

Draft Supplementary Planning Documents (SPD's)

Draft Planning Briefs for four sites in the Church Street, Paddington Green and Lisson Grove area:

- **Cosway Street**
- **Parson's House North**
- **Penn House & 4 Lilestone Street**
- **Luton Street**

Draft Consultation Statement

October 2011

The Town and Country Planning (Local Development) (England) Regulations 2004 (as amended)

Document title: Consultation Statement of Draft Planning Briefs for four sites in the Church Street, Paddington Green and Lisson Grove area
Version: For issue during public consultation on the draft planning briefs as SPD's
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1 Introduction

- 1.1 In accordance with Regulation 17 (1) (b) of the Town and Country Planning (Local Development) (England) Regulations 2004 the City Council is required to prepare a statement setting out the details of any consultation that has taken place in connection with the preparation of draft Supplementary Planning Document (SPD's). This document therefore describes the initial consultation undertaken on the following draft Planning Brief SPD's in advance of them being published for formal consultation:
- Cosway Street, NW1
 - Parsons House North, W2
 - Penn House & 4 Lilestone Street, NW8
 - Luton Street, NW8

2 Details of the Draft Supplementary Planning Document

- 2.1 On the 4 October 2011 the City Council's Planning Sub Committee (Planning Briefs and Local Development Framework) agreed that the draft planning briefs should be recommended to the Deputy Leader and Cabinet Member for the Built Environment for approval to be published as a draft SPD's for public consultation. This resolution was made subject to a number of minor amendments requested by the Sub-Committee.
- 2.2 Following the resolution of the Sub-Committee the draft briefs were amended and the Deputy Leader and Cabinet Member for the Built Environment subsequently approved the draft planning briefs for publication as draft SPD's for public consultation.
- 2.3 Since the publication of the Council's Housing Renewal Strategy in 2010, the Church Street area has been a focus of a long term commitment to regenerate the built environment. The publication of the Futures Plan Preferred Options Report provides the Housing Unit with a framework and action plan for transformational regeneration. It identifies sites for redevelopment, and the four sites the subject of the draft planning briefs have been included as phase 1 of that regeneration.

3 Details of Consultation Undertaken

- 3.1 A draft planning brief for the Cosway Street site was published for consultation in December 2004. It recognised that the site's lawful educational use was protected, but that should the site not be required for community uses, housing would be the priority. The brief was never adopted.
- 3.2 Since the last planning brief was consulted on, the Council's Development Plan has evolved in several ways, including a new Core

Strategy and London Plan having been adopted. Additionally the new City of Westminster College has opened. It was therefore considered appropriate to update the draft Cosway Street brief, and produce draft planning briefs for each of the other three sites.

- 3.3 In developing the Futures Plan for Church Street, Paddington Green and Lisson Grove, the Council undertook three main work stages through late 2009 and January 2011, all of which included consultation with various stakeholders, including residents and businesses.
- 3.4 Between February and March 2011, a six week period of communication and community engagement was carried out with those likely to be directly affected by proposals in the Futures Plan. The purpose was to raise awareness and understanding of the proposals, and provide an early indication of local people's views towards them. [Views from the Community](#) was published by Paddington Development Trust in April 2011. Each brief refers to comments made at that stage.
- 3.5 The function of a planning brief, as a statutory Supplementary Planning Document, differs from the vision for regeneration outlined in the Futures Plan. Draft planning briefs set out the planning framework for a site in detail by applying existing adopted planning policies, principally in order to give planning certainty to those developing proposals for redevelopment. They consider site-specific circumstances, apply Development Plan policies, can provide an update on circumstances generally, and offer a further forum for public consultation.

4 Next Steps – Formal Consultation Process

- 4.1 In accordance with the relevant legislation, the Council's standard procedures for consulting on draft planning briefs and the City of Westminster's Statement of Community Involvement, extensive public consultation on the draft planning briefs will take place from **5 January 2012 to 16 February 2012**
- 4.2 Consultation will take place with the following groups and individuals:
 - Ward Councillors;
 - Amenity Societies;
 - Relevant Statutory Bodies including the Specific and General Consultation Bodies (as defined in the Town and Country Planning (Local Development) (England) Regulations 2004
 - Residents and businesses in the local area and their various
 - representative organisations;
 - Greater London Authority;
 - Transport for London;
 - Other Council services;
 - Key landholders;

- For public information and comment.
- 4.3 In addition to formally writing to the consultees listed above, a press notice will be published, and the draft SPD's will be made available at the following locations:
- Church Street Neighbourhood Centre, 88 Church Street, London NW8 8ET (Monday - Saturday 10am to 4pm).
 - Church Street Library, 67 Church Street, London NW8 8EU (Monday to Friday 9.30-7:00pm, and Saturday 9:30 to 5:00)
 - Website:
www.westminster.gov.uk/planning/majorprojects/churchstreet
- 4.4 The purpose of the consultation is to allow comments to be expressed about the development principles that should be established in the area and to ascertain stakeholder and public views on the draft document. Following public consultation, where appropriate, the SPD's will be revised to take account of the comments received.
- 4.5 By following the above procedures, the consultation on the draft SPD will conform with the City Council's Statement of Community Involvement (2007) and the Town and Country Planning (Local Development) Regulations 2004 (as amended). This is in line with the statutory requirements for producing an SPD and is in accordance with the Council's duty as a Local Planning Authority.
- 4.6 The draft planning briefs, when finally adopted, will become material planning considerations when the Council as Local Planning Authority makes a decision to approve or refuse a planning application. The process of formal public consultation on any such planning application is not changed by the existence of a planning brief, and so residents and stakeholders will be consulted as usual. The planning brief process is an additional way in which local people can engage in and inform the planning process.