



City of Westminster Cabinet Member Report

Decision Maker:	Cabinet Member for Built Environment
Date:	25 November 2015
Classification:	General Release
Title:	Special Policy Areas and Policies Map Revision to Westminster's City Plan for formal pre-submission consultation
Wards Affected:	All
City for All:	This decision enables progress towards the City for All commitments for Aspiration and Heritage by supporting key business clusters in the West End, including removing policy where this is detrimental to the area. A successful economy in turn helps to create the conditions for job creation, and opportunities for training and education e.g. support for the art industry in the Mayfair SPA and tailoring apprenticeships in Savile Row.
Key Decision:	Yes
Financial Summary:	The resourcing of this consultation will be met from existing budgets.
Report of:	Director, Policy, Performance and Communication.

1. EXECUTIVE SUMMARY

- 1.1 The City Council is undertaking a number of revisions to the adopted Westminster's City Plan: Strategic Policies (November 2013). As a 'fast-track' revision, the Special Policy Areas and Policies Map Revision has been prepared for the statutory Regulation 19 consultation stage, together with supporting documentation.

1.2 Initial work on the detailed City Management Plan started in October 2008 and the Core Strategy, providing the initial strategic policy, Policy S2 Special Policy Areas was adopted in January 2011. This policy included the following Special Policy Areas, setting out their name, their specialist use(s) and their boundaries were designated on the Policies Map:

- Harley Street (detailed policy saved in the Unitary Development Plan)
- Portland Place (detailed policy saved in the Unitary Development Plan)
- East Marylebone (detailed policy saved in the Unitary Development Plan)
- Savile Row (new SPA, no detailed policy)
- St James's (new SPA, no detailed policy)

An additional Special Policy Area was introduced through informal consultation on the detailed policies:

- Mayfair (new SPA, no strategic or detailed policy and not designated)

1.3 The process for the development of the detailed policy for the special policies has been as follows:

Notification of the intent to prepare the plan	Oct/Nov 2008	Reference to SPAs generally
Consultation to identify policy options	Jun 2009 to Dec 2010	Specific questions raised at workshop for East Marylebone, Harley Street, Portland Place, Savile Row, St James's
Consultation on policy options document	Jan/Feb 2011	East Marylebone, Harley Street, Portland Place, Savile Row, St James's
Consultation on draft document	Nov 2011 to Mar 2012	East Marylebone, Harley Street, Portland Place, Savile Row, St James's
Informal consultation on topic-based booklets		
- Mayfair and St James's	Dec 2013 to Feb 2014	Savile Row, St James's, Mayfair
- Social and Community Uses	Mar 2014 to Apr 2014	Harley Street
- Westminster's Economy	Mar 2014 to Apr 2014	East Marylebone, Portland Place
- The West End	Jan 2015 to Mar 2015	SPAs generally, East Marylebone

- 1.4 Attached at Appendix 1 is the Publication Draft Special Policy Areas and Policies Map Revision to Westminster's City Plan. Attached at Appendix 2 is a schedule outlining the changes to the Policies Map. Appendix 3 is the Consultation Statement for the revision. Attached at Appendix 4 is the Integrated Impact Assessment for the revision. Attached at Appendix 5 is Supporting Information regarding the East Marylebone SPA. Appendix 6 is the consultation letter notifying the consultations under Regulation 19, and the statement of the representations procedure for Regulation 19. Appendix 7 is the letter to be sent to the Mayor of London, seeking a view on the general conformity of the pre-submission documents in accordance with Regulation 21.

2. RECOMMENDATIONS

- 2.1 That the Cabinet Member for Built Environment agrees the Proposed Submission Documents for publication under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 attached as Appendices 1-5 to this report.

3. REASONS FOR DECISION

- 3.1 To enable progress on these key policy areas within the West End and provide a robust policy framework within the statutory local plan to determine applications involving special policy areas.

4. BACKGROUND, INCLUDING POLICY CONTEXT

- 4.1 The City Council is in the process of developing its Local Plan, setting out the policies for managing development of the City. Westminster's City Plan, containing the strategic policies, was adopted on 13th November 2013 updating and fully replacing the Core Strategy, which was revised in light of the publication of the NPPF.
- 4.2 In parallel to this, the city council has been developing its detailed development management policies. Originally, these were developed as a separate Development Plan Document (DPD) called the 'City Management Plan' (CMP), which has been through the following stages:

Notification of the intent to prepare the plan	Oct/Nov 2008
Consultation to identify policy options	Jun 2009 to Dec 2010
Consultation on policy options document	Jan/Feb 2011
Consultation on draft document	Nov 2011 to Mar 2012
Informal consultation on topic-based booklets	Oct 2013 to Mar 2015

- 4.3 Following the enactment of the Localism Act (2011) and the publication of the NPPF in March 2012, it was decided to merge the adopted Core Strategy with the emerging CMP to create a single Local Plan for Westminster – to be called ‘Westminster’s City Plan’. Therefore after this time the detailed development management policies have been progressed as a revision, referred to as the ‘CMP Revision to the Core Strategy’ and more latterly the ‘City Plan Revision’. It will ultimately replace all remaining ‘saved’ policies in the Unitary Development Plan.
- 4.4 The publication of the NPPF, the adoption of the Mayor’s London Plan (and subsequent modifications), along with key local policy issues and Government changes to the planning system have resulted in a fast changing policy environment. The opportunity is also being taken to revisit the strategic direction and policies for Westminster, as well as responding to more recent trends such as the loss of offices. This is important but is also delaying plan development overall as these areas were not subject to the original consultation in 2009 – 2012. This will help deliver key priorities for the City Council such as the work of the West End Partnership, and making the most of development opportunities including Crossrail 1 in the short term and Crossrail 2 in the medium to longer term.
- 4.5 In March 2015, a new Local Development Scheme was agreed which separated the City Plan Review into a number of revisions. This report concerns the Special Policy Areas and Policies Map Revision.
- 4.6 This stage of plan development is the pre-submission formal consultation stage for these revisions, as prescribed in Regulations 19 and 20 of the Town and Country Planning (Local Planning)(England) Regulations 2012. It is also the stage that the Mayor is consulted regarding general conformity with the London Plan, as prescribed in Regulation 21 of those Regulations. The consultation is intended to take place for a period of nine weeks from early December to early February. The City Council believes that the attached Publication Draft revisions are ‘sound’ (as defined in the National Planning Policy Framework (NPPF)) and intends to submit to the Secretary of State. They are:

Positively prepared – based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;

Justified – the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;

Effective – deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and

Consistent with national policy –they enable the delivery of sustainable development in accordance with the policies in the NPPF.

Publication Draft Special Policy Areas and Policies Map Revision to Westminster's City Plan

- 4.7 The revision relates to 6 separate Special Policy Areas and some minor amendments to the Policies Map. Each Special Policy Area is set out in turn below, followed by details about the minor changes to the Policies Map:

Harley Street

- 4.8 This area is an internationally renowned centre for medical excellence. It was designated in the Unitary Development Plan (UDP) adopted in January 2007, and the detailed policy is 'saved' Policy SOC5 Private Medical Facilities in the Harley Street Special Policy Area. It is also a recognised strategic cluster in the London Plan, as shown in Map 2.3. The strategic policy is set out in Policy S2 of Westminster's City Plan, and the area is designated on the Policies Map, both adopted in November 2013.

- 4.9 The proposed policy protects existing medical facilities and encourages new ones, to enhance its role as a centre of medical excellence, complemented primarily by residential use which is part of the character and function of the area. Support is also given to accommodation ancillary to medical facilities for patients and their families. No boundary changes are made to the current adopted Policies Map.

Portland Place

- 4.10 This area has a cluster of institutional and diplomatic uses, which are particularly appropriate because of the grand buildings. It is designated in the UDP although its policy framework is set out across a number of 'saved' policies: COM 6 Provision for Institutional Uses and COM 7: Provision for Diplomatic and Allied Uses. As with the other SPAs, the strategic policy is set out in Policy S2 of Westminster's City Plan, and the area is designated on the Policies Map, both adopted in November 2013.

- 4.11 The proposed policy protects existing institutional uses and encourages new ones suitable to the large scale historic buildings in the area. No boundary changes are made to the current adopted Policies Map.

East Marylebone

- 4.8 This area is currently designated for the protection of wholesale showrooms. It was designated in the UDP with a detailed 'saved' policy set out in COM 12 Retention of Wholesale Showrooms, which also provides the detailed policy for showrooms outside the SPA. As with the other SPAs, the strategic policy is set out in Policy S2 of Westminster's City Plan, and the area is designated on the Policies Map, both adopted in November 2013. It is considered that given the on-going decline of the numbers of wholesale showrooms in the

area, and its reduced role as a centre for wholesale showrooms for the fashion industry, that the East Marylebone SPA should be deleted.

- 4.9 The original boundary was reduced in the Westminster City Plan: Strategic Policies after a survey showed a decline in showrooms operating within the wider area. A further survey in April 2015 has recorded a further decline in the number of wholesale showrooms in the adopted SPA (see Appendix 5 Supporting Information). It is now considered that the number of remaining wholesale showrooms has reduced to a level which no longer supports the area as a strategically important location for wholesale showrooms. It is also considered that the policy to protect wholesale showrooms may be resulting in under investment in premises. For these reasons, it is considered that the justification for the continued designation of a special policy area is not sustainable, and is therefore proposed for deletion. The area is located in the Core Central Activities Zone, and policies would apply in a similar nature to other parts of the Core CAZ. The area is well placed to accommodate businesses locating in the West End.
- 4.10 As mentioned above, UDP policy COM 12 also protected wholesale showrooms outside of the Special Policy Area, where they contributed to the character and function of the area. In light of the declining numbers of wholesale showrooms in the East Marylebone SPA and the deletion of the SPA, and the declining numbers in other areas which previously had concentrations of wholesale showrooms, such as Berwick Street, it is considered there is also insufficient justification to continue to protect wholesale showrooms in other areas of Westminster.

Savile Row

- 4.11 This area is internationally renowned for bespoke tailoring and has been the home of men's bespoke fashion for nearly two centuries. There is a concentration of 15 to 20 bespoke tailors predominantly occupying a 120m stretch on the eastern side of Savile Row, including the oldest tailoring houses. The tailors benefit from their agglomeration and shared business, and there is also a range of other retail tailoring uses. More recently, demand has grown from other more generic retailers to have a Savile Row address and the connotations that come with it.
- 4.12 Many of the tailors on the eastern side are *sui generis* uses, with workshops alongside retail and other functions. However, many of the units on the western side are more conventional retail units, although the occupiers are in keeping with the character and function of the street.
- 4.13 The policy focuses on protecting the tailors that give the street its unique character and function, encouraging new tailors, and ensuring that non-tailoring uses are appropriate and enhance the character and function of the area. This is supported by a separate Article 4 Direction removing permitted

development rights to convert A1 retail to A2 professional and financial services in Core CAZ, which do not contribute to the unique character of the SPA. Similarly, residential uses do not contribute to the character and function of the area and is not supported. No boundary changes are made to the current adopted Policies Map.

St James's

- 4.14 St James's has a very distinct role as an international centre for luxury retail with a longstanding legacy around established streets, for example Bond Street with international jewellers (e.g. Tiffany & Co, Asprey, De Beers) and high fashion houses (e.g. Louis Vuitton, Dior) and Jermyn Street with shirt making and luxury grooming (e.g. Dunhill, Turnbull & Asser). The area, together with Mayfair, caters for purpose visits due to the nature of the goods for sale rather than browsing or comparison shopping. Retail arcades are a distinctive and attractive feature of retail in the area, mostly abutting Piccadilly and consisting mainly of specialist and independent boutique retailers. The area also includes Fortnum & Masons, a historic department store holding a Royal Warrant since 1707, and a flagship Waterstones located in the former Simpson's department store building.
- 4.15 The area also has a unique, historic concentration of 19 private members' clubs, dating back to when the area was originally developed from the 1600's onwards as a residence for aristocracy, public figures and politicians. The historic, established clubs are mostly located around St James's Square, Pall Mall and St James's Street with 7 occupying Grade I listed buildings. The clubs are mostly *sui generis* uses, with a mix of uses including restaurants and bars, gaming rooms, hotel facilities and other uses.
- 4.16 St James's and Mayfair (see below) is the largest concentrated art market in the world. The area has an unparalleled international reputation for expertise and service, and is also home to several internationally renowned art fairs and ongoing themed art weeks throughout the year. St James's has 70-80 retail galleries and is renowned for old masters work. The auction house, Christies, is also in St James's and the area is very close to the National Gallery and National Portrait Gallery, amongst the most visited free public attractions in the UK. Britain has 29% of the global art and antiques market, much of which flows through the galleries and auction houses in Mayfair and St James's, generating £7.7bn in sales in 2009 and supporting 60,000 jobs.
- 4.17 The retail function is intertwined with the large number of luxury hotels, which also include other uses such as fine dining, night clubs, casinos and other activities that contribute to the character of the area. High end restaurants are also well represented in the area. There is also a prime office location with rent levels approximately double those found in the City of London.

- 4.18 The area also has a long-standing function for residential. The cost of properties are amongst the highest in the country, generally serving the super-prime market.
- 4.19 These uses collectively attract foreign and domestic visitors, compliment each other, and underpin the success of the area as a whole, contributing to London's leading world city status.
- 4.20 The proposed policy protects existing private members' clubs, art galleries and niche and luxury retail. New retail is encouraged to provide specialist and niche luxury retail. Other uses must be complementary to the area's unique character accommodating prestigious and renowned functions. No boundary changes are made to the current adopted Policies Map. This is also supported by a separate Article 4 Direction removing permitted development rights to convert A1 retail to A2 professional and financial services in Core CAZ, which do not contribute to the unique character of the SPA.

Mayfair

- 4.21 This Special Policy Area designation is centred on Cork Street, and specifically relates to the cluster of art and antique dealers located within a few street blocks (see also paragraph 4.16 above). This is a new SPA which was first set out for consultation in May 2013 in an informal consultation booklet. This responded to a loss of and on-going threat to galleries in the area, with traditional art gallery streets such as Bond Street and Mount Street being mostly lost to fashion retailers. A campaign, securing over 13,000 signatures petitioned against the redevelopment of a number of galleries in Cork Street.
- 4.22 The proposed policy includes the addition of the Special Policy Area to Policy S2, designates the extent of the SPA on the Policies Map, and includes a detailed policy for the area. The approach protects existing art galleries and antiques traders and encourages new ones. Other uses must be complementary and there is a presumption against residential which is not considered to contribute to the character and function of the area. As for Savile Row and St James's, This is also supported by a separate Article 4 Direction removing permitted development rights to convert A1 retail to A2 professional and financial services in Core CAZ, which do not contribute to the unique character of the SPA.

Policies Map

- 4.23 This revision also includes minor changes to the adopted Policies Map (Appendix 1). Appendix 2 shows the proposed changes to the Policies Map together with a schedule outlining the changes. These changes are mainly factual updates and corrections, and also reflect changes arising from the revisions to the Special Policy Area policies. Further proposed changes may

be made to the Policies Map in later revisions to Westminster's City Plan to reflect any necessary updates in relation to proposed policy revisions.

- 4.24 The factual updates include minor realignments of the Core Central Activities Zone boundary to enable use on a larger scale map (Appendix 1 maps 1-6). No new buildings have been introduced, nor any existing buildings excluded. The boundary has been amended to follow building lines where the boundary was cutting through buildings. Also included are nine London Squares which were omitted from the adopted Policies Map (Appendix 1 maps 8-16).
- 4.25 Proposals Sites which have been completed or are under construction have been proposed for deletion (Appendix 1 maps 21, 23, 24, 26, 29, 30), and six new sites where planning permission has been granted proposed for inclusion (Appendix 1 maps 19, 20, 22, 25, 27, 28, 31). The Secretary of State issued an updated route and works sites for Crossrail 2 Safeguarding. The amended safeguarded route is included as a revision to the Policies Map (Appendix 1 map 7). Eight areas of surface interest are also identified as Proposals Sites (Appendix 1 maps 31-38), however, these are listed as Crossrail 2 works sites rather than sites for redevelopment, and are subject to the Secretary of State's safeguarding direction.
- 4.26 Following proposed policy revisions for the Special Policy Areas, the Mayfair Special Policy Area boundary is proposed to be added (Appendix 1 map 17), and the East Marylebone Special Policy Area proposed for deletion (Appendix 1 map 18).

Next Steps

- 4.27 The submission documentation will be published for consultation in accordance with Regulation 19 for a period of 9 weeks from early December. Any responses received in accordance with Regulation 20 will be considered, together with the Mayoral response in relation to general conformity with the London Plan in accordance with Regulation 21. Any necessary amendments will be made and the submission documentation will be agreed by the Cabinet Member for recommendation to Full Council to agree for submission to the Secretary of State.
- 4.28 Following this, the revisions will be submitted to the Secretary of State in accordance with Regulation 22 for consideration by an independent inspector, most likely at a public examination. The Inspector will report in due course, and subject to the Inspector's recommendations and any necessary changes, the revisions will be adopted by Full Council.

5. FINANCIAL IMPLICATIONS

- 5.1 There are limited financial implications as a result of the actual programme of plan delivery. Work on developing policies is met from existing budgets and

public consultation will be undertaken electronically, thereby, minimising printing costs, etc. The costs associated with public consultation and the examinations will be met from existing Policy, Performance and Communications department budgets.

6. LEGAL IMPLICATIONS

- 6.1 The proposed stages of plan development and Local Development Scheme follow legally prescribed procedures as set out in the Town and Country Planning Act 1990 (as amended), the Planning and Compulsory Purchase Act (2004) and the Town and Country Planning (Local Planning)(England) Regulations 2012. Individual Regulations are referenced where relevant throughout this report.
- 6.2 Regulation 19 stipulates that before submitting a plan (or revision) to the Secretary of State the local authority must make the proposed submission documents available and a statement of representations procedure, and advertise the fact that the Publication Draft documents are available for inspection (including the places and times. The proposed submission documents are comprised of the Publication Draft Revisions, the Integrated Impact Assessments, Consultation Statements and any supporting documentation considered necessary. Representations to this stage are made under Regulation 20, and these should predominantly be about the 'soundness' of the revisions as defined in paragraph 182 of the National Planning Policy Framework.
- 6.3 At this stage a view is also sought from the Mayor of London as to the general conformity of the proposed revisions with the London Plan, under Regulation 21.

7. BUSINESS PLAN IMPLICATIONS

- 7.1 Delivery of this policy area is one of the ways we will deliver our City for All commitments for Aspiration and Heritage by supporting key business clusters in the West End, including removing policy where this is detrimental to the area. A successful economy in turn helps to create the conditions for job creation, and opportunities for training and education e.g. support for the art industry in the Mayfair SPA and tailoring apprenticeships in Savile Row. It is also a key measure in the Policy Performance and Communications Business Plan 2015-2017.

8. IMPACT ON THE ENVIRONMENT

- 8.1 A formal scoping report was published and consulted on in June 2014. This will cover all of the revisions. Individual IIA reports for each revision are attached as appendices and include a detailed assessment of impact on the environment of all relevant policies and reasonable alternatives.

9. HEALTH, WELLBEING IMPACT ASSESSMENT INCLUDING HEALTH AND SAFETY IMPLICATIONS

- 9.1 The health and well-being assessment is being undertaken as part of the Integrated Impact Assessment (see 8.1 above), also looking at equalities and sustainability. It is an iterative process and is published at this stage of plan preparation.

10. EQUALITIES IMPLICATIONS

- 10.1 The equalities assessment is being undertaken as part of the Integrated Impact Assessment (see 8.1 above), also looking at health and well-being, and sustainability. It is an iterative process and is published at this stage of plan preparation.

11. CONSULTATION

- 11.1 In accordance with the Statement of Community Involvement (June 2014), consultation of the following groups will be undertaken on the proposed submission documents for a period of nine weeks from early December:
- All Members
 - Statutory consultees, including those subject to the statutory duty to cooperate (Section 4 of the Town and Country Planning (Local Planning)(England) Regulations 2012) and the 'specific consultation bodies' as defined in Section 2 of those Regulations
 - The Mayor of London and the GLA family
 - Consultees registered on the LDF database (comprehensively reviewed in March 2013, and updated on an on-going basis, the database currently comprises about 400 consultees including members of the public, businesses and residents' groups)
 - Internal consultees within the city council, including EMT and senior managers.
- 11.2 In addition the submission documents will be accessible to all on the Council's Planning Policy webpages: www.westminster.gov.uk/planning-policy

If you have any queries about this Report or wish to inspect any of the Background Papers please contact: Collette Willis on 0207 641 2387 or email cwillis@westminster.gov.uk

APPENDICES

1. Special Policy Areas and Policies Map Revision to Westminster's City Plan: Publication Draft
2. Schedule of Proposed changes to the Policies Map
3. Consultation Statement for Special Policy Area and Policies Map Revision
4. Integrated Impact Assessment for Special Policy Areas and Policies Map Revision
5. Supporting Information for Special Policy Area and Policies Map Revision
6. Regulation 19 Consultation letter and Statement of Representations Procedure
7. Consultation Letter to the Mayor of London regarding General Conformity with the London Plan

BACKGROUND PAPERS

- Westminster's City Plan: Strategic Policies 2013
<https://www.westminster.gov.uk/westminsters-city-plan-strategic-policies>
- City Management Plan Minutes and Briefing Notes 2009
http://transact.westminster.gov.uk/docstores/publications_store/CMP%20Workshop%20minutes.pdf
- City Management Plan Policy Options January 2011
http://transact.westminster.gov.uk/docstores/publications_store/CMP_policy_options_Jan2011.pdf
- City Management Plan Consultation Draft November 2011
http://transact.westminster.gov.uk/docstores/publications_store/CMP_Final_Draft_Nov11_revised%20.pdf
- Westminster's City Plan Revision Consultation Booklets Oct 2013 – Mar 2015
<https://www.westminster.gov.uk/revision-westminsters-city-plan>

**Appendix 1: Publication Draft Special Policy Area and Policies Map Revision to
Westminster's City Plan**

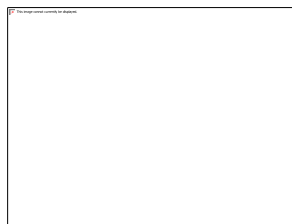
Appendix 2: Schedule of Proposed Changes to the Policies Map

**Appendix 3: Consultation Statement for the Special Policy Area and Policies Map
Revision**

**Appendix 4: Integrated Impact Assessment for the Special Policy Areas and
Policies Map Revision**

**Appendix 5: Supporting Information for the Special Policy Area and Policies Map
Revision**

Regulation 19 Consultation Letter and Statement of Representations Procedure



From: Councillor Robert Davis MBE DL

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

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

Please reply to: Collette Willis

Telephone: 020 7641 2387

Email: planningpolicy@westminster.gov.uk

Date: xxxxx 2015

Dear Sir/Madam

Special Policy Areas and Policies Map Revision to the Westminster's City Plan: Publication Draft

Westminster City Council is making revisions to Westminster's City Plan, adopted in November 2013. We are writing to consult you on the "Special Policy Areas and Policies Map Revision" which has now been published. The Special Policy Areas and Policies Map Revision will ensure specialist uses are protected to maintain in the unique character of these areas.

The Publication Draft document for the Special Policy Areas and Policies Map Revision, and supporting documents can be requested, viewed or downloaded as follows:

Web: www.westminster.gov.uk/revision-westminsters-city-plan

Request a paper copy:

Phone: (020) 7641 2503

Email: planningpolicy@westminster.gov.uk.

Inspect copies: Westminster City Hall and Westminster's libraries. Please see below for details of the representations procedure which gives more details of the places and times at which these documents can be inspected.

The supporting documents are:

- A Schedule of proposed changes to the Policies Map
- An Integrated Impact Assessment, including a Sustainability Appraisal report, and equalities and health impact assessments.
- A Consultation Statement, which summarises consultation undertaken at the previous Regulation 18 stage and informal consultation stages
- Supporting information regarding the East Marylebone Special Policy Area

Representations relating to the Special Policy Areas and Policies Map Revision (or supporting documents) must be made to arrive by close of business on xxx to planningpolicy@westminster.gov.uk or posted to:

Policy and Strategy,
Westminster City Council,
15th floor, City Hall,
64 Victoria Street,
London SW1E 6QP.

All responses will be made public, although private email and postal addresses and other contact details, and any signatures will be redacted. We will submit all representations received to the Inspector appointed to examine the Mixed Use Revision. We will also add your details to our database and notify you of future planning policy and neighbourhood planning consultations **unless you specifically request not to be added to the database**. We will not use your contact details for other purposes.

The purpose of the public examination referred to above is to consider whether the revisions comply with legal requirements, has regard to national policies, is in general conformity with the London Plan and is sound. 'Soundness' is assessed

using the criteria set out in detail in paragraph 182 of the National Planning Policy Framework which can be viewed at <http://bit.ly/GXntIS>.

Representations may be accompanied by a request to be notified at a specified address of any of the following:

- that the Special Policy Areas and Policies Map Revision has been submitted to the Secretary of State for independent examination under section 20 of the above Act,
- the publication of the recommendations of any person appointed to carry out an independent examination of the Special Policy Areas and Policies Map Revision, and
- the adoption of the new local plan incorporating the Special Policy Areas and Policies Map Revision.

For further information please email planningpolicy@westminster.gov.uk or telephone 020 7641 2503.

Yours faithfully

Councillor Robert Davis MBE DL

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

In accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012, notice is hereby given that copies of the Publication Draft Special Policy Areas and Policies Map Revision to Westminster's City Plan document, together with Sustainability Appraisal Report (included within a wider Integrated Impact Assessment also looking at equalities and health), Consultation Statement are available for inspection free of charge at the following places and times from xxx to xxx:

- Westminster City Hall, 62 Victoria Street, London SW1E 6QP: Monday – Friday 9.00am to 5.00pm (by prior arrangement by telephoning (020) 7641 2503)
- Charing Cross Library, 4-6 Charing Cross Road, London WC2H 0HF, Mon 9.30am-8.00pm, Tues, Thurs & Fri 9.30am-7.00pm, Wed 10.00am-7.00pm, Sat 10.30am-2.00pm, Sun 11.00am-5.00pm
- Church Street Library, 67 Church Street, London NW8 8EY, Mon 9.30am-8.00pm, Tues, Thurs & Fri 9.30am-7.00pm, Wed 10.00am-7.00pm, Sat 9.30am-5.00pm
- Little Venice Sports Centre Library (completely self-service), 6a Crompton Street London W2 1ND, Mon-Fri 9.00-10.30pm, Sat-Sun 10.00am-5.30pm
- Maida Vale Library, Sutherland Avenue, London W9 2QT, Mon 9.30am-8.00pm, Tues, Thurs & Fri 9.30am-7.00pm, Wed 10.00am-7.00pm, Sat 9.30am-5.00pm
- Marylebone Library (entrance in **Gloucester Place**), 109-117 Marylebone Road, London NW1 5PS, Mon, Tues, Thurs & Fri 9.30am-8.00pm, Wed 10.00am-8.00pm, Sat 9.30am-5.00pm, Sun 1.30pm-5.00pm
- Mayfair Library, 25 South Audley Street, London W1K 2PB, Mon-Fri 11.00am-7.00pm, Sat 10.30am-2.00pm
- Paddington Library, Porchester Road, London W2 5DU, Mon, Thu & Fri 9.30am-10.00pm, Tues 9.30am-9.00pm, Wed 10.00am-9.00pm, Sat 9.30am-5.00pm, Sun 11.00am-5.00pm
- Pimlico Library, Pimlico Academy, Lupus Street, London SW1V 3AT, Mon to Fri 9.30am-8.00pm, Sat 9.30am-5.00pm, Sun 1.30pm-5.00pm
- Queen's Park Library, 666 Harrow Road, London W10 4NE, Mon 9.30am-8.00pm, Tues, Thur & Fri 9.30am-7.00pm, Wed 10.00am-7.00pm, Sat 9.30am-5.00pm
- St John's Wood Library, 20 Circus Road, London NW8 6PD, Mon, Tues & Thurs 9.30am-7.00pm, Wed 10.00am-7.00pm, Fri 9.30am-8.00pm, Sat 9.30am-5.00pm, Sun 11.30am-3.00pm
- Victoria Library, 160 Buckingham Palace Road, London SW1W 9UD, Mon 9.30am-8.00pm, Tues, Thurs & Fri 9.30am-7.00pm, Wed 10.00am-7.00pm, Sat 9.30am-5.00pm

**Appendix 7: Consultation Letter to the Mayor of London regarding General
Conformity with the London Plan**



From: Councillor Robert Davis MBE DL

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

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

Mayor of London

GLA City Hall

The Queen's Walk

London SE1 2AA

Please reply to: Collette Willis

Telephone: 020 7641 2387

Email: planningpolicy@westminster.gov.uk

Date: xxx 2015

Dear Sir

**Special Policy Areas and Policies Map Revision to Westminster's City Plan:
Strategic Policies: Publication Draft (Regulation 19 and Regulation 21)**

I am writing to you pursuant to Section 24(4)(a) of the Planning and Compulsory Purchase Act 2004, which requires the Council to seek an opinion as to the general conformity of the Special Policy Areas and Policies Map Revisions to Westminster's City Plan: Strategic Policies, referred to as the "Special Policy Areas and Policies Map Revision", with the Mayor's London Plan.

I attach a copy of the Publication Draft Special Policy Areas and Policies Map Revision, together with the Sustainability Appraisal report (which has been included within a broader Integrated Impact Assessment also providing equalities and health impact assessments), and a Consultation Statement.

The formal notification stage (Regulations 19-21) for the Special Policy Areas and Policies Map Revision will run until **xxxx** . If you have any queries, please phone 020 7641 2387 planningpolicy@westminster.gov.uk.

Yours sincerely

Councillor Robert Davis MBE DL

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

Declaration of Interest

I have <no interest to declare / to declare an interest> in respect of this report

Signed: _____ Date: _____

NAME: **Councillor Robert Davis MBE DL**

State nature of interest if any

.....
.....

(N.B: If you have an interest you should seek advice as to whether it is appropriate to make a decision in relation to this matter)

For the reasons set out above, I agree the recommendation(s) in the report entitled

Special Policy Areas And Policies Map Revision to Westminster’s City Plan for formal resubmission consultation.

Signed

Cabinet Member for the Built Environment

Date

If you have any additional comment which you would want actioned in connection with your decision you should discuss this with the report author and then set out your comment below before the report and this pro-forma is returned to the Secretariat for processing.

Additional comment:

.....
.....
.....

If you do not wish to approve the recommendations, or wish to make an alternative decision, it is important that you consult the report author, the Director of Law, City Treasurer and, if there are staffing implications, the Director of Human Resources (or their representatives) so that (1) you can be made aware of any further relevant considerations that you should take into account before making the decision and (2) your reasons for the decision can be properly identified and recorded, as required by law.

Note to Cabinet Member: Your decision will now be published and copied to the Members of the relevant Policy & Scrutiny Committee. If the decision falls within the criteria for call-in, it will not be implemented until five working days have elapsed from publication to allow the Policy and Scrutiny Committee to decide whether it wishes to call the matter in.