

APPENDIX A

WESTMINSTER CITY COUNCIL

STATEMENT OF DECISION

SUBJECT: CHURCH STREET SITES A, B & C, THE PUBLIC REALM AND THE CHURCH STREET MARKET - PLANNING APPLICATION APPROACH

Notice is hereby given that Councillor Heather Acton , Cabinet Member for Communities and Regeneration, has made the following executive decision on the above mentioned subject for the reasons set out below.

(Approval for the recommended hybrid planning application approach for the regeneration of Church Street Sites A, B & C, the public realm and the Church Street Market.)

Summary of Decision

1. Recommendations

- 1.1. That Appendix B and Appendix C of this report are exempt from disclosure by virtue of the Local Government Act 1972, Schedule 12A Part 1, paragraph 3 (as amended), in that they contains information relating to the financial or business affairs of any particular person (including the authority holding that information).
- 1.2. That the Cabinet Member for Communities and Regeneration:
 - 1.2.1. Approves submission of the hybrid planning application on behalf of the Council as landowner for the regeneration of Church Street Sites A, B & C, as set out in section 3 of this report; and
 - 1.2.2. Delegates authority to the Executive Director of Growth Planning and Housing to:
 - i. approve the final details of the planning application for submission including the application boundary plans for Church Street Site A (detailed application), B, C, external Church Street Market infrastructure and public realm (outline application);
 - ii. submit the planning application as soon as practicable and thereafter conduct the application process as officers see fit, including making amendments to the planning application documents as may be appropriate; and
 - iii. approve the Council entering into any relevant planning agreement as landowner in respect of the hybrid planning application.

2. Reasons for Decision

- 2.1. Assuming the recommendations in this report are agreed, the planning application can be submitted in early October 2021 as a 'hybrid' application that consists of two parts, as described below:

- i. A detailed application for Site A
 - ii. An outline application with all matters reserved for Sites B & C, the public realm and external Church Street Market infrastructure.
- 2.2. It is intended that the planning application will be submitted for Church Street Sites A, B & C together as it will enable progress to be maintained by establishing design parameters and the overall approach.
- 2.3. The proposals include new homes, an improved and redesigned market, commercial and retail opportunities and many other community benefits for the local area. The planning application will be considered initially by the local planning authority and then referred to the Mayor of London because of the scale of the proposed development.
- 2.4. The list of properties contained within Sites A, B and C as at the date of this report can be found at Appendix A. All three sites contain commercial and residential properties. The external Church Street Market infrastructure and public realm is located along the length of Church Street.
- 2.5. Subject to approval of the recommendations in this report, the Council's design team for Church Street Sites A, B and C shall complete further work on the outline design (RIBA Stage 2) for Sites B and C, the public realm and external Church Street Market infrastructure and detailed design for Site A (RIBA Stage 3) to fully support the above planning strategy.
- 2.6. The Cabinet Member views the draft planning application submission documents at Appendix B (exempt from publication), noting that these may be subject to changes in line with the delegated authority sought in connection with the planning application.

**Stuart Love, Chief Executive,
Westminster City Hall,
64 Victoria Street
LONDON SW1E 6QP**

Publication Date: 06 October 2021

Implementation Date: 13 October 2021

Reference: CR21-02