

Consultation Statement

Publication Draft (Regulation 19) Special Policy Areas and Policies Map Revision



Revision to Westminster's City Plan

November 2015



City of Westminster

Consultation Statement: Special Policy Areas and Policies Map 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 Special Policy Areas and Policies Map Revision to Westminster’s City Plan, referred to as the “SPAs Revision”. The scope of the revision to the Policies Map are those changes arising from revision to the Special Policy Area Revisions, minor amendments to provide clarification on the boundary of the Central Activities Zone and factual updates. Further necessary changes to the Policies Map will be covered in other revisions to Westminster’s City Plan. Regarding Special Policy Area, the revision relates to the designation and detailed policies for 6 Special Policy Areas as follows:

1. Portland Place
2. East Marylebone
3. Harley Street
4. St James’s
5. Savile Row
6. Mayfair

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 SPAs 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 615 consultees.

1.6 Development of the 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). This was changed in May 2012 to be revisions to the adopted Core Strategy, and then City Plan, as follows:

1	Notification of the intention to develop a City Management Plan DPD (now Regulation 18)	Oct/Nov 2008
2	Consultation workshop	28 Jul 2009
3	Informal consultation and evidence gathering	Jun 2009 -Dec 2010
4	Policy Options consultation (previous formal stage now deleted from Regulations)	Jan-Feb 2011
5	CMP Policy Draft Informal Consultation	Nov 2011 - Mar 2012
6	Notification of the intention to develop a CMP Revision to the Core Strategy (Regulation 18)	May 2012
7	Informal consultation booklets	Dec 2013 – Mar 2015
8	Notification of the intention to develop a CMP Revision to Westminster's City Plan (Regulation 18)	May 2015

1.7 It is noted that the Mayfair Special Policy Area is relatively recent and was first made public in an informal consultation booklet published in December 2013 (Stage 7 above). All of the other Special Policy Areas have been publicised from the consultation workshop and informal consultation stages set out in 2 and 3 above. Special Policy Areas were only referred to in general terms in the original notification referred to in 1 above.

1.8 The informal consultation referred to in stage 7 above included the SPAs in four separate consultation booklets as follows:

Mayfair and St James's	Mayfair, St James's, Savile Row	Dec 2013 - Feb 2014
Westminster's Economy	Portland Place, East Marylebone	Mar 2014 - Apr 2014
Social and Community Uses	Harley Street	Mar 2014 - Apr 2014
The West End	East Marylebone, SPAs generally	Jan 2015 - Mar 2015

1.9 In addition, consultation on the development of Westminster's City Plan: Strategic Policies included the strategic policy for Special Policy Areas and drew consultation responses on the detailed policy for the Special Policy Areas. The consultation stages included:

1	Regulation 25 Issues and Options	May - Sep 2007
2	Regulation 26 Preferred Options	July - Dec 2008
3	Regulation 27 Publication Draft Core Strategy	Nov 2009 – Jan 2010
4	Regulation 30 Submission Draft Core Strategy	Mar 2010
5	Regulation 18 NPPF Revision to the Core Strategy	May - Jun 2012
6	Regulation 19 NPPF Revision to the Core Strategy	July –Sep 2012
7	Regulation 22 NPPF Revision to the Core Strategy Submission Draft	Jan 2013

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

2.1 Formal notification of the Revision to Westminster's City Plan was carried out between 19th March and 1st May 2015, for a period of just over six weeks. Notification was made by email to the vast majority of the 615 consultees (see Appendix 4), with a small number of letters sent to 5 of the consultees. Specific consultees contacted are set out in Appendix 3.

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 SPAs 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 this revision, and asked what they thought the revision 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 in response to the Regulation 18 notification of the intention to revise Westminster's City Plan (stage 8 in paragraph 1.6 above) with 3 of those responses having relevance for the SPAs Revision (attached as Appendix 5). Section 3.0 is a summary of the main issues raised at Regulation 18 stage, previous consultation stages and in response to the informal consultation booklet and sets out how the council took the main issues into account.

2.5 The majority of consultation responses which have informed policy development (and as summarised in 3.0 below) were received in response to an informal consultation booklet (Stage 7 in Paragraph 1.6 above). 450 submissions were received in response to the four booklets in total, however it is noted that three of the booklets included a wide range of policy topics including SPAs. These are summarised as follows:

Booklet	Total Number of Responses	Responses raising substantive issues in relation to SPAs
Mayfair and St James's	260	260
Westminster's Economy	19	4
Social and Community Uses	13	4
The West End	159	9

2.6 There are 7 unresolved objections made by 12 respondees. Of these, 7 are from the property industry, one is a Business Improvement District, one is retail, one is an art auctioneer, one a residents' group and one an individual respondee. Of the comments and support with

qualification, three are from art and antiques trade groups, three from the property industry, two from individual respondents, one a residents' group, one statutory consultee (Historic England) and one from an art gallery. Responses from 6 respondents are considered to be resolved.

2.7 There was significant support, particularly for the Mayfair SPA including 163 individual respondents, 68 galleries, 2 antiques dealers, 6 other groups and organisations associated with the art and antiques trades, and a property owner. Of those, 14 of the galleries and 34 individuals also supported the St James's SPA. 17 of the individuals who supported Mayfair SPA also supported the Savile Row SPA, together with a further supporting responses from two statutory consultees, a BID, a trade association, one property group and one individual. One property industry respondent supported the Portland Place SPA, together with the GLA, BBC and an individual.

2.8 The following is a summary of the main issues raised at Regulation 18 stage, in response to the informal consultation booklets, and where relevant to previous stages of consultation to the Core Strategy and City Plan Strategic Policies, and details how the council took the main issues into account.

3.0 Key Issues Summary

3.1 Objections

- 1. Objection - There is no need for special policy area designation¹, market forces should dictate change over time². In some cases the Council does not have the required powers for their successful implementation³. Object to the establishment of the Mayfair SPA in particular⁴, it will limit landowners in managing the area effectively⁵ and that the decision on Mayfair SPA should be made by the Neighbourhood Forum in a Neighbourhood Plan⁶**

It is considered there remains a need to retain special policy areas to ensure that existing clusters of specialist uses which contribute to the character and function of those areas are protected. Specialist uses contribute to a sustainable and diverse economy in Westminster, and can enhance the city's global reputation for business. The council has reviewed the relevance of existing SPAs and the need to designate new SPAs in response to development pressure on specialist uses. Protection of specialist clusters of uses is supported by the London Plan (policy 2.11). It is considered that Westminster's City Plan is an appropriate document in which to designate the Mayfair SPA to support and enhance its international reputation as a centre for the art trade. The Mayfair Neighbourhood Forum has an objective to "Support and enhance Mayfair as London's leading destination for high quality retail, art galleries." There is strong support for the designation of a Mayfair SPA from key trade associations and business representatives, commercial art galleries

¹ Grosvenor, O&H Properties, Pollen Estate, Sothebys, WPA

² Grosvenor, O&H Properties, Pollen Estate, Sothebys

³ WPA

⁴ Grosvenor, O&H Properties, Pollen Estate, Sotheby's, WPA

⁵ Pollen Estate

⁶ Grosvenor

(from London, the wider UK and internationally), from statutory consultees such as the GLA and Historic England, and numerous individual members of the public (see support section).

2. Objection – There are a number of objections relating to the extent and name of the Mayfair SPA, that the boundary is too large and should focus on Cork Street⁷ and be renamed to reflect this⁸ if it is to be retained at all.⁹ There is an objection to the inclusion of Sothebys in the SPA.¹⁰

Whilst there is a distinct concentration of art galleries in Cork Street, a significant number are also found in surrounding streets, which together with the galleries found in the St James’s SPA, forms an internationally important centre for the art trade. The council considers that the proposed boundary, together with the St James’s SPA, will allow the wider cluster of uses to be protected, to retain its international reputation and significance. There is strong support for the designation of the Mayfair SPA.

3. Objection – There are objections to the categories of retail uses specified in policies for the Mayfair, St James’s and Savile Row SPAs, to provide goods and services that are ‘bespoke, unique or one of a kind, antique or limited edition’ is too restrictive¹¹ and should be removed,¹²

The preferred categories of new retail uses reflect those types of A1 retail that have been a historic feature of the SPAs, and are the uses the council wishes to encourage to maintain the special character of those areas in providing luxury and specialist retailing. The definition of A1 shops is wide, and successful implementation will be dependent on negotiation with developers, and working with landowners to ensure occupiers are complementary to special uses protected in the SPAs.

4. Objection – Objections to the protection of art galleries in the Mayfair SPA as this will limit movement of gallery uses seeking larger spaces¹³, and will affect rental rates¹⁴. Galleries can operate effectively on upper floors.¹⁵

The policy does not seek to limit the size of new gallery use. The policy seeks to protect art galleries and antique trader uses, to protect the cluster of uses which contribute to the character and function, and international reputation of the area. It is considered appropriate to protect these uses at ground floor level to reflect their importance.

⁷ Berkeley Square Holdings Ltd, Grosvenor, New West End Company, O&H Properties, Pollen Estate, Sotheby’s

⁸ Grosvenor, Pollen Estate

⁹ Berkeley Square Holdings Ltd, Grosvenor, O&H Properties, Pollen Estate, Sotheby’s

¹⁰ Sothebys

¹¹ DAKS, Pollen Estate, Sothebys

¹² O&H Properties, Pollen Estate, Sotheby’s

¹³ Pollen Estate

¹⁴ Berkeley Square Holdings Ltd

¹⁵ Berkeley Square Holdings Ltd

5. Objection – Regarding the Savile Row SPA, reference to ‘bespoke’ tailoring and Sui Generis use should be removed, there should be flexibility to allow the loss of tailoring uses where there is long term vacancy, and retail unit sizes should not be restricted.¹⁶

The term ‘bespoke’ tailoring is considered more properly to represent the nature of the tailoring uses in the SPA which the policy aims to protect. Legal advice has advised that ‘sui generis’ is appropriate to reflect the nature of tailoring uses in the SPA. Long term vacancy would be a material consideration in a planning application, however, the policy aims to give strong protection to the existing bespoke tailoring uses, specifying a vacancy is considered to weaken the strength of protection, particularly in such a tightly defined area. A size limit is specified for new retail uses, in order to maintain the character of the street and conservation area.

6. Objection – Objections to the proposed marketing requirement for Portland Place and East Marylebone SPAs: it is not reasonable or practical to market vacant premises¹⁷; the marketing period should be 6 months for East Marylebone¹⁸; the marketing period should be longer than 12 months for Portland Place SPA.¹⁹

Marketing vacant premises for a period of 12 months is considered to represent a fair and reasonable period to provide the opportunity for other suitable uses to locate. The council has long standing policies which require marketing of vacant premises for a period of 18 months. No evidence has been produced to demonstrate harm caused by the proposed vacancy period. The East Marylebone SPA is proposed for deletion.

7. Objection - oppose land swaps outside the CAZ in Harley Street SPA.²⁰

The Harley Street SPA falls within the CAZ, including part of the Core CAZ. The council considers that land use swaps could support the objectives for the SPA by allowing for a better arrangement of uses within buildings and enable the long term suitability and occupation of the available building stock.

3.2 Comments

1. Comment/concern – Regarding the Mayfair SPA, should have flexibility to allow the loss of art gallery/antique trading uses where there is long term vacancy.²¹ Concern that in Mayfair SPA that unit sizes should not be restricted and a mix of sizes encouraged.²²

¹⁶ Pollen Estate

¹⁷ Berkeley Group

¹⁸ The Crown Estate

¹⁹ Verina Glaessner

²⁰ Marylebone Association

²¹ BADA (The British Antique Dealers Association), Pollen Estate

²² BADA (The British Antique Dealers Association), Pollen Estate

When considering planning applications, the council will determine in accordance with the development plan unless material considerations indicate otherwise. Long term vacancy would be a material consideration which could be taken into account in considering individual applications. The policy does not refer to unit sizes but states that new retail uses should be in fitting with the character and function of the street.

- 2. Comment - Should identify further SPAs, for Covent Garden to recognise its significance as a strong tourist, restaurant and entertainment destination, and as a thriving residential community²³, should support private members' clubs in the West End²⁴, should support casinos, cinemas and theatres²⁵, and in Pimlico Road for art and antiques shops.²⁶**

The Special Policy Areas are designated to promote and protect clusters of specific uses, particularly where uses are historic and of strategic importance, and where necessary to protect the special uses. The very diverse character and function of Covent Garden and the West End will be better addressed in the Full Revision to the City Plan which will include policies for entertainment uses and the West End. The art and antiques shops in Pimlico Road are located outside of the Central Activities Zone, and are located in a Local Shopping Centre, and are not subject to the intense development pressures for competing uses experienced by premises in the Mayfair SPA. It is not considered that a SPA designation in the suggested location would be justified.

- 3. Comment –further guidance to support the application of proposed policies for St James's, Mayfair and Savile Row SPAs should recognise the historic use of buildings²⁷**

Supporting text recognises the historic nature of uses in these areas. Policies and guidance relating specifically to heritage are also taken into account in considering applications where relevant.

3.3 Support with qualification

- 1. Support with qualification – St James's SPA Protection of existing uses should be subject to a viability test, qualitative improvements to retail floor space should be considered against loss of overall floor space, and the retail definitions are too restrictive, suggest alternative wording - personal, distinctive, stimulating, and eclectic²⁸. Policies should protect uniqueness but be flexible to support growth²⁹.**

The policy protects uses which contribute to the special character and function of the SPA. Other material considerations may be taken into account when considering applications where

²³ Covent Garden Area Trust

²⁴ Bidwells

²⁵ Hippodrome

²⁶ BADA (The British Antique Dealers Association)

²⁷ Historic England

²⁸ Crown Estate

²⁹ Joint BIDs response (Baker Street Quarter Partnership, Heart of London Business Alliance, Northbank, Paddington Now, Victoria, Edgware Road(proposed))

appropriate which have regard to viability and qualitative improvements. The preferred categories of new retail uses in the policy reflect those types of A1 retail that have been a historic feature of the SPAs, and are the uses the council wishes to encourage to maintain the special character of those areas in providing luxury and specialist retailing.

2. Support with qualification - St James's SPA private members clubs contribute little to quality of life.³⁰

Private members' clubs are a historic feature of St James's and reflect the character and function of the area, offering unique and prestigious uses.

3. Support with qualification – Mayfair SPA Boundary should be extended to include Mount Street and South Audley Street where there are existing galleries and antique traders.³¹

The proposed boundary is considered to include areas with the most significant concentrations of galleries and antique traders. Widening the boundary to include surrounding uses which are more dispersed will weaken the justification for the area.

4. Support with qualification – Savile Row policy should restrict the type of retailers allowed to operate to maintain its character, alternative wording suggested³²

The preferred categories of new retail uses in the policy reflect those types of A1 retail that have been a historic feature of the SPAs, and are the uses the council wishes to encourage to maintain the special character of those areas in providing luxury and specialist retailing.

5. Support with qualification – Savile Row should include a criteria to specify a marketing period of 6 months before a bespoke tailoring use is lost³³

Long term vacancy would be a material consideration in a planning application, however, the policy aims to give strong protection to the existing bespoke tailoring uses, specifying a vacancy is considered to weaken the strength of protection, particularly in such a tightly defined area.

6. Support with qualification - Support for extensions to institutional uses in the Central Activities Zone. Would welcome a flexible approach to the loss of institutional uses outside the Portland Place SPA.³⁴

Policy protects institutional uses within the SPA only. Applications outside of the SPA would be considered by other policies in the plan.

7. Support with qualification – support policy for Harley Street SPA, should clarify what constitutes a negative impact³⁵

³⁰ Keith & Mary Weller

³¹ LAPADA (Association of Art and Antique Dealers)

³² Savile Row Bespoke

³³ Savile Row Bespoke

³⁴ The Crown Estate

The policy states the overarching objectives for the SPA, to support and enhance its role as an international centre of medical excellence complemented primarily by residential use, against which impacts would be assessed.

3.4 Resolved

1. Comment/concern - Policy does not provide sufficient protection to adequately support the long-term maintenance of the Harley Street SPA as a world renowned centre for medical excellence, additional tests should be included.³⁶ Policy wording amended to reflect these concerns.
2. Support with qualification - extensions to institutions must contribute to and not harm character of the area in Portland Place SPA.³⁷ Policy wording amended to require development to contribute to overall objectives for the SPA.
3. Comment/concern – Savile Row SPA policy should refer to exemptions from the mixed use policy for the bespoke tailoring.³⁸ Mixed use policy revisions now only refer to office development, so reference no longer required.
4. Comment/concern – Mayfair SPA policy should refer to art gallery and antique trader ‘uses’³⁹, and should not define character and function of each street.⁴⁰ Policy amended to reflect these concerns
5. Support with qualification - St James’s SPA Other uses such as offices, restaurants and residential should be encouraged⁴¹. Policy wording amended to require development to contribute to overall objectives for the SPA.
6. Comment/concern – The loss of wholesale showrooms to studio use in the East Marylebone SPA should be permitted⁴² Deletion of East Marylebone SPA proposed.

3.5 Support

1. Support policy for Mayfair SPA.⁴³ Supports cluster of art galleries which are world renowned and support the historic character and business sector important to London⁴⁴ Support policy to

³⁵ Verina Glaessner

³⁶ Howard de Walden Estate

³⁷ Verina Glaessner

³⁸ Pollen Estate

³⁹ Pollen Estate

⁴⁰ Pollen Estate, Trinity Fine Art

⁴¹ Crown Estate

⁴² The Crown Estate, WPA

⁴³ BADA (The British Antique Dealers Association), GLA, Historic England, The Crown Estate, Heart of London BID, SLAD (Society of London Art Dealers), Trinity Fine Art, Tomasso Brothers Fine Art, Portland Gallery, Sladmore Contemporary, William Weston Gallery, Robilant & Volena, MG Rodrigues, Bernard Jacobson Gallery, John Martin Gallery, William Thuillier, Richard Redfern, Richard Nagy Ltd, Alan Cristea Gallery, Lefevre Fine Art Ltd, Waddington Gallery, Messum’s Fine Art, Zane Bennett Contemporary Art (USA), Lamb Arts, Artiscope Brussels, Daniel Katz Gallery, Blain Southern Art, Wills Lane Gallery, Rossi & Rossi, McClain Gallery, Peter Nahum Leicester Galleries London, Ordavos, Stoppenback & Delestre, Foxwood Fine Art, Charles Beddington, Guggenheim Venice, Wilson Stephens Fine Art, Timothy Taylor Gallery,

protect specialist retail against change to fashion retail⁴⁵ Support came from a broad range of respondents including trade associations, art galleries and individuals, both from the UK and overseas.

Gaia Donzet, Clive Loveless, Gregg Baker, Annelly Juda Fine Art, Texas Gallery, Galerie Reckermann, Colnaghi Old Masters, Mayor Gallery, Dickinson Gallery, Natasha de Wiart, David Zwirner Gallery, Thomas Dane, Alon Azkaim Fine Art, Paisnel Gallery, Maureen Paley Gallery, Pangolin London Sculpture Gallery, Tollemache Fine Art, Benjamin Proust Fine Art Ltd, Hazlitt Holland-Hibbert, Day & Faber, Albemarle Gallery, Bowman Sculpture, Trinity House Paintings, Hauser and Wirth, Stern Pissarro Gallery, Helly Nahmad Gallery, Nicholas Maclean Gallery, PK Fine Art Appraisals, Eric Franck Fine Art, Sigrid Bruijtel, Serpentine Galleries, Berwald Oriental, Martyn Gregory Gallery, Eskenai Ltd, Pratt Contemporary, Strachan Fine Art Ltd, Andrew Clayton Payne, John Baptise Bacquart, Penrose Collection & Lee Miller Archives, Galleries Magazine, British Art Market Federation, LAPADA (Association of Art and Antique Dealers), ureau for Art Netherlands, Art Conservation Centre USA, Native Land, Georgina Adam, Peregrine Newton, Lord Razzall, Harriet & Martin Cullen, Louis & Linda Tanner, Jamie Coats, AG Hickie, Brigid Hanson, Martin Burrough, Carole Dewavrin, Christopher Mason-Watts, Robert & Clodagh Beale, Gill Townend, Ann Hindry, Desiree Hayter, Helyn Goldenberg, Geoffrey Key, Terry Priestman, David Levy, Richard Simmonds, Stella Tooth, Anne Thackray, Vivian Landau, Janet Haberli, James Cox, Rosemarie Portner, Sue Tate, David Buckman, Jill Moore, Stephen Mazoh, Patricia Engelhart, Martha Claire Tompkins, Nigel King, Anthony Slayter Ralph, Aanal Chandaria, Christian Cheneu, Sylvia & Tony Marland, Anna Lenz, Joanna Webb, David Newnham, Joan Genser, Stephane Jaffrain, Anton Gill, John Mockett, Lindy Hampton, Yannick Fedele, Geraldine Apponyi, ArturoSchwarz, Ivor& Evelyne Abrahams, Wendy Baron OBE, Ray Heaton, Jenny Newall, John Spearman, Barry Newman, Inge de Bruin, Peter Sahlman, Henri Beck, Tony Dell, Jacques Hennessy, Sarah Gold, Thomas Hirsch, Pascal Semet, Jonathan Milton, Ian Harris, Michael Short, Giovanni Marchitelli, Dan Tindall, Nicholas Dunbar, Jan Henderikse, Hubert van der Bergh, Peter Dockley, Jeremy Howarth, Victoria Crump-Haill, Stephen E Hauser, Olivia Dawson, LTG UK, Louise Spence, Josephine Mees, John Harrison, Adrian Baynes, Viscount Windsor, Peter English, Beth Fletcher, Damian J Walsh, Joe Yeno, Karen Quigley, Slavka Sverakova, Helen de Borchgrave, Tim Mason, Gail & Eddie Hurst, Robert Bagley, Robin Stoker, Amanda Jones, Tony Norris, Maureen Jordan, James & Linda Landau, David Berks, Adrian Bromley, Anne Anderson, Judith Ernsting, David Payne, Stephen Bartley, Harry Chilton, Douglas Gee, Nigel Brown, Rob Wallace, Mike Kerr, Richard Fowler, Julie Zeldin, Leigh Gregson, Carla Esposito, `Henl Pijnenburg, Edward Mayhew & Jennifer Aston, Allen Viguier, Meryl Rose, Amir Shariat, Penny Burrougi, Victoria Junivizian, Verity Hunter, Philip O'Reilly, Espen Raakil, Archivio Opera Dadamaino, Jim Frost, Caroline Coon, Tim Malton, Lisa Corinne Davis, John Sykes, Steven Schwartz, Anne Summers, Fabian Stein, Kirk Georgiou, Tim Forrest, Simon Sherrard, Sharon Flockhart, Sheila Hancock CBE, Ursula Starkie, John Hyatt, Neville Shulman CBE, James Colman, Yves Paternot, Carla & Pieter Schulting, Kier McGuinness, David Crafter, Pernille Ahlstrom, Margaret Ellwood, David Ellis Jones, Christos Larsinos, Keith & Mary Weller, Jane Dundas, John Austin, Richard Jacomb, Jean & John Botts, Anna Pryer, Simon Clements, Catherine Morris, Elena Napoleone, Susan Howard, Arie Oosterlee, Keith Battye, Janet & Geoffrey Vine, Jonathan Cook, J Richard Watson, John Hemmingway

⁴⁴ GLA, Historic England, SLAD, Portland Gallery, Sladmore Contemporary, William Weston Gallery, Robilant & Volena, Bernard Jacobson Gallery, John Martin Gallery, Alan Cristea Gallery, Messum's Fine Art, Daniel Katz Ltd, Blain Southern, McClain Gallery, Guggenheim Venice, Wilson Stephens Fine Art, Dickinson Gallery, Natasha de Wiart, David Zwirner Gallery, Thomas Dane, Alon Azkaim Fine Art, Maureen Paley Gallery, Pangolin London Sculpture Gallery, Tollemache Fine Art, Benjamin Proust Fine Art Ltd, Hazlitt Holland-Hibbert, Day & Faber, Bowman Sculpture, Trinity House Paintings, Hauser and Wirth, Stern Pissarro Gallery, Helly Nahmad Gallery, Nicholas Maclean Gallery, Berwald Oriental, Strachan Fine Art Ltd, British Art Market Federation, LAPADA (Association of Art and Antique Dealers), Terry Priestman, Nigel King, Sylvia & Tony Marland, Anton Gill, Wendy Baron OBE, Tony Dell, Robert Bagley, James & Linda Landau, David Berks, Adrian Bromley, Stephen Bartley, Douglas Gee, Rob Wallace, Julie Zeldin, Leigh Gregson, Allen Viguier, Meryl Rose, Penny Burrougi, Verity Hunter, Philip O'Reilly, John Sykes, Steven Schwartz, Sharon Flockhart, John Hyatt, Neville Shulman CBE, James Colman, Anna Pryer, Simon Clements, Elena Napoleone, Susan Howard, Keith Battye, Jonathan Cook, J Richard Watson

⁴⁵ SLAD, William Weston Gallery, Robilant & Volena, MG Rodrigues, William Thuillier, Richard Redfern, Waddington Gallery, Rossi & Rossi, Peter Nahum Leicester Galleries London, Foxwood Fine Art, Charles Beddington, Natasha de Wiart, Paisnel Gallery, Sigrid Bruijtel, Eskenai Ltd, Penrose Collection & Lee Miller Archives, Peregrine Newton, Harriet & Martin Cullen, Desiree Hayter, Anne Thackray, David Buckman, Patricia Engelhart, Martha Claire Tompkins, Lindy Hampton, Geraldine Apponyi, Jenny Newall, Jacques Hennessy, Jonathan Milton, Michael Short, Dan Tindall, Peter Dockley, Victoria Crump-Haill, Josephine Mees, Helen de Borchgrave, Penny Burrougi, Jim Frost, Fabian Stein, John Hyatt, James Colman, Kier McGuinness, David Crafter, John Austin, Richard Jacomb, Catherine Morris, Arie Oosterlee

2. Support policy for St James's SPA.⁴⁶ Supports historic character and business sector important to London⁴⁷ Support policy to protect specialist retail⁴⁸
3. Support policy for Savile Row SPA.⁴⁹ SPA important to London and international business and must be protected by policy rather than just market forces⁵⁰ Supports historic character and business sector important to London⁵¹
4. Support for use of term 'bespoke tailoring' and that it is a Sui Generis use as recognises the nature of the tailoring businesses⁵²
5. Support policy for Portland Place SPA.⁵³
6. Support for institutional uses in the Core CAZ.⁵⁴ Policy supports extensions to institutional uses in the CAZ. Also adopted policy S27 protects uses of international and national importance will be taken forward in the Full Revision to the City Plan.
7. Support for continued inclusion of Broadcasting House in the Core CAZ.⁵⁵
8. Support land use swaps in Savile Row SPA⁵⁶
9. Support for flexibility regarding residential provision with commercial development in Mayfair and Savile Row SPAs⁵⁷

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

⁴⁶ GLA, Historic England, Heart of London BID, BADA, Trinity Fine Art, Portland Gallery, Bernard Jacobson Gallery, William Thuillier, Daniel Katz Ltd, Blain Southern, Ordavos, Stoppenback & Delestre, Wilson Stephens Fine Art, Gaia Donzet, Gregg Baker, Annely Juda Fine Art, Sladmore Contemporary, Paisnel Gallery, Georgina Adam, Lord Razzall, AG Hickie, Brigid Hanson, James Cox, Patricia Engelhart, Martha Claire Tompkins, Sylvia & Tony Marland, David Newnham, Anton Gill, Sarah Gold, Michael Short, Dan Tindall, John Harrison, Amanda Jones, James & Linda Landau, Christine Hutchinson, Douglas Gee, Nigel Brown, Rob Wallace, Mike Kerr, Richard Fowler, Julie Zeldin, Edward Mayhew & Jennifer Aston, Allen Viguier, Espen Raakil, Archivio Opera Dadamaino, John Sykes, Steven Schwartz, Sheila Hancock CBE, John Hyatt, Margaret Ellwood, Keith & Mary Weller, Susan Howard

⁴⁷ Historic England, Portland Gallery, Bernard Jacobson Gallery, Daniel Katz Ltd, Blain Southern, Wilson Stephens Fine Art, James & Linda Landau, Christine Hutchinson, Douglas Gee, Rob Wallace, Julie Zeldin, Allen Viguier, John Sykes, Steven Schwartz, Susan Howard

⁴⁸ BADA

⁴⁹ GLA, Historic England, Heart of London BID, Savile Row Bespoke, The Crown Estate, James Cox, Sylvia & Tony Marland, David Newnham, John Harrison, Tim Mason, Helen de Borchgrave, Amanda Jones, Christine Hutchinson, Douglas Gee, Rob Wallace, Mike Kerr, Julie Zeldin, Gregg Baker, John Hyatt, Margaret Ellwood, Keith & Mary Weller, Susan Howard

⁵⁰ Savile Row Bespoke

⁵¹ Historic England

⁵² Savile Row Bespoke

⁵³ Greater London Authority, Howard de Walden Estate, The British Broadcasting Corporation (BBC), Verina Glaessner

⁵⁴ The British Broadcasting Corporation (BBC)

⁵⁵ The British Broadcasting Corporation (BBC)

⁵⁶ Savile Row Bespoke

⁵⁷ Pollen Estate, Savile Row Bespoke

the relationship most relevant to SPAs 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 SPAs 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 SPAs Revision.

Historic England

- Close working relationship with detailed application specific liaison including joint site visits on many schemes and advice on archaeology. This directly influences policy development.
- Twice yearly liaison meetings between senior Built Environment officers and English Heritage. Council officers and Historic England attend quarterly liaison meetings to discuss issues around major heritage assets.
- Ongoing regular 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 Historic England, 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 SPAs 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, broader discussions about economic sustainability and various business sectors and clusters. Joint working regarding the future policy approach to mixed use, to inform both the City Plan Revisions and review of 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.

Environment Agency

- Close working relationship though not directly relevant to the SPAs Revision.

Clinical Commissioning Groups

- Close working relationship but not directly relevant to the SPAs 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 Partnership⁵⁸: place-specific public/private partnership, bringing together key stakeholders from across the West End.

Central London Forward⁵⁹ (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 Partnership⁶⁰ (CRP): economic development, regeneration and sustainability projects e.g. EU electric vehicle programme (Evue) completed and major freight consolidation programme underway.

HCA Investment Region⁶¹: 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

⁵⁸ 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

⁵⁹ London Boroughs of Camden, Islington, Kensington & Chelsea, Lambeth, Southwark, Westminster and the City of London

⁶⁰ 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

⁶¹ GLA Homes and Communities Agency, London Boroughs of Camden, Haringay, Enfield, Barnet, Islington and City of Westminster.

- Regular liaison with policy counterparts, particularly cross-borough issues more generally
- Liaison for Mayor of London's emerging Central Activities Zone SPG

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

London Borough of Brent

- Not relevant to SPAs 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
- 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
- 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
- Liaison for Vauxhall Nine Elms Opportunity Area

London Borough of Southwark

- Cross-borough partnerships: CRP, CLF, SHLAA, GiGL, CLSRTP
- Discussions on economic development held when necessary
- Liaison for Mayor of London's emerging Central Activities Zone SPG

Savile Row Strategic Group

Group established in 2006 to discuss planning and public realm issues affecting Savile Row, attended by the Pollen Estate and Savile Row Bespoke⁶², meets quarterly.

⁶² Association of 16 member companies Anderson & Sheppard, Chittleborough & Morgan, Dege & Skinner, Gieves & Hawkes, Hardy Amies, Huntsman, Henry Poole, Meyer & Mortimer, Norton & Sons, Richard James, Kilgour, Alexander McQueen, Dormeuil, Fox Brothers, Dugdale Brothers and Lutwyche.

Appendix 1: Regulation 18 letter



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

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

Please reply to: Lisa O'Donnell

Direct Line / Voicemail: 020 7641 2503

Fax: 020 7641 3050

Email: planningpolicy@westminster.gov.uk

19th March 2015

Dear Sir/Madam

Revisions to Westminster's City Plan: Strategic Policies

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

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

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

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

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

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

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

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

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

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

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

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

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

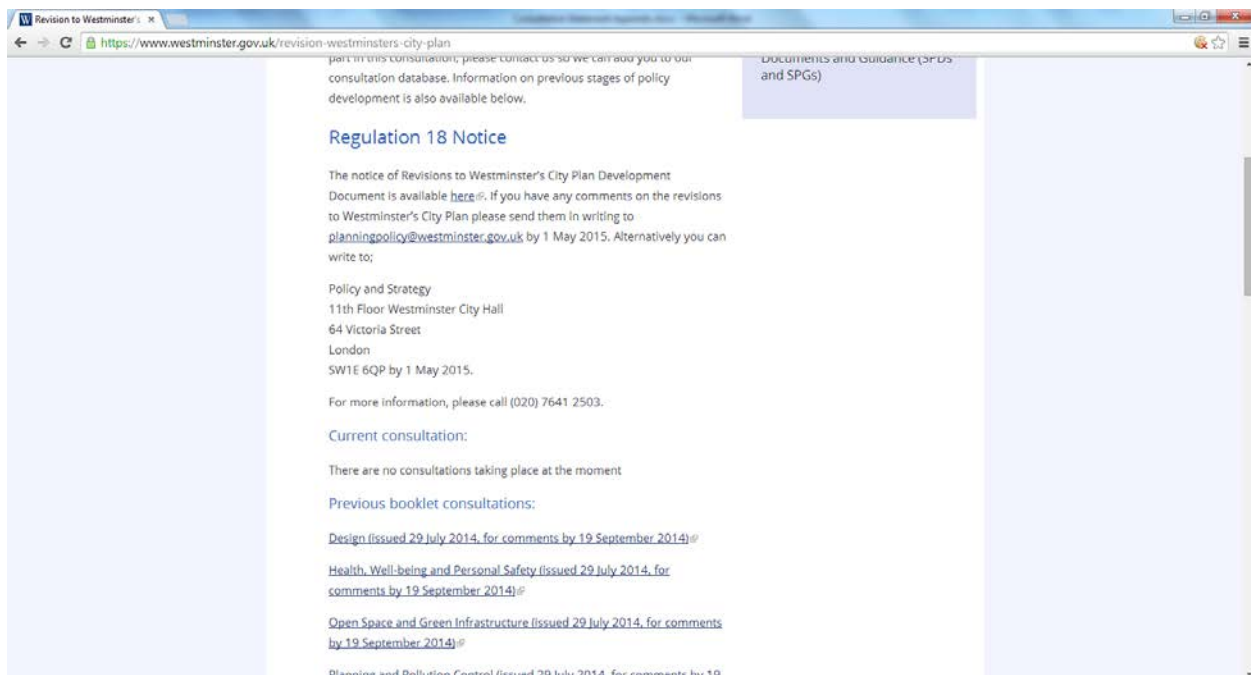
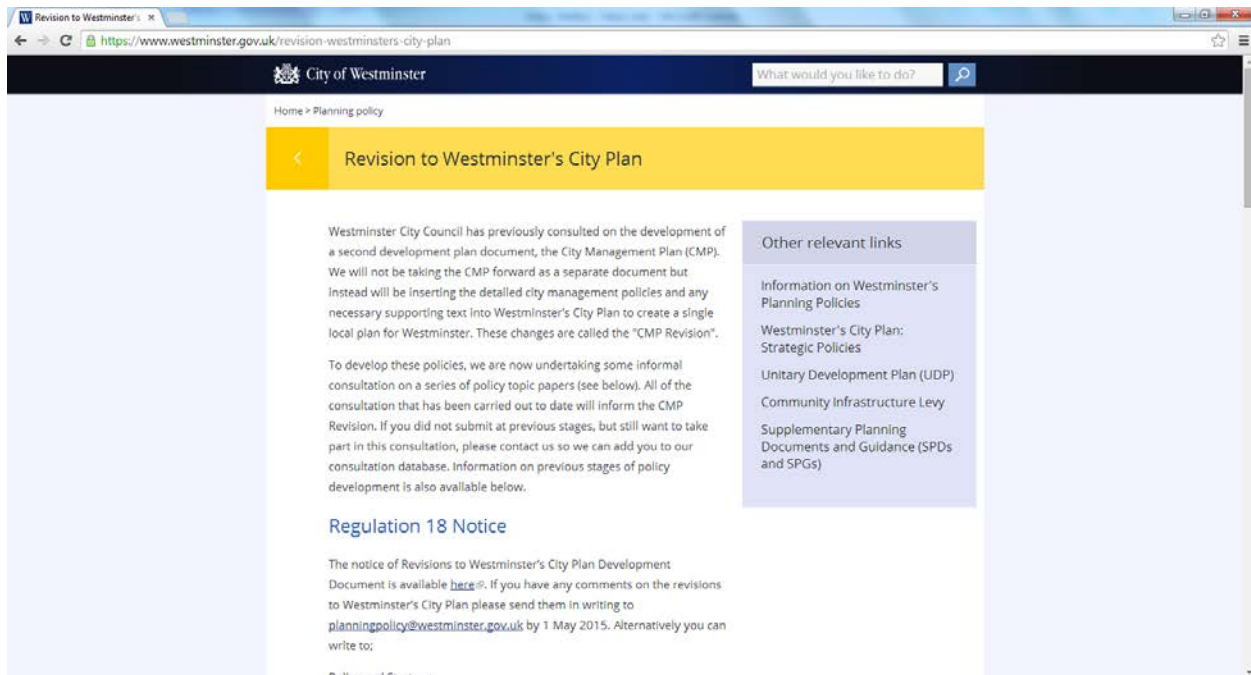
Waste Revision - To be developed alongside, and build upon, revisions to Westminster's Municipal Waste Management Strategy, and connect contractual obligations with waste planning and capacity provision within Westminster. The Waste Revision will secure any new waste sites that have been identified,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

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



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 letters



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**

Date: 6 December 2013

Dear Sir/ Madam,

Consultation: Westminster's City Plan (City Management Plan Revision)

Booklet 2: Flood Risk Policy Booklet

Booklet 4: Mayfair and St James's Policy Booklet

Westminster City Council is currently consulting on two draft planning documents: the Flood Risk Policy Booklet and the Mayfair and St James's Policy Booklet. We are inviting your comments on these consultation drafts.

What are the Flood Risk Policy Booklet and Mayfair and St James's Policy Booklet?

New planning policies on flood risk management and Mayfair and St James's are being developed as part of Westminster's emerging Local Plan. We previously consulted on draft policies on these topics as part of the City Management Plan (CMP) published November 2011. We have made a number of changes to the previous drafts and are now consulting on our draft proposed policies through topic-based booklets, exploring the issues and suggesting what we consider to be the most appropriate policy response. These will then be merged with the strategic policies set out in Westminster's City Plan to create a single local plan for Westminster.

The Flood Risk Policy Booklet is available to download [here](#).

The Mayfair and St James's Policy Booklet is available to download [here](#).

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 31 January 2014**. Please note that details of all representations received will be published on the Westminster website.

The documents can be downloaded using the links provided above or can also be inspected on request at City Hall, 64 Victoria Street (full address below). To request a hard copy of the document, please use the contact details below.

Contact details for responses are as follows:

Email: ldf@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?

Following consultation, all comments received will then be considered and the documents revised. National legislation means we have to go through a defined statutory process before we can use the draft policies set out in the booklets. This process takes some months and means that the new policies will not be in place until early 2015.

If you have any queries arising from this letter, please contact the Local Development Framework Team on the above number.

Yours faithfully

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke extending to the right.

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



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**

Date: 12 March 2014

Dear Sir/ Madam,

Consultation: Westminster's City Plan (City Management Policies Revision)

Booklet 1 Housing Need, Delivery and Quality

Booklet 5 Food, Drink, Entertainment, Tourism, Arts and Culture

Booklet 6 Westminster's Economy

Booklet 7 Social and Community Uses

Westminster City Council is currently consulting on four draft planning documents: Housing Need, Delivery and Quality booklet; Food, Drink, Entertainment, Tourism, Arts and Culture booklet; Westminster's Economy booklet and Social and Community Uses booklet.

We are inviting your comments on these consultation drafts.

What are the Housing Need, Delivery and Quality; Food, Drink, Entertainment, Tourism, Arts and Culture; Westminster's Economy and Social and Community uses booklets?

New planning policies on Housing Need, Delivery and Quality; Food, Drink, Entertainment, Tourism, Arts and Culture; Westminster's Economy and Social and Community Uses are being developed as part of Westminster's emerging Local Plan. We previously consulted on draft policies on these topics as part of the City Management Plan (CMP) published November 2011. We have made a number of changes to the previous drafts and are now consulting on our draft proposed policies through topic-based booklets, exploring the issues and suggesting what we consider to be the most appropriate policy response. These will then be merged with the strategic policies set out in Westminster's City Plan to create a single local plan for Westminster.

Booklet 1 Housing Need, Delivery and Quality is available to [download here](#)

Booklet 5 Food, Drink, Entertainment, Tourism, Arts and Culture is available to [download here](#)

Booklet 6 Westminster's Economy is available to [download here](#)

Booklet 7 Social and Community Uses is available to [download here](#)

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 **23rd April 2014**. Please note that details of all representations received will be published on the Westminster website.

The documents can be downloaded using the links provided above or 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.

Contact details for responses are as follows:

Email: ldf@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?

Following consultation, all comments received will then be considered and the documents revised. National legislation means we have to go through a defined statutory process before we can use the draft policies set out in the booklets. This process takes some months and means that the new policies will not be in place until 2015.

If you have any queries arising from this letter, please contact the Local Development Framework Team on the above number.

Yours faithfully



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



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**

12th January 2015

Dear Sir/Madam,

Consultation on Westminster's City Plan Revision

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

Booklet 14 Energy

Booklet 15 Heritage, Views and Tall Buildings

Booklet 17 Affordable Housing

Booklet 19 West End

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 www.westminster.gov.uk/revision-westminsters-city-plan 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 over the page.

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 **Tuesday 31st March 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

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

Telephone: 020 7641 2503

What happens next?

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

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

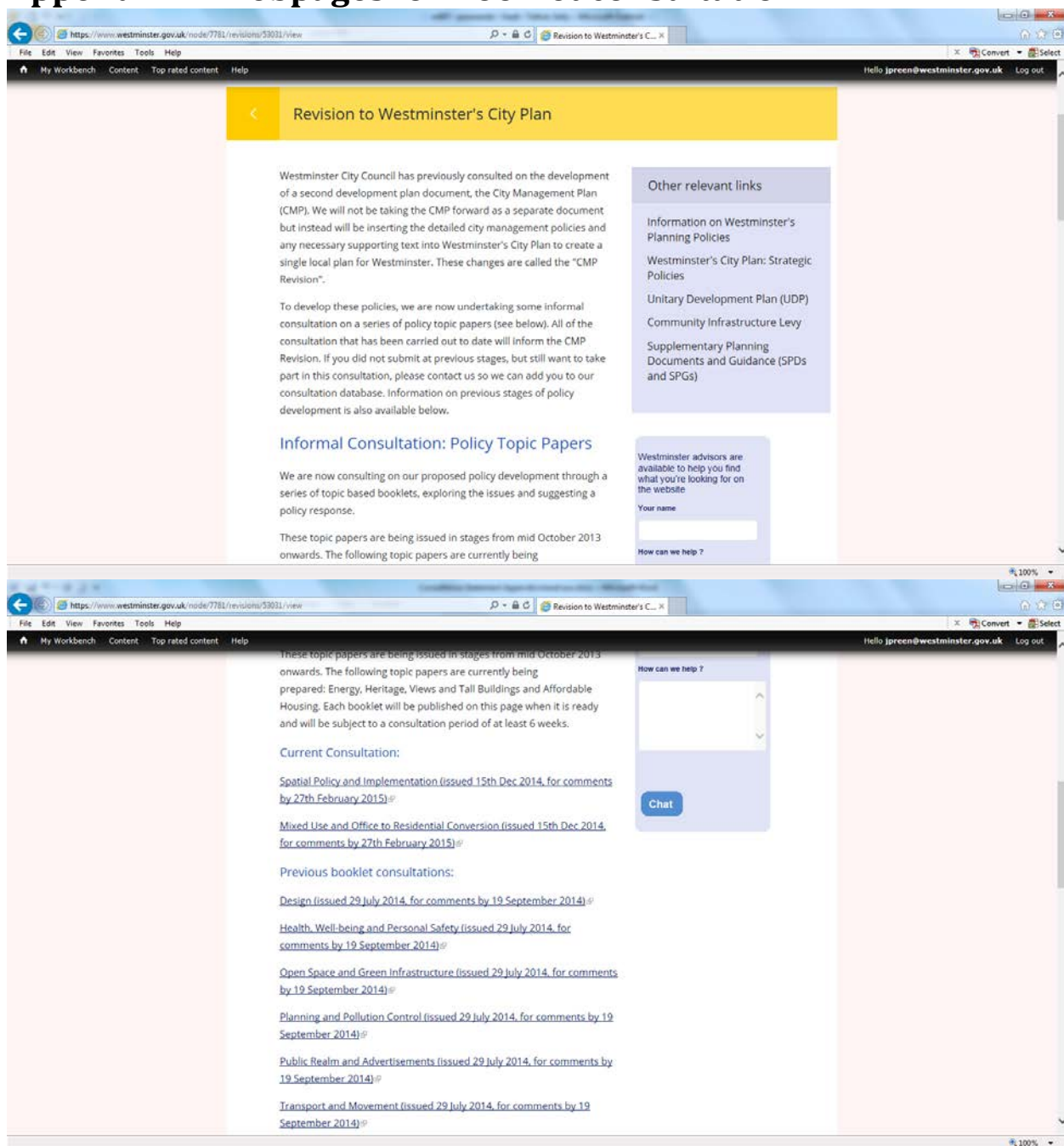
If you have any queries arising from this letter, please contact planning policy officers on the above number.

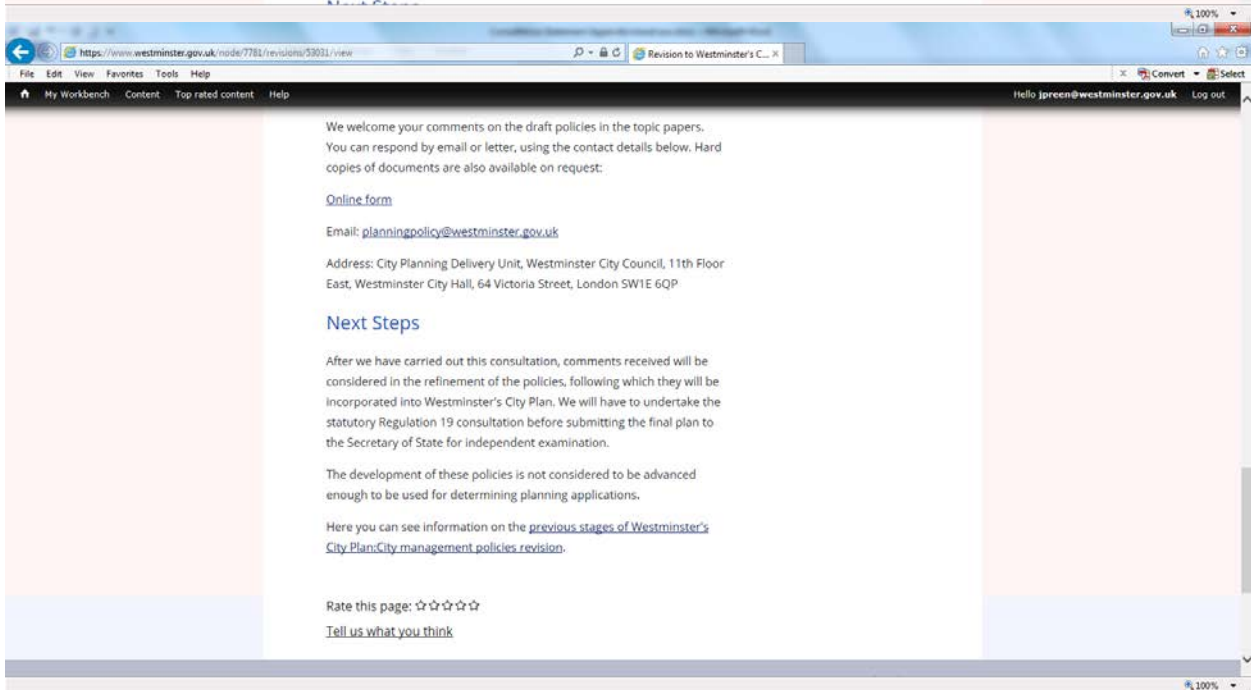
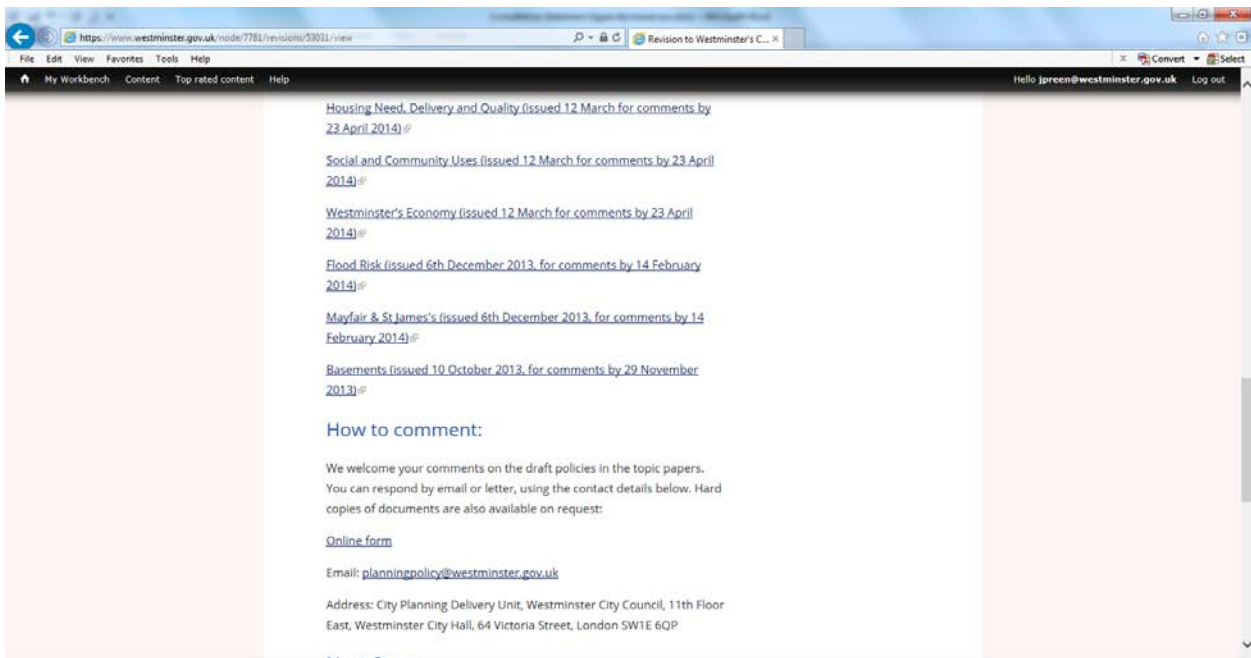
Yours faithfully



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

Appendix 7: Webpages for Booklet consultation





Appendix 8: Booklet consultation respondees

- | | | |
|--|---------------------------------------|---------------------------------|
| 1. Aanal Chandaria | 40. Bureau for Art
Netherlands | 85. Gill Townend |
| 2. Adrian Baynes | 41. Carla & Pieter Schulting | 86. Giovanni Marchitelli |
| 3. Adrian Bromley | 42. Carla Esposito | 87. Greater London
Authority |
| 4. AG Hickie | 43. Carole Dewavrin | 88. Gregg Baker |
| 5. Alan Cristea Gallery | 44. Caroline Coon | 89. Grosvenor |
| 6. Albemarle Gallery | 45. Catherine Morris | 90. Guggenheim Venice |
| 7. Allen Viguier | 46. Charles Beddington | 91. Harriet & Martin Cullen |
| 8. Alon Azkaim Fine Art | 47. Christian Cheneu | 92. Harry Chilton |
| 9. Amanda Jones | 48. Christine Hutchinson | 93. Hauser and Wirth |
| 10. Amir Shariat | 49. Christopher Mason-
Watts | 94. Hazlitt Holland-Hibbert |
| 11. Andrew Clayton Payne | 50. Christos Larsinos | 95. Heart of London BID |
| 12. Ann Hindry | 51. Clive Loveless | 96. Helen de Borchgrave |
| 13. Anna Lenz | 52. Colnaghi Old Masters | 97. Helly Nahmad Gallery |
| 14. Anna Pryer | 53. Covent Garden Area
Trust | 98. Helyn Goldenberg |
| 15. Anne Anderson | 54. Crown Estate | 99. Henl Pijnenburg |
| 16. Anne Summers | 55. DAKS | 100. Henri Beck |
| 17. Anne Thackray | 56. Damian J Walsh | 101. Hippodrome |
| 18. Annely Juda Fine Art | 57. Dan Tindall | 102. Historic England |
| 19. Anthony Slayter Ralph | 58. Daniel Katz Gallery | 103. Howard de Walden
Estate |
| 20. Anton Gill | 59. David Berks | 104. Hubert van der Bergh |
| 21. Archivio Opera
Dadamaino | 60. David Buckman | 105. Ian Harris |
| 22. Arie Oosterlee | 61. David Crafter | 106. Inge de Bruin |
| 23. Art Conservation Centre
USA | 62. David Ellis Jones | 107. Ivor& Evelyne Abrahams |
| 24. Artiscope Brussels | 63. David Levy | 108. J Richard Watson |
| 25. ArturoSchwarz | 64. David Newnham | 109. Jacques Hennessy |
| 26. BADA (The British
Antique Dealers
Association) | 65. David Payne | 110. James & Linda Landau |
| 27. Barry Newman | 66. David Zwirner Gallery | 111. James Colman |
| 28. BBC (British
Broadcasting
Corporation) | 67. Day & Faber | 112. James Cox |
| 29. Benjamin Proust Fine
Art Ltd | 68. Desiree Hayter | 113. Jan Henderikse |
| 30. Berkeley Group | 69. Dickinson Gallery | 114. Jane Dundas |
| 31. Berkeley Square
Holdings Ltd | 70. Douglas Gee | 115. Janet & Geoffrey Vine |
| 32. Bernard Jacobson
Gallery | 71. Edward Mayhew &
Jennifer Aston | 116. Janet Haberli |
| 33. Berwald Oriental | 72. Elena Napoleone | 117. Jean & John Botts |
| 34. Beth Fletcher | 73. Eric Franck Fine Art | 118. Jenny Newall |
| 35. Bidwells | 74. Eskenai Ltd | 119. Jeremy Howarth |
| 36. Blain Southern Art | 75. Espen Raakil | 120. Jill Moore |
| 37. Bowman Sculpture | 76. Fabian Stein | 121. Jim Frost |
| 38. Brigid Hanson | 77. Foxwood Fine Art | 122. Joan Genser |
| 39. British Art Market
Federation | 78. Gaia Donzet | 123. Joanna Webb |
| | 79. Gail & Eddie Hurst | 124. Joe Yeno |
| | 80. Galerie Reckermann | 125. John Austin |
| | 81. Galleries Magazine | 126. John Baptise Bacquart |
| | 82. Geoffrey Key | 127. John Harrison |
| | 83. Georgina Adam | 128. John Hemmingway |
| | 84. Geraldine Apponyi | 129. John Hyatt |
| | | 130. John Martin Gallery |
| | | 131. John Mockett |

132. John Spearman
133. John Sykes
134. Joint BIDS
135. Jonathan Cook
136. Jonathan Milton
137. Josephine Mees
138. Judith Ernsting
139. Julie Zeldin
140. Karen Quigley
141. Keith & Mary Weller
142. Keith Battye
143. Kier McGuinness
144. Kirk Georgiou
145. Lamb Arts
146. LAPADA (Association of Art and Antique Dealers)
147. Lefevre Fine Art Ltd
148. Leigh Gregson
149. Lindy Hampton
150. Lisa Corinne Davis
151. Lord Razzall
152. Louis & Linda Tanner
 Jamie Coats
153. Louise Spence
154. LTG UK
155. Margaret Ellwood
156. Martha Claire Tompkins
157. Martin Burrough
158. Martyn Gregory Gallery
159. Marylebone Association
160. Maureen Jordan
161. Maureen Paley Gallery
162. Mayor Gallery
163. McClain Gallery
164. Meryl Rose
165. Messum's Fine Art
166. MG Rodrigues
167. Michael Short
168. Natasha de Wiart
169. Native Land
170. Nevile Shulman CBE
171. New West End Company
172. Nicholas Dunbar
173. Nicholas Maclean
 Gallery
174. Nigel Brown
175. Nigel King
176. O&H Properties
177. Olivia Dawson
178. Ordavos
179. Paisnel Gallery
180. Pangolin London
 Sculpture Gallery
181. Pascal Semet
182. Patricia Engelhart
183. Penny Burrougi
184. Penrose Collection &
 Lee Miller Archives
185. Peregrine Newton
186. Pernille Ahlstrom
187. Peter Dockley
188. Peter English
189. Peter Nahum Leicester
 Galleries London
190. Peter Sahlman
191. Philip O'Reilly
192. PK Fine Art Appraisals
193. Pollen Estate
194. Portland Gallery
195. Pratt Contemporary
196. Ray Heaton
197. Richard Fowler
198. Richard Jacomb
199. Richard Nagy Ltd
200. Richard Redfern
201. Richard Simmonds
202. Rob Wallace
203. Robert & Clodagh Beale
204. Robert Bagley
205. Robilant & Volena
206. Robin Stoker
207. Rosemarie Portner
208. Rossi & Rossi
209. Sarah Gold
210. Savile Row Bespoke
211. Serpentine Galleries
212. Sharon Flockhart
213. Sheila Hancock CBE
214. Sigrid Bruijfel
215. Simon Clements
216. Simon Sherrard
217. SLAD (Society of London
 Art Dealers)
218. Sladmore Contemporary
219. Slavka Sverakova
220. Sotheby's
221. Stella Tooth
222. Stephane Jaffrain
223. Stephen Bartley
224. Stephen E Hauser
225. Stephen Mazoh
226. Stern Pissarro Gallery
227. Steven Schwartz
228. Stoppenback & Delestre
229. Strachan Fine Art Ltd
230. Sue Tate
231. Susan Howard
232. Sylvia & Tony Marland
233. Terry Priestman
234. Texas Gallery
235. Thomas Dane
236. Thomas Hirsch
237. Tim Forrest
238. Tim Malton
239. Tim Mason
240. Timothy Taylor Gallery
241. Tollemache Fine Art
242. Tomasso Brothers Fine
 Art
243. Tony Dell
244. Tony Norris
245. Trinity Fine Art
246. Trinity House Paintings
247. Trinity House Paintings
248. Ursula Starkie
249. Verina Glaessner
250. Verity Hunter
251. Victoria Crump-Haill
252. Victoria Junivizian
253. Viscount Windsor
254. Vivian Landau
255. Waddington Gallery
256. Wendy Baron OBE
257. William Thuillier
258. William Weston Gallery
259. Wills Lane Gallery
260. Wilson Stephens Fine
 Art
261. WPA (Westminster
 Property Association)
262. Yannick Fedele
263. Yves Paternot
264. Zane Bennett
265. Contemporary Art (USA)



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