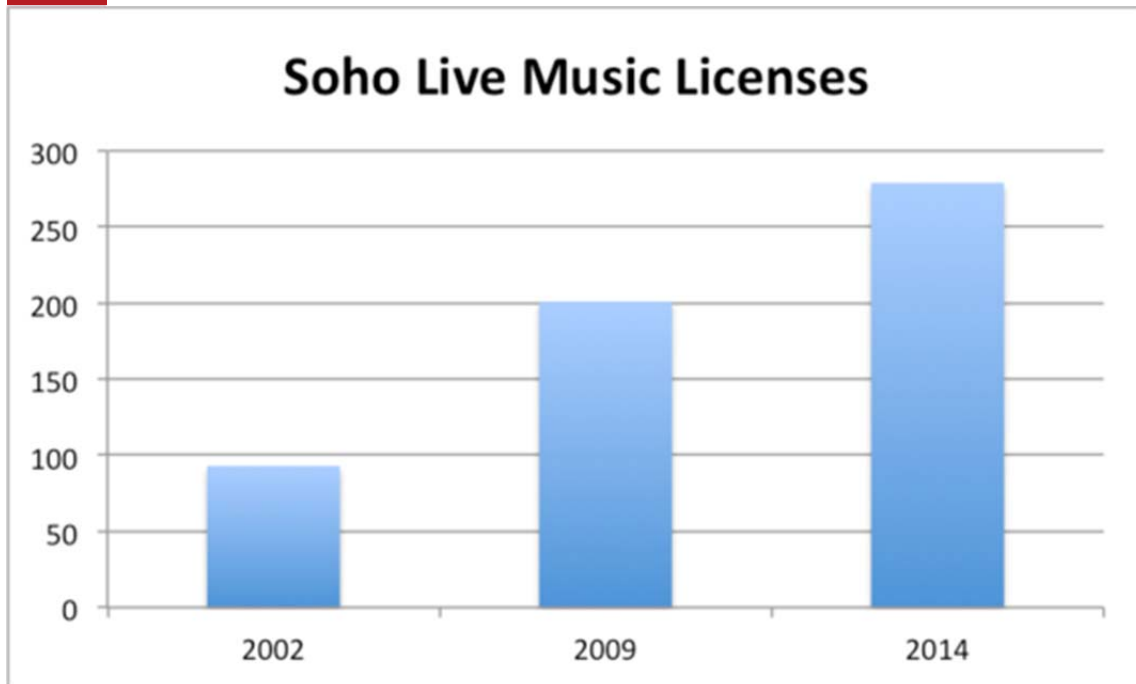
And of course, let's be clear, we hate the changes happening because we happen to hate change.

There are elements of truth in all the wringing of hands and outrage at the changing face of Soho, all triggered by the Madame JoJo's incident. Soho's glorious creative past and present is very definitely at risk. But the risks are many and complex, sadly not black and white at all.

Many critics have cited the developers and landlords as the enemy. We work closely with both Shaftesbury PLC and Soho Estates, two of the larger property owners in Soho. Indeed they are both supporters of our SohoCreate festival. I am therefore biased but also informed. Both companies care immensely about Soho and its creative future. Neither company is encouraging chains to move into Soho; both companies work hard to develop the place in keeping with its long history in fashion, entertainment and performance.

Soho Estates' plans to develop the building housing the current Madame JoJo's have been through the normal consultation process and approvals over the last two years. The refurbished building contains two nightclubs and a brand new performance space for Soho. Hardly a development that would be put forward by a company intent on profiting from ending Soho's entertainment tradition.

The dark star is also not Westminster City Council. I have found the team at Westminster City Council to be energetic champions of the creative industries, doing all they can to grow and protect the creative sector in Soho. Far from an intention to close live venues the trend is to licence more. This is evidenced by the fact that the number of Live Music Licenses has risen by 39% in the last five years.



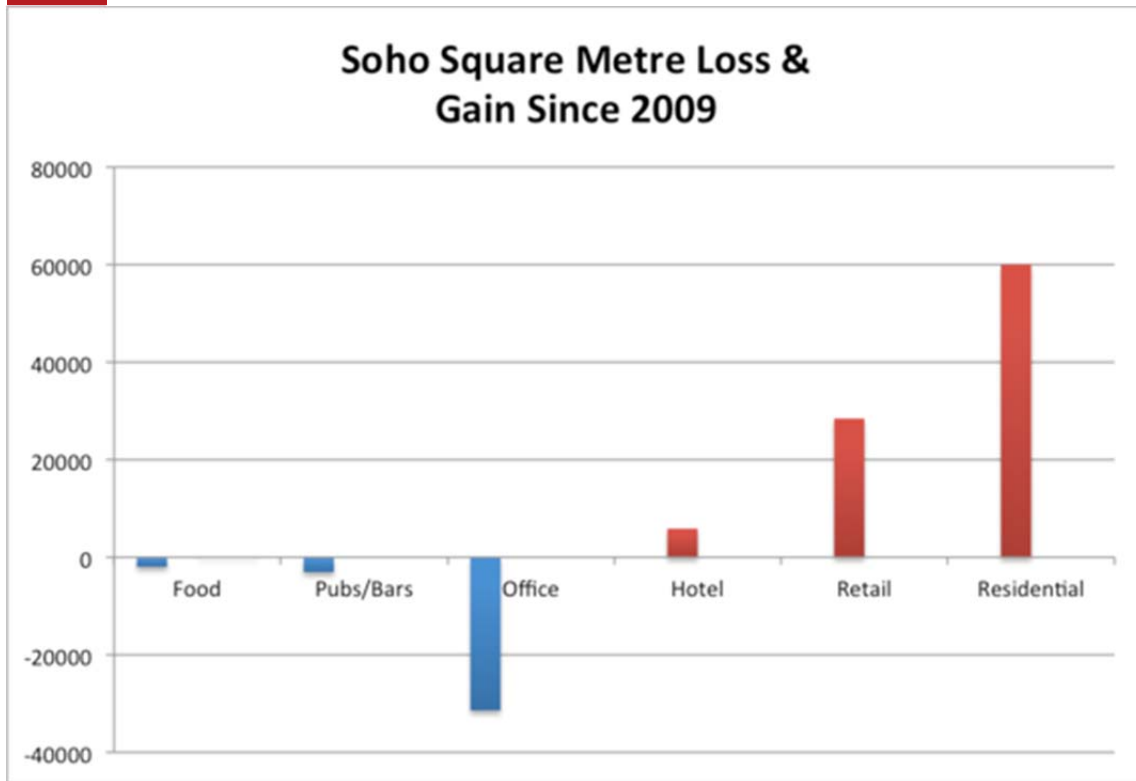
Now councils are notoriously fickle and larger ones often struggle to unify approaches across every department. But this joining up of a strategy for Soho across Westminster City Council is a key aim and opportunity for us all.

Here is the real issue.

Like many cities around the country - including Manchester, Liverpool, Leeds and Newcastle - London is at risk of hollowing out its vibrant and creative centre. As property prices inevitably rise around the country, even with low economic growth, the people who live and work in small creative spaces in our city centres can no longer afford to live and work there. A free market, without intervention, favours capital. If we fail to act, our artists will all live and work outside our cities and our performers will all commute into the clubs and theatres. As musician Tim Arnold and his celebrity supporters point out in their letter to Boris Johnson that [appeared in the Times](#), we are all keen to prevent this happening, not just in London, but across the country.

The problem arises partly from the government emphasis on residential housing. As with many positive action policies there are unintended consequences. All over the country, small office spaces, perfect for creative companies are being converted into residential.

In the last five years in Soho over 30,000 sq. metres of office space has been lost against 60,000 sq. metres of residential space gained. That's over 500 flats created and over 3,000 creative working spaces lost. As much as £500million of creative industry turnover lost to Soho, a significant dent.



This is highly counterproductive. Very little of the housing created in Soho is affordable for most residents of the UK; it also takes potential creative space out of the market for 100 years.

I have spoken to Soho Estates on exactly this topic and here is their response -

Soho Estates remains keen to champion the cause of office retention in the area. The unnecessary imposition of residential use flies in the face of our business strategy. The last thing we wish to do is create luxury flats for sale to an overseas market. Current planning policy favours others with a short term view to do just that, thereby reducing the availability of space for the creative industries keen to base themselves in this fantastic part of London

As club owner Alex Proud pointed out in his article appearing in [The Telegraph](#), high end residential can easily push out entertainment as well as business, as residents object to late licensing and club life outside their front doors.

We all want to protect Soho's character and reputation as a proving ground for new creative companies and performers. But we should be aiming at protecting its extraordinary status as the most creative square mile in the world with special planning status, not by trying to halt its development and evolution.

We need to have much more granular and local strategies for the creative development of our inner cities. Local authorities must be allowed more control within planning regulations over what these strategies are.

The real danger for Soho is a lack of unity amongst the different groups who care immensely about the place. Intervention is required and protection needed, but polarizing debate is seldom helpful and unlikely to generate solutions.

But then "All aligned on special planning status for creative square mile" is not nearly as juicy a story as: "Club closes - Soho over". Just like managing change in a complex environment is not as sexy as "developers gentrify Soho."

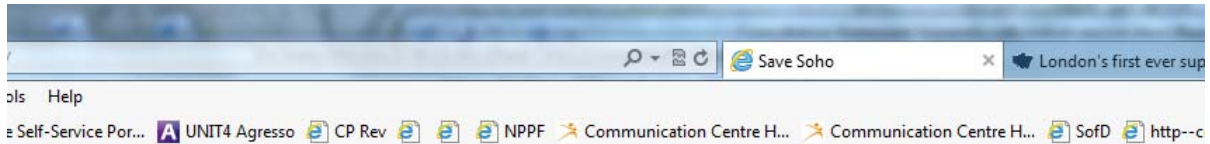
These are difficult times. There is not a conspiracy to destroy Soho. There is instead a powerful belief in its endearing greatness and a desire to build on that and keep it exciting, edgy and relevant. If we can do this together, we will help to keep UK creativity the best in world. If we fail, then we will be waving goodbye to much more than Madame JoJo's.

Follow Tom Harvey on Twitter: [www.twitter.com/SohoCreate](https://www.twitter.com/SohoCreate)

## Screen shots from Save Soho Campaign website

The screenshot shows a web browser window with the following elements:

- Browser Tabs:** Save Soho, London's first ever su..., Next generatio
- Browser Address Bar:** com/
- Browser Menu:** Tools Help
- Browser Bookmarks:** loyee Self-Service Por..., UNIT4 Agresso, CP Rev, NPPF, Communication Centre H..., Communication Centre H..., SofD, http--committees.w
- Page Title:** CHANGE NATIONAL PLANNING FRAMEWORK
- Metadata:** FEBRUARY 25, 2015, TIM, 3 COMMENTS
- Text Content:**
  - Dear Save Soho supporters
  - The Good news
  - Since the Mayor voiced his concerns about the government's permitted development rights, Westminster are now consulting on changes to their Local Plan to try and safeguard some of their office space. The consultation ends in 2 days.
  - You and I have until this Friday to put in objections on the government's National Planning Framework. This is the legislation that is currently threatening all bars, clubs, entertainment venues and creative spaces in Soho.
  - HOW YOU CAN HELP
  - Please write a letter of objection to the Government's new Permitted Development Rights. These rights are at the heart of what is threatening the character and spirit of Soho.
  - Send your objection to: [planningpolicy@westminster.gov.uk](mailto:planningpolicy@westminster.gov.uk)
  - Please see our own letter of objection below
  - [More information](#)
  - The time is now.
  - Save Soho



# DEMONSTRATION ON THE 22ND OF MARCH AT PARLIAMENT SQUARE.

🕒 MARCH 8, 2015 👤 TIM

## **The SaveSoho committee and the proposed demonstration on the 22<sup>nd</sup> of March at Parliament square.**

This proposed demonstration has no authority or agreement with us and although we understand the motives, it is not a Save Soho Committee event. We applaud this well-intentioned demonstration and we understand the passion that Save Soho has released with our campaign to save the few remaining performance venues left in Soho. We have stated from the start that we want to work with all interested parties to achieve this, and are doing so with Boris Johnson Mayor of London and the GLA as well as Westminster City Council leaders and members, the developers and many others, but we have to state that the proposed demonstration on 22nd of March is not a Save Soho Committee event.

More information about the march can be found [here](#)







# 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](http://www.westminster.gov.uk/revision-westminsters-city-plan)