

## **Draft Belgravia Neighbourhood Plan**

### **Regulation 18(2) Decision Statement**

#### **1. Summary**

- 1.1 Following an independent examination of the draft Belgravia Neighbourhood Plan, Westminster City Council recommends that the draft Belgravia Neighbourhood Plan (Regulation 16 submission version) is modified as set out in Appendix 1 of this statement, and then proceeds to local referendum.
- 1.2. The Council agrees with the Examiner's recommendation that the referendum area for the Belgravia Neighbourhood Plan (as modified) should be the approved Belgravia Neighbourhood Area which is set out in Appendix 2 of this Decision Statement for convenience.
- 1.3 The Examiner's Report, and other background documents can be viewed on the Council's website using this [link](#).
- 1.4 If approved at referendum, an Adoption Statement will set out that the Belgravia Neighbourhood Plan will become part of the statutory Development Plan and will be used alongside Westminster City Plan 2019-2040, and the London Plan (2021), when determining planning applications within the Belgravia Neighbourhood Area.

#### **2. Background**

- 2.1 The Belgravia Neighbourhood Area (as shown in Appendix 2 of this statement) was designated by the Council on 27<sup>th</sup> March 2014, in accordance with Section 61G of the Town and Country Planning Act 1990. On 8<sup>th</sup> October 2014, the Belgravia Neighbourhood Forum were designated as the Neighbourhood Forum for the Belgravia Neighbourhood Area, and subsequently began preparing a draft Belgravia Neighbourhood Plan. The Neighbourhood Forum was re-designated for a further five years on 13<sup>th</sup> January 2020.
- 2.2 The Belgravia Neighbourhood Forum published a draft plan for Regulation 14 pre-submission consultation from July to September 2022. It was subsequently revised in light of comments received, before submission to the Council in May 2023. Regulation 16 consultation on the draft plan was then carried out by the Council from June to July 2023.
- 2.3 In late July 2023, the Council, in consultation with the Belgravia Neighbourhood Forum, appointed Ms Jill Kingaby BSc (Econ) MSc MRTPI as independent Examiner. The purpose of the examination of the draft plan was to determine if it met the 'basic conditions' required by legislation, other legal requirements, and if it should proceed to referendum.
- 2.4 The Examiner considered that a public hearing into the plan was not required and the examination was conducted through written representations. The Examiner's Report concludes that, subject to making the modifications recommended in the Examiner's Report, the draft plan meets the 'basic conditions' set out in legislation, and should proceed to a local referendum. The Examiner's Report also recommends that the area for the referendum should be the Belgravia Neighbourhood Area.

#### **3. Decision**

- 3.1 The Neighbourhood Planning (General) Regulations 2012 require that the local

planning authority outline how it intends to respond to the Examiner's recommendations.

- 3.2 Having considered each of the recommendations made in the Examiner's report, and the reasons for them, the Council has decided to make the modifications to the draft plan as recommended by the Examiner (refer to Appendix 1). These changes are considered necessary to ensure that the draft plan meets the 'basic conditions' and other legal requirements.
- 3.3 The submitted plan was accompanied by a Strategic Environmental Assessment Screening Report and a Habitats Regulations Assessment Screening Report. None of the modifications set out in Appendix 1 are considered to necessitate revisiting any of these assessments.
- 3.4 Westminster City Council agrees:
  - i. That the recommendations to modify the draft plan as set out in Appendix 1 and the Examiner's Report be accepted.
  - ii. That the Examiner's recommendation that the Belgravia Neighbourhood Plan, as modified, proceeds to referendum on the basis that the draft plan meets the 'basic conditions,' is compatible with the European Convention on Human Rights, complies with the statutory definition of a neighbourhood development plan, and comprises provisions that can be made by such a document.
  - iii. That, in accordance with the Examiner's recommendation, the referendum area be the Belgravia Neighbourhood Area as designated by the Council on 27<sup>th</sup> March 2014.
  - iv. That if the result of the referendum is in support of the approval of the Belgravia Neighbourhood Plan, the Council proceeds to publishing an Adoption Statement and formally 'making' the plan.

Signed



Cllr Geoff Barraclough  
Cabinet Member for Planning and Economic Development  
Westminster City Council

18<sup>th</sup> December 2023

Appendix 1: Examiner’s recommended changes to the draft Belgravia Neighbourhood Plan

Proposed modification number (PM)	Page no./ other reference	Modification
PM1	Pages 13 - 15	<p>2.3.4 Future developments/issues</p> <p>Modify the second paragraph to read:</p> <p>Together these have played a significant part in preserving the historic character which we still see today. <del>Nevertheless, it is recognised that the area faces challenges...exacerbate the challenges.</del> <b>Over the next 17 years, the London Plan and Westminster City Plan expect areas on the fringe of Belgravia, notably along Grosvenor Place and Buckingham Palace Road, which lie within the Central Activities Zone (CAZ) and Victoria Opportunity Area, to deliver growth. Westminster’s spatial strategy envisages that growth will primarily be delivered through the intensification of the CAZ area, and continued major mixed-use redevelopment in identified Opportunity Areas, to achieve London Plan growth targets for new jobs and homes. Accommodating future growth on the periphery of Belgravia in a manner which does not damage its historic character and appearance will present a challenge over the coming years.</b></p> <p>Currently there are....</p> <p>On Page 14, modify the text as proposed in the Forum’s item 1 (<b>FI1</b>), in the response to Regulation 16 Representations.</p> <p>Page 15, modify as follows:</p> <p>Thus whilst, in many respects.... infrastructure development. <b>Whilst acknowledging the benefits which such economic growth will bring,</b> <del>±</del>this Plan sets out to ensure .....</p> <p>At the end of Page 15, add:</p>

		<p><b>Figure 2.3 shows the Victoria Business Improvement District (VBID) where major employers and small businesses are working together with Westminster City Council and other partners to support business growth and enhance the environment.</b></p> <p>Add a new Figure 2.3 to show the extent of the VBID within the Belgravia Neighbourhood Plan Area.</p>
PM2	Page 17	<p>3.2 Pillars of the Neighbourhood Plan</p> <p><b>D. To influence the design and character of any major development projects within the Belgravia Neighbourhood Area</b></p> <p>Justification: The core of.....outside the Conservation Area, <b>and within the CAZ or Victoria Opportunity Area.</b> It is the objective..... "recognisably Belgravia" is extended-<b>retained</b> rather than reduced.....</p> <p>Modify Section 3.2, with the addition of a new paragraph D, as in <b>FI4.</b></p>
PM3	Page 22	<p>Policy BEL1: Design Principles</p> <p>Modify the policy as in <b>FI16, FI30,</b> and modify Clause C in paragraph 5.2.2 as in <b>FI4.</b></p>
PM4	Pages 23 - 26	<p>5.3 Mitigating the Effects of Climate Change</p> <p>Modify 5.3.1 as in <b>FI31.</b></p> <p>Policy BEL2: Retrofitting Historic Buildings for Energy Efficiency</p> <p>5.3.2 and Belgravia Sustainability Charter</p> <p>Non-Policy Action 1: Mitigating Climate Change</p> <p>Modify as in <b>FI17, FI18, FI31, FI32, FI33, FI77 &amp; FI87.</b></p>
PM5	Pages 27 - 32	<p>5.4 Character Areas – Mews, Kinnerton Street and Barnabas Triangle</p> <p>Policy BEL3: Belgravia's Character Areas- <b>The Mews, Kinnerton Street and Barnabas Triangle</b></p>

		Modify as in <b>FI19 &amp; 34.</b>
PM6	Pages 33 - 35	<p>5.5.1 Context: Why buildings substantially higher than their surroundings are not suitable in Belgravia</p> <p>Modify 1<sup>st</sup> paragraph on Page 33:</p> <p>The Westminster City Plan states unequivocally ... we would go further to say that tall buildings are <i>especially</i> not suitable for <b><i>much of</i></b> the Belgravia Neighbourhood Area.</p> <p>Modify last sentence on Page 34:</p> <p>Whilst there are relatively large..... to determine context heights <b><i>over a wider area.</i></b></p> <p>Modify 1<sup>st</sup> paragraph on Page 35:</p> <p>Figure 5.6 below shows..... It is <del>important</del> <b><i>desirable</i></b> that this bowl is neither constricted further ....</p> <p>Modify 2<sup>nd</sup> paragraph on Page 35 as in <b>FI4.</b></p>
PM7	Pages 36 - 42	<p>5.6: Refurbishment and Enlargement of Buildings</p> <p>2<sup>nd</sup> paragraph on Page 38 – modify as follows:</p> <p>Thus, applications that seek building enlargement <del>must first and foremost</del> <b><i>should</i></b> demonstrate that the requirements of <b><i>principles in</i></b> the Belgravia Design Codes .....</p> <p>Policy BEL4: Building Refurbishments and Enlargements</p> <p>Modify as in <b>FI35 &amp; FI89.</b></p>
PM8	Pages 47 - 53	<p>5.8 Local Buildings of Merit</p> <p>Add new sentences at the start of 5.8.1:</p> <p><b><i>The National Planning Policy Framework advises that heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites. Conservation Areas and Listed</i></b></p>

		<p><b><i>Buildings are of high importance and should be conserved appropriately.</i></b></p> <p>A great many buildings.....</p> <p>The Belgravia Conservation Audit 2013 identified a number of buildings as being unlisted buildings of merit. These are shown in Figure 5.10 and listed in Appendix D. <b><i>These are ranked below the designated listed buildings, but t</i></b>This Plan endorses the selection.....</p> <p>5.8.2 Delete the last sentence - <del>As with Coleshill Flats,...</del> Belgravia Conservation Area.</p> <p>Figure 5.10 should be modified to delete Victoria Coach Station.</p>
PM9	Pages 53 & 54	<p>Policy BEL7: Shopfronts</p> <p>Modify the policy as in <b>FI36 &amp; 90.</b></p>
PM10	Pages 68 & 69	<p>Policy BEL9: Late Night Uses in the Neighbourhood Area</p> <p>Modify the policy as in <b>FI37 &amp; 91.</b></p> <p>Figure 6.2 Ground Floor Uses in Belgravia</p> <p>Modify the map as in <b>FI93.</b></p>
PM11	Page 72	<p>Policy BEL10: Small-scale Workspaces</p> <p>Modify the policy as in <b>FI23 &amp; 38.</b></p>
PM12	Page 79 - 83	<p>7.3 Trees and Greening</p> <p>Modify the wording as in <b>FI39,40,41,42, 43, &amp; FI76.</b></p> <p>Policy BEL12: Trees and Greening</p> <p>Modify the policy as in <b>FI44,45,46,47 &amp; 48.</b></p>
PM13	Pages 84 & 85	<p>Policy BEL13: Streetscapes</p> <p>Modify the policy as in <b>FI49.</b></p>
PM14	Pages 87 - 90	<p>8: Major Development Sites</p> <p>8.1.1 It is a key objective .... contributes to <del>'more Belgravia rather than less Belgravia'</del> Belgravia's <b><i>fine built environment,</i></b></p>

		<p><b>distinctive architecture and heritage.</b> In other words.....the Neighbourhood Area.</p> <p>Policy BEL14: Major Development Sites</p> <p>Modify the policy as in <b>FI24, 50 &amp; 51.</b></p>
PM15	Pages 91 & 92	<p>9: Neighbourhood Infrastructure Priorities for Neighbourhood CIL Funds</p> <p>Modify as in <b>FI52.</b></p>
PM16	Pages 93 & 94	<p>10: Neighbourhood Management</p> <p>Third paragraph – The Belgravia Neighbourhood Area will be divided.... small enough to ensure that <b>the</b> residents <b>and business workers</b> within them.....</p> <p>c) Encourage local residents <b>and business representatives who work in Belgravia</b> to join the community liaison.....</p> <p>Zone representatives are residents <b>or workers</b> within the Zone they are covering.....</p>
PM17	Pages 96 - 97	<p>Glossary</p> <p>Add a new item <b>Periphery</b>, with the following description: <b>Belgravia sits in the heart of London with change expected on its periphery. Figure 2.2 of the Neighbourhood Plan shows the Victoria Opportunity Area, covering part of Belgravia on its south-eastern boundary. Figure 5.5 indicates that the tallest buildings within Belgravia exist along the southern, eastern and northern edges of the Neighbourhood Area. Figure 6.2 indicates the presence of commercial uses, especially along the edges of the Area, which contrast with Belgravia’s residential core. Figure 5.1 shows that most of Belgravia, except for areas along its eastern and southern edges, are designated conservation areas. “Periphery” is used to describe the edges of the Neighbourhood Area which differ in terms of land use and character and appearance from the core of Belgravia.</b></p>

PM18	Pages 98 - 102	<p>Appendix A: Design Codes</p> <p>On Page 101 insert a new sub-section as follows:</p> <p><b><i>Peripheral Sites – Design principles</i></b></p> <p><b><i>13.1 Belgravia sits in the heart of London with change expected on its periphery. Victoria Opportunity Area covers part of the Neighbourhood Area on its south-eastern boundary adjacent to Buckingham Palace Road.</i></b></p> <p><b><i>13.2 Development proposals for parts of the Opportunity Area should strike a balance between the needs of development and change, and recognition of their proximity to the core of Belgravia.</i></b></p> <p><b><i>13.3 Development proposals on the periphery will not be required to place such great reliance on conformity with historic precedent as proposals for sites within the historic core of Belgravia.</i></b></p> <p>Appendix A should be modified as in <b>FI53, 54 &amp; 56.</b></p>
------	----------------	--

References to 'Forum Item' (FI) modifications in the above table can be found in Appendix 2 to the Belgravia Neighbourhood Plan Examiner's Report (Schedule of modifications accepted by the Belgravia Neighbourhood Forum) on the Examination Documents section for the Belgravia Neighbourhood Plan on the Council's website this [link](#).



## Appendix 2: Belgravia Neighbourhood Area

