Unitary Development Plan
Summary
adopted January 2007
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City of Westminster

Unitary Development Plan
Adopted January 2007

Summary

Department of Planning and City Development
Westminster City Council
Westminster City Hall
64 Victoria Street
London SW1E 6QP
www.westminster.gov.uk/environment/planning/unitarydevelopmentplan

June 2007

This and other Local Development Framework documents are or will be made available in large copy print, audio cassette, Braille or languages other than English. If you require the document in one of these formats please contact:
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Introduction

What is the Unitary Development Plan?

Our Unitary Development Plan (UDP) sets out our planning policies for the future development of Westminster.

What do we need it for?

The plan:

- advises people on the types of development likely to get planning permission;
- gives guidelines for us when we decide on planning applications; and
- is the basis on which we defend our planning decisions at public inquiries.

The plan does not depend on us spending public money. It stresses the need to make sure private-sector development schemes achieve our aims. We will work with residents, voluntary groups and businesses to improve the environment and life in Westminster.

Is it a legal document?

The UDP is a legal document which provides a framework for determining planning applications. Under planning legislation, our plan must reflect the Government’s current national and regional guidance and the London Plan - Mayor’s spatial development strategy for London. Our adopted UDP is in general conformity with both national and Mayoral policies.

Planning legislation says that we should decide on applications for planning permission according to the policies set out in the plan. However, we do not always have to stick to the plan. It is important to weigh each case against the
policies in the plan and other relevant factors. Sometimes, a particular proposal may not match the normal policy considerations in the plan, meaning that we can make exceptions to the policy.

The plan

The plan contains a **written statement** and a **proposals map**. The written statement has two parts. Part 1 sets out overall strategic planning aims for Westminster, providing an outline for the more detailed policies in part 2. Part 2’s more local policies and standards are then the basis we use when we decide on planning applications. The proposals map shows places covered by some part 2 policies and sites where we expect important changes to happen in the future.
Background to planning in Westminster

International, national and regional context

The City of Westminster is a central London borough covering an area of 2,204ha, about 8.5 sq miles, on the north side of the River Thames, at the heart of the national capital, the largest city in the European Union, and a ‘world city’. London is set in Britain’s most densely populated region, the south-east of England, with its large urban areas, large numbers of middle sized towns and cities, intensely occupied countryside, and its pattern of commuting to work in service industries has characteristics found throughout much of north-west Europe.

Westminster’s area accommodates many of the functions of the monarchy and state, including Buckingham Palace, the Houses of Parliament, Whitehall and the Royal Courts of Justice. It is a centre for the headquarters of national and international organisations associated with business and trade, and a location of regional, national and international significance for retailing, higher education, religious affairs, the medical, legal and other professions, media, arts, culture, entertainment and tourism. Many of these activities are concentrated in the Central Activities Zone where planning policies protect and encourage mixed uses. Westminster’s importance to London is reflected in the fact that during the 2012 Olympic and Paralympic Games, the city will host five events including archery, beach volleyball, cycling, the marathon and the triathlon as well as host the majority of dignitaries and visitors to the Games (Westminster has 430 hotels with around 40% of London’s hotel bed spaces, 38 theatres, 60 cinema screens, 18 casinos as well as over 3,000 eating, drinking or nightlife establishments).

The city includes all or part of five Royal Parks, nineteen historic squares and gardens, over 11,000 buildings which are listed as having special architectural or historic interest and 54 conservation areas which cover 78% of the city’s
area. It has four of London’s main line railway termini with two, Paddington and Victoria, having direct connections to Heathrow and Gatwick airports; and ten out of twelve London Underground lines, including the network’s busiest underground station at Victoria. To the north and west of the Central Activities Zone and to its south as far as the River Thames, housing, in a wide variety of built forms, is the principal land use.

Because of the scale and quality of many of its buildings, Westminster is commonly perceived to be a wealthy city. It would be more accurate, however, to describe it as a city with considerable wealth and extensive need. For example, of figures provided by the Department of Communities and Local Government show that the city has four wards, which are among the 20 most disadvantaged in Greater London. ¹

¹ Source: Figures from the CLG Index of Multiple Deprivation 2004.
Population
The resident population of the city has risen in recent years according to mid-year estimates published by the Office of National Statistics as shown below.

Table 1: Estimated resident population, 2001 - 2005

<table>
<thead>
<tr>
<th>Year</th>
<th>Population total</th>
<th>Change on previous year</th>
</tr>
</thead>
<tbody>
<tr>
<td>2001</td>
<td>203,300</td>
<td></td>
</tr>
<tr>
<td>2002</td>
<td>214,400</td>
<td>+11,100, +5.5</td>
</tr>
<tr>
<td>2003</td>
<td>222,000</td>
<td>+7,600, +3.5</td>
</tr>
<tr>
<td>2004</td>
<td>230,000</td>
<td>+8,000, +3.6</td>
</tr>
<tr>
<td>2005</td>
<td>244,400</td>
<td>+14,400, +6.3</td>
</tr>
</tbody>
</table>

Source: ONS Mid-Year Estimates of Population, 2001 to 2005

Of all the London boroughs, Westminster experienced the largest population growth (14,400), followed by the Royal Borough of Kensington & Chelsea (12,200) and Camden (9,000). Over 90% of the latest increase in Westminster’s population is due to net migration. This contrasts with 64% which represents the national average and 32% the London average. Westminster’s population continues to be dominated by young adults (20-64) who make up 72% of the population. The population of older people (65+) remains stable at around 10%.

Looking to the future, there is likely to be continued population growth, largely as a result of immigration from outside the UK, the population will become more diverse and there will be more young people. Some predictions suggest Westminster’s population could be as large as 350,000 by 2016. However, a more conservative estimate suggests 301,000. Either growth scenario will place considerable pressure on the city in terms of additional housing supply, transport and social infrastructure and other services. At present, Westminster is on target to supply enough housing to meet population growth.
Employment

The Annual Business Inquiry reported a total of 550,000 jobs in the city - 14% of all jobs in London - an increase of 0.5% on the previous year. Table 2 below summarises the results of the Inquiry, from which it can be seen that just over three-quarters of these jobs were full-time. The service sector is by far the largest employer with relatively few jobs, now less than 4%, in manufacturing and construction. Finance, information technology, and other similar business activities [36%], followed by distribution, hotels and restaurants [26%], and public administration, education and health [18%] are the three largest employment groupings. Most of these jobs are located within the Central Activities Zone and its Frontages and in the Paddington Special Policy Area, close to Paddington Station.

Table 2: Jobs in Westminster, Greater London and Great Britain, 2004

<table>
<thead>
<tr>
<th>Type/sector</th>
<th>Westminster No</th>
<th>Percentage</th>
<th>Area Greater London No</th>
<th>Percentage</th>
<th>Great Britain No</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Full-time</td>
<td>417,611</td>
<td>75.9</td>
<td>73.7</td>
<td>68.0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Part-time</td>
<td>132,412</td>
<td>24.1</td>
<td>26.3</td>
<td>32.0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>550,024</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Type/sector</th>
<th>Westminster No</th>
<th>Percentage</th>
<th>Area Greater London No</th>
<th>Percentage</th>
<th>Great Britain No</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction</td>
<td>4,356</td>
<td>0.8</td>
<td>3.0</td>
<td>4.5</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Manufacturing</td>
<td>16,010</td>
<td>2.9</td>
<td>5.5</td>
<td>11.9</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Services:</td>
<td>527,544</td>
<td>95.9</td>
<td>91.2</td>
<td>82.1</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Of which:
- Distribution, hotels and restaurants: 140,920 (25.6%), 22.3% in Great Britain
- Finance, IT, other business activities: 198,023 (36.0%), 31.6% in Great Britain
- Public administration, education, health: 99,388 (18.1%), 22.7% in Great Britain
- Other services: 62,877 (11.4%), 7.0% in Great Britain
- Transport and communications: 26,336 (4.8%), 7.7% in Great Britain
- Other: 2,114 (0.4%), 0.3% in Great Britain

Source: Annual Business Inquiry 2004 Employee Analysis
Land Use
The city has about 27m sq m of built floorspace, with the highest density of development in the Central Activities Zone. The city has around 9m sq m of office floorspace making it the largest office centre in the UK and around 2.2m sq m of retail floorspace (8,500 shops). About 44% of the buildings in the city, the great majority of them in the Central Activities Zone, contain more than one use. This complex juxtaposition of land uses in Westminster raises issues for development and design. The figure below shows how this floorspace is distributed between uses.

Planning applications
Westminster is one of the busiest planning authorities in the country. In the last two years the Council has handled an average of 6,800 planning applications a year in the categories of application monitored by the Department for Communities and Local Government (CLG), and almost 10,000 applications a year if all categories are taken into account.
Table 3: Planning applications determined, April 2004 to March 2006

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Major</td>
<td>84</td>
<td>76</td>
</tr>
<tr>
<td>Minor</td>
<td>2,250</td>
<td>2,269</td>
</tr>
<tr>
<td>Change of use</td>
<td>309</td>
<td>297</td>
</tr>
<tr>
<td>Householder proposal</td>
<td>496</td>
<td>476</td>
</tr>
<tr>
<td>Advertisements</td>
<td>1,578</td>
<td>1,732</td>
</tr>
<tr>
<td>Listed buildings, etc</td>
<td>1,576</td>
<td>1,531</td>
</tr>
<tr>
<td>Other</td>
<td>467</td>
<td>609</td>
</tr>
<tr>
<td>Total</td>
<td>6,760</td>
<td>6,990</td>
</tr>
</tbody>
</table>

Source: PS2 Quarterly Returns to Department of Communities and Local Government. Note: Table covers only applications monitored by CLG.

As in previous years, the council met the targets set by the government for processing planning applications in the twelve months to March 2006. Just over 75% of major decisions were dealt with within 13 weeks, exceeding the CLG target of 60%. Likewise, 73% of all ‘minor’ decisions [minor, change of use, householder, adverts and listed buildings, etc.] were dealt with within eight weeks, surpassing the target of 65%.

Table 4: Planning applications determined by time taken, April 2005 to March 2006

<table>
<thead>
<tr>
<th>Type of application</th>
<th>Total</th>
<th>Less than 8 weeks</th>
<th>8-13 weeks</th>
<th>More than 13 weeks</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>No</td>
<td>No</td>
<td>Percent</td>
<td>No</td>
</tr>
<tr>
<td>Major</td>
<td>76</td>
<td>24</td>
<td>32</td>
<td>33</td>
</tr>
<tr>
<td>Minor</td>
<td>2,269</td>
<td>1,650</td>
<td>73</td>
<td>291</td>
</tr>
<tr>
<td>Change of use</td>
<td>297</td>
<td>163</td>
<td>55</td>
<td>48</td>
</tr>
<tr>
<td>Householder</td>
<td>476</td>
<td>340</td>
<td>71</td>
<td>81</td>
</tr>
<tr>
<td>Advertisement</td>
<td>1,732</td>
<td>1,705</td>
<td>98</td>
<td>21</td>
</tr>
<tr>
<td>Listed buildings, etc</td>
<td>1,531</td>
<td>1,179</td>
<td>77</td>
<td>158</td>
</tr>
<tr>
<td>Other</td>
<td>609</td>
<td>508</td>
<td>83</td>
<td>38</td>
</tr>
</tbody>
</table>
The Council also deals with various types of planning applications which are not monitored by the government: these include approvals of detailed proposals, tree works, demolitions and other small scale matters. The table below shows our performance on all types of planning applications handled.

**Table 5: All planning applications received and determined, April 2004 to March 2006**

<table>
<thead>
<tr>
<th>Year</th>
<th>Received</th>
<th>Determined</th>
<th>Less than eight weeks</th>
<th>More than eight weeks</th>
</tr>
</thead>
<tbody>
<tr>
<td>2004/2005</td>
<td>9,985</td>
<td>8,357</td>
<td>78%</td>
<td>22%</td>
</tr>
<tr>
<td>2005/2006</td>
<td>10,239</td>
<td>8,652</td>
<td>81%</td>
<td>19%</td>
</tr>
</tbody>
</table>

Source: Westminster City Council applications database

**Appeals**

In the two years from April 2004 to March 2006, a total of 456 appeals were determined by the Secretary of State or the Planning Inspectorate in respect of planning applications made to the Council. Two-thirds of these appeals were dismissed. The Council believes its success in securing these dismissals reflects the robustness of its adopted UDP policies. A high proportion of appeals related to applications refused on the grounds of design. In the twelve months to March 2006, the Council was successful in 99 [66%] of the 150 appeals made on these grounds.
Table 6: Appeals determined, by outcome, 2004-2006

<table>
<thead>
<tr>
<th>Year</th>
<th>Allowed</th>
<th>part dismissed</th>
<th>Dismissed</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>No</td>
<td>Percent</td>
<td>No</td>
<td>Percent</td>
</tr>
<tr>
<td>2004/2005</td>
<td>70</td>
<td>32</td>
<td>5</td>
<td>2</td>
</tr>
<tr>
<td>2005/2006</td>
<td>76</td>
<td>32</td>
<td>5</td>
<td>2</td>
</tr>
<tr>
<td>Totals</td>
<td>146</td>
<td>32</td>
<td>10</td>
<td>2</td>
</tr>
</tbody>
</table>

Source: Westminster City Council appeals database

The city council produces **Annual Monitoring Reports** (AMR) that cover all the core output indicators we are required to monitor in order to meet government guidance. The AMR also includes local indicators that reflect the particular circumstances of the city so as to help us in assessing whether policies are achieving the outcomes expected.
Part 1

Part 1 of the plan sets out our overall planning aims. It gives guidelines for the detailed policies in part 2. Part 1 includes the national, regional and London-wide policies that set the background for planning in Westminster.

Six planning aims in part 1 guide the overall strategy of the plan.

1. **Enhancing the attraction of central London**
   The strategic role of the West End as a ‘world class’ centre of historic interest will be enhanced by retaining its character of mixed commercial, cultural and other activities.

2. **Fostering economic vitality and diversity**
   The vitality and diversity of Westminster’s economy are crucial elements in the nation’s prosperity. These will be fostered by allowing the upgrading and renewal of commercial buildings in the city and new development at Paddington.

3. **Building sustainable communities**
   Sustainable residential communities will be achieved by building more homes, safeguarding residents’ amenities, protecting residential uses from commercial activities and maintaining and encouraging a full range of accessible local services and shopping facilities.

4. **Integrating land use and transport policies and reducing the environmental impact of transport**
   Reducing the need to travel, reliance on the private car and the environmental impacts of transport, while ensuring safe, accessible, sustainable and convenient travel, by integrating land use and transport policies.
5. **Ensuring a high quality environment**  
The quality and character of Westminster’s built, landscaped and natural environment will be preserved and enhanced. This applies particularly to its historic fabric, which is one of London’s major assets as a ‘world city’.

6. **Working towards a more sustainable city**  
The sustainable development of the city will be achieved by meeting economic, social and environmental needs in a balanced and integrated way.

The strategic policies in Part 1 of the plan reflect these six aims and provide a strategic development framework for the future planning of Westminster. Part 2 of the plan develops these aims into detailed policies to guide development. We have split Part 2 into separate chapters. However, several topics overlap, and you may find policies referring to a particular issue in more than one chapter.

**Further information:**
- The Westminster City Plan (2006-2016) (2006), Westminster City Council,  
- Economic Development Strategy (2005), Westminster City Council  
- Supplementary Planning Guidance note on Planning Obligations (consultation draft 2006), Westminster City Council

**For more information about our policies in part 1, please contact**  
Graham Hadley on 020 7641 2503 or ghadley@westminster.gov.uk
PART 2
Chapter 1: Westminster’s Central Area

Westminster has two important roles as a place where people live and as the heart of a thriving world and capital city. The plan balances the need for change against the need to protect the environment. To do this, we guide non-residential uses to an area of Central Westminster defined as the Central Activities Zone (CAZ) where such activities are better related to existing character, infrastructure, transport facilities and environment (see Map 1).

The CAZ is an area of mixed uses, many of which contribute directly to London’s international, national and regional roles. The CAZ is a well-recognised and long established planning concept. For over two decades we have guided Central London Activities to the Zone and at the same time sought to protect and increase housing in Central Westminster.

The area around Victoria Station – Victoria Transport Interchange – is expected to see major development over the course of the next 5-10 years. Victoria is currently identified as an ‘Area for Intensification’ in the London Plan but may be upgraded to ‘Opportunity Area’ status in the future. The London Plan sees the area as being able to accommodate between 2,000-8,000 new jobs and up to 1,000 new homes.

Policy

CENT 1
The Central Activities Zone

This protects activities which contribute to London’s world city and capital city functions and guides Central London Activities to the Central Activities Zone (CAZ). These include activities relating to Government and royalty, company headquarters, foreign embassies, the media, flagship stores, museums, art galleries, theatres, hotels and universities.
CENT 2
The Central Activities Zone Frontages
This allows Central London Activities to locate on the Central Activities Zone Frontages whilst protecting residential amenity and enabling housing and services for local people.

CENT 3
Mixed use development in Central Westminster
This seeks mixed use developments in Central Westminster which includes housing where it is appropriate and practical to do so.

CENT 4
Central London supporting activities and local services
This protects essential uses supporting Central London Activities and local service uses in Central Westminster for those living, working or visiting the area.

Further information:
- Supplementary Planning Guidance Central Activities Zone: Area Profiles (2001), Westminster City Council
- Economic Development Strategy (2005), Westminster City Council
- Supplementary Planning Guidance note on Planning Obligations (consultation draft 2006), Westminster City Council
- Bespoke Tailoring in London's West End (2006), Westminster City Council
- Leicester Square Action Plan (2002), Westminster City Council
- Working for the Future of Chinatown (2003), Westminster City Council
- Working for the Future of Covent Garden (2004), Westminster City Council
- Working for the Future of Edgware Road (2006), Westminster City Council
- Victoria Area Planning Brief (2006), Westminster City Council
- Soho Action Plan (2007), Westminster City Council
- Westminster's Creative Industries (2007), GVA Grimley and BOP on behalf of Westminster City Council
For more information about our policies for Central Westminster, please contact Graham Hadley on 020 7641 2503 or ghadley@westminster.gov.uk
Chapter 2: Commerce (Offices, Industry and Showrooms)

With around 9m sqm of office floorspace, Westminster is an important international and national business centre. It is situated at the heart of the capital and its diverse character, environmental quality and historical and cultural backgrounds contribute towards making it a prestigious office location. Although we aim to encourage commercial office activity, there is a continuing need to protect the many other activities which are also essential to the City’s life and character. For these reasons, the plan continues to strike an appropriate balance between the need for office development and the protection of other commercial and non-commercial uses and, where appropriate, the provision of other uses (especially residential accommodation) when office floorspace is increased.

Policy

COM 1
Office renewal and growth
This directs additional office development to the Central Activities Zone (CAZ), the CAZ Frontages, the Paddington Special Policy Area and the North West Westminster Special Policy Area.

COM 2
Offices and mixed use development in Central Westminster
This ensures a mix of uses is provided with office development, particularly housing, where appropriate and practical.

COM 3
Relocation of uses
This allows for the relocation of offices and housing between sites that are close to each other, to get the best quality housing.
COM 4
Small offices
This protects small offices (less than 250 sqm floorspace) in Central Westminster and the North West Westminster Special Policy Area to maintain the vitality and diversity of the economy. This also encourages the provision of new small offices.

COM 5
Temporary offices
This ensures the return of buildings presently in temporary office use to residential use.

COM 6
Institutional uses
This directs institutional uses to locate in the Central Activities Zone or the Portland Place Special Policy Area. Typical institutional uses in the area are professional, research and development, cultural and education institutions.

COM 7
Diplomatic and allied uses
This directs diplomatic and allied uses to locate in the Central Activities Zone or the Portland Place Special Policy Area.

COM 8
Retention of light industrial uses
This protects light industrial uses which contribute to the character and function of an area, such as the Creative Industries Special Policy Area which includes Soho, East Marylebone, Regent Street and Covent Garden.

COM 9
New light industrial uses
This directs new industrial uses to the Creative Industries Special Policy Area, and allows new light industrial uses elsewhere in the city where they provide jobs and services.
locally.

**COM 10**
Retention of small scale industrial uses

This protects small scale industrial uses (less than 250 sqm floorspace) outside the Creative Industries Special Policy Area which provide local jobs and services.

**COM 11**
General industry and commercial warehouses

This allows for new general industrial or commercial warehousing development depending on a number of criteria such as no harm to the residential environment.

**COM 12**
Wholesale showrooms

This protects wholesale showrooms where they contribute to the character and function of areas such as East Marylebone.

**Further information**

- Study of Wholesale Showrooms in East Marylebone (2000), Westminster City Council
- Supplementary Planning Guidance Central Activities Zone: Area Profiles (2001), Westminster City Council
- Supplementary Planning Guidance note on Planning Obligations (consultation draft 2006), Westminster City Council
- Westminster’s Creative Industries (2007), GVA Grimley and BOP on behalf of Westminster City Council
- Assessing the importance of the historic environment to the office market in Westminster (currently underway – due 2007), Drivers Jonas on behalf of Westminster City Council

**For more information about our policies for Commerce, please contact Sally Alderman on 020 7641 6063 or salderman@westminster.gov.uk**
Chapter 3: Housing

About 244,400 people live in Westminster and our housing stock is around 115,600 units, split 35% owner occupied, 36% private rented and 29% social housing. Housing and the residential environment is one of our highest priorities. We want more housing in Westminster. Our amended target for new homes to be built is 6,800 between 2007/8-2016/17 (down from 19,480 properties between 1997 and 2016). We will protect the existing stock of housing and the amenity of residents, and will seek new housing wherever possible.

Policy

H1 Preventing the loss of housing This makes sure that we do not lose existing housing through it being demolished or being used for other purposes.

H2 Preventing the use of housing by non-permanent residents This stops the loss of housing to short-term lettings (such as holiday or business lettings) and it being used by people who do not live permanently in Westminster.

H3 To encourage the provision of more housing This aims to increase the amount of housing in Westminster through building new properties or redeveloping or extending existing buildings.

H4 Affordable housing This aims to provide homes for those Westminster residents in housing need and key workers essential to the Central
London economy whose incomes are insufficient to afford adequate housing within Westminster. We aim to secure 30% affordable housing in the CAZ and 50% outside the CAZ.

**H5**
Providing a range of housing sizes
This makes sure that there is a range of sizes in housing developments, including homes for families, and protects family housing from being converted into flats in certain parts of Westminster. We aim to secure 33% family housing (4+ bedrooms) on all our housing sites.

**H6**
Hostels and special needs housing
This makes sure there is enough hostel and special needs housing to meet needs. It also sets out conditions under which such housing will be acceptable.

**H7**
To protect houses in multiple occupation
This prevents the conversion of bed sits and similar forms of accommodation to flats and in certain areas to houses.

**H8**
Provision of homes for long term needs
This expects all new housing to be designed to be more flexible and adaptable for the needs of older or disabled people. This also expects some housing to be designed to be wheelchair accessible.

**H9**
Sites for gypsies
This sets out the criteria for sites for accommodating gypsies.
H10
Provision of gardens and community facilities
This ensures that large housing developments provide sufficient garden space for their residents and meet the need for community facilities.

H11
Controlling housing density
This sets out different density zones for new housing development.

Further information
- Supplementary Planning Guidance: Standards for Residential New Building, Conversion and Rehabilitation Schemes (1991), Westminster City Council
- Meeting Part M and Designing Lifetime Homes (1999), Joseph Rowntree Foundation
- Supplementary Planning Guidance for Special Needs Housing (1999), Westminster City Council
- Planning and Access for Disabled People – a good practice guide (2003), Department of Communities and Local Government
- Lifetime Homes – Living Well Together (2003), Housing Association/GLA/Joseph Rowntree Foundation
- Code for Sustainable Homes (2006), Department of Communities and Local Government
- Westminster’s Housing Strategy (2007), Westminster City Council
- Westminster’s Housing Needs Survey (2007), Westminster City Council

For more information about our policies on housing, please contact either Margaret Handovsky on 020 7641 1818 or mhandovsky@westminster.gov.uk.
Chapter 4: Transport

Many people have to travel to, from and within Westminster. The City has some 244,400 residents and, as the commercial, cultural and administrative centre for the nation, it attracts an estimated daytime population of a million residents, workers and visitors (some 26.3m people visited the City in 2005). The high level of demand for transport for all these varied needs means that the environment of the City, as experienced by residents, workers, and visitors, may suffer. Limiting unnecessary car use is an important way to protect the environment for these people.

The plan aims to take a balanced approach to transport provision in order to meet as far as is possible the demands for increased accessibility throughout the City while improving safety and air quality and reducing other environmental problems, for example noise, vibration and visual intrusion.

Policy

TRANS 1
Protecting the environment from the effects of transport activities
This tries to reduce the effects of traffic on the environment (including air pollution, reduction in the emission of greenhouse gases, noise and visual intrusion) by limiting road traffic, introducing traffic management and calming measures and giving higher priority to walking, cycling and public transport.

TRANS 2
Road safety
This makes sure that developments are designed to reduce the number, severity and risk of traffic accidents.

TRANS 3
Pedestrians
This tries to improve conditions for pedestrians and make walking a safer, quicker, more direct and more attractive
form of travel.

**TRANS 4-8**

Public Transport These policies try to improve the quality, reliability and accessibility of public transport of all modes to make it more attractive than the private car.

**TRANS 9-10**

Cycling This tries to make cycling safer and more attractive to promote cycling as an alternative to the use of the private car.

**TRANS 11**

Motorcycles This ensures an adequate supply of parking facilities for motorcycles, and considers the needs of motorcyclists in any traffic calming and management schemes.

**TRANS 12**

Water-based transport This encourages the use of water based transport.

**TRANS 13**

Helicopters This discourages the use of helicopters.

**TRANS 14**

Transport Assessments This assesses the overall transport implications of developments, and promotes development that supports more sustainable travel choices and reduces the need to travel. If necessary the policy requires the appropriate transport improvements to offset the impact of the development.

**TRANS 15**

Traffic This aims to make more sustainable forms of travel (such
| TRANS 16 | The road hierarchy | This aims to make sure that traffic uses the right class of road, principally by ensuring traffic making strategic journeys does not use local roads. |
| TRANS 17 | Protecting filling stations | This protects certain petrol filling stations, and encourages petrol stations to provide alternative fuels. |
| TRANS 18 | Road improvements | This ensures provision is made for road improvements. |
| TRANS 19 | Development under the highway | This limits the extent of new basement vaults under the highway. |
| TRANS 20 | Off-street servicing, deliveries and collection | This provides for the efficient servicing of, delivery to and collection from properties. |
| TRANS 21-26 | Off-street parking | This controls and coordinates on-street and off-street parking to reduce the overall levels of parking, while maintaining adequate parking space for essential and priority users. |

reduction as walking, public transport and cycling) more attractive to reduce the use of the private car.
TRANS 27

Disabled access to buildings This requires the provision of disabled access to be located entirely within the boundary of a property and only allow ramps to encroach on the public highway in exceptional circumstances.

Further information

- Air Quality Strategy and Action Plan (2001), Westminster City Council
- Westminster Way, Parts 1 and 2 - A Public Realm Manual for the City (consultation draft - 2004), Bennett Urban Planning/Buro Happold/I Cube/Squareloop on behalf of Westminster City Council
- Supplementary Planning Guidance note on Planning Obligations (consultation draft 2006), Westminster City Council
- Local Implementation Plan (2006), Westminster City Council

For more information about our policies on transport and parking policy, please contact Louise Bond on 020 7641 3468 or lbond@westminster.gov.uk
Chapter 5: Policies for North West Westminster

The north west part of the City is unlike any other part of Westminster. It scores highly on many indicators of social deprivation while also offering some of the largest development opportunities available in central London at Paddington, a strategic transport interchange.

We have designated the North West Westminster Special Policy Area (NWWSPA) to encourage local employment opportunities and to improve the environment of the area. The Paddington Special Policy Area (PSPA) around Paddington Station and Basin was first designated in 1988. It covers a total of 30 hectares (75 acres) and contains some of the largest development sites in central London and a strategic transport interchange. There is the potential for major, new commercial developments which could contribute to London’s World City role and also form part of a balanced, mixed use area. The Mayor’s London Plan identifies Paddington as an ‘Opportunity Area’ and sees the area as being able to accommodate 23,200 new jobs and 3,000 new homes.

Policy

PSPA 1
Encouraging area-wide regeneration
This ensures that development in the Paddington Special Policy Area (PSPA) is integrated with the wider regeneration of the surrounding area.

PSPA 2
Ensuring mixed use development
This ensures the PSPA has a range of uses.

PSPA 3
Ensuring a mix of business use
This expects office development to provide a mix of layout, flexibility of design and to include small units or live work
<table>
<thead>
<tr>
<th>Area</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>PSPA 4</strong></td>
<td>Controlling new hotel and conference facilities. This allows for new hotels and conference facilities only if they do not prevent other uses being provided.</td>
</tr>
<tr>
<td><strong>PSPA 5</strong></td>
<td>Transport in the Paddington Special Policy Area. This controls the traffic and parking impacts from development in the PSPA.</td>
</tr>
<tr>
<td><strong>PSPA 6</strong></td>
<td>Ensuring a high quality sustainable environment. This ensures high quality development e.g. by encouraging use of sustainable building principles and requiring pedestrian access in canal side development.</td>
</tr>
<tr>
<td><strong>PSPA 7</strong></td>
<td>Retaining and improving St Mary’s hospital facilities and the Imperial College of Science and Technology and School of Medicine, within a coordinated strategy incorporating new hospital development and the reuse and/or redevelopment of land and buildings no longer needed for hospital use.</td>
</tr>
<tr>
<td><strong>NWW 1</strong></td>
<td>Small-scale business development. This protects existing and encourages new small scale business uses (less than 250 sqm floorspace) in the North West Westminster Special Policy Area (NWWSPA).</td>
</tr>
</tbody>
</table>
**NWW 2**

Large-scale mixed-use

This ensures development on larger sites (over 0.25 hectares) in the NWWSPA provides a mix of uses, with no more than half of the total development to be housing.

**NWW 3**

Townscape and public realm enhancement

This seeks to improve the overall townscape and public realm of Harrow Road.

**Further information**

- North West Westminster Planning Study (2000), Westminster City Council
- Westminster Way, Parts 1 and 2 - A Public Realm Manual for the City (consultation draft - 2004), Bennett Urban Planning/Buro Happold/I Cube/Squareloop on behalf of Westminster City Council
- Dudley House planning brief (2002), Westminster City Council
- North Westminster Community School planning brief (consultation draft - 2004), Westminster City Council
- 149-157 Harrow Road and environs planning brief (2004), Westminster City Council
- Paddington Station and environs planning brief (consultation draft – 2007), Westminster City Council
- St. Mary’s Hospital and Post Office sites planning brief (consultation draft – 2005), Westminster City Council
- Paddington New Yard planning brief (consultation draft 2005), Westminster City Council
- Westbourne Green planning brief (2004), Westminster City Council
- PSPA Factsheet (updated version due - 2007)
- Planning and design for business in Paddington – a Plain English guide to your planning and design decisions (2006), Westminster City Council and Paddington Business Improvement District
Supplementary Planning Guidance note on Planning Obligations (consultation draft 2006), Westminster City Council

For more information on our policies for the Paddington Special Policy Area and the North West Westminster Special Policy Area please contact Mike Fairmaner on 020 7641 3172 or mfairmaner@westminster.gov.uk
Chapter 6: Social and Community Facilities

Westminster has one of the most diverse communities in London – if not the world. Some 120 languages are spoken in the City and while 50% of the adult population are educated to degree level, 12% of residents have no educational qualifications. To create a truly balanced and cohesive community it is important to ensure that an adequate range of accessible social and community facilities such as schools, doctors’ surgeries, hospitals, day-care centres, libraries, places of worship, educational, sporting, leisure and recreational facilities are available to residents, workers and visitors. This chapter covers policies for social and community facilities. Some community facilities serve local needs, while others, like universities and hospitals, are important beyond Westminster. Both the local and wider roles are important to Westminster’s character and function.

Policy

SOC 1
Community facilities in general
This aims to protect and improve social and community facilities (e.g. schools, doctor’s surgeries, places of worship and emergency services).

SOC 2
Childcare facilities
This encourages childcare facilities to be included in new development.

SOC 3
Education facilities
This encourages use of educational premises for community uses outside of teaching hours, and encourages housing for students.

SOC 4
Health care facilities
This supports existing and proposed local healthcare
facilities.

SOC 5
Private medical facilities in the Harley Street Special Policy Area
This protects and encourages private medical facilities, particularly in the Harley Street area.

SOC 6
Children’s play provision
This makes sure that children’s play space is provided in large housing developments.

SOC 7
Indoor leisure and libraries
This makes sure new public libraries and leisure facilities (e.g. sports centres) provide facilities for local community arts or social activities.

SOC 8
Public toilets
This makes sure that public toilets are included in large new developments open to the public.

SOC 9
Telecommunications equipment
This allows telecommunications equipment to be sited depending on a number of criteria.

Further information
- Westminster’s Every Older Person Matters Strategy (2007), Westminster City Council
- Children and Young People’s Plan 2006 - 2009 (2006), Westminster City Council

o Equality and Diversity Strategy and Action Plan including the Primary Care Trust (PCT) Race, Diversity and Gender Equality Schemes 2005 – 2008 (2007), Westminster PCT


o Supplementary Planning Guidance note on Planning Obligations (consultation draft 2006), Westminster City Council

For more information about our planning policies on social and community facilities, please contact Helena Merriott on 020 7641 2860 or hmerriott@westminster.gov.uk
Chapter 7: Shopping and Services

We want to maintain a level and range of shops and services that meet people’s daily and specialist shopping needs. The plan sets out different types of shopping streets in Westminster and policies aim to maintain and enhance their different functions. Inside the Central Activities Zone (CAZ) Oxford Street and Regent Street are examples of shopping streets of international importance. Outside the CAZ, there are 7 District Centres and 39 Local Centres.

Policy

General shopping policies

SS 1 and 2
Protecting retail use
These protect shops and town centre uses that provide services to visiting members of the public (such as banks, estate agents and cafes).

Policies for the Central Activities Zone and CAZ Frontages

SS 3
Enhancing shopping in the International Centres’ Primary Shopping Frontages
This protects retail on the prime shopping streets in Central Westminster (Oxford Street, Regent Street, Bond Street, Knightsbridge and Brompton Road) to maintain their pre-eminence as international shopping destinations.

SS 4
New retail floorspace in Activities Zone (CAZ) and CAZ Frontages include shops at
the CAZ and CAZ Frontages street level and provide at least the same amount of shopping floorspace as there was before.

**SS 5**
Seeking an appropriate balance of town centre uses

This protects shops in the CAZ and CAZ Frontages and encourages a balanced mix of appropriate street level activities.

**Policies for outside the Central Activities Zone**

**SS 6**
District Centres

This aims to maintain the vitality and viability of the 7 District Centres by maintaining their predominantly retail function, whilst accommodating other town centres uses.

**SS 7**
Local Centres

This aims to maintain the vitality and viability of the 39 Local Centres by maintaining their predominantly retail function, whilst accommodating other town centres uses such as libraries and health uses where appropriate.

**SS 8**
Shops and services outside the District and Local Centres

This protects shops and services outside the District and Local centres.
SS 9
Long-term vacant shop units in peripheral locations

This allows a change of use of a long-term vacant shop in peripheral locations, to prevent the attractiveness and vibrancy of shopping streets being undermined.

SS 10
New retail floorspace in development schemes

This encourages new retail floorspace in development schemes where appropriate.

City wide

SS 11
Superstores, supermarkets and other major retail developments

This resists major new shopping developments that would harm existing shopping centres, and guides major new shopping developments to sites in existing centres. Customer parking will not be allowed.

SS 12
The location of minicab and motorcycle courier offices

This resists minicab, motorcycle or other courier offices.

SS 13
Street markets and individual trading pitches

This protects street markets and individual trading pitches, and encourages proposals for new specialist street markets.
Looking after the environment in shopping areas

SS 14
Environmental improvements
This promotes improvements to the environment of shopping streets.

SS 15
Servicing
This ensures appropriate servicing is provided in new development.

SS 16
Pavement shops
This resists pavement shops (kiosks).

SS 17
Window displays
This ensures that window displays are provided in shopping streets to maintain an attractive shopping environment.

Further information
- Town Centre Health Checks (2002 – with District Centre updates due 2007), Nathaniel Lichfield & Partners on behalf of Westminster City Council
- Oxford Street, Regent Street and Bond Street - a draft Action Plan for the retail streets (‘ORB’ – 2007), Westminster City Council, TfL, NWEC
- Guidelines for the Placing of Tables and Chairs on the Highway (2005), Westminster City Council
- Supplementary Planning Guidance on Food and Drink Premises (1999), Westminster City Council

For more information about our policies on shopping, please contact Hilary Skinner on 020 7641 2531 or hskinner@westminster.gov.uk
Chapter 8: Tourism, Arts, Culture and Entertainments

In 2005 some 26.3m people visited the City and it is estimated that over 90% of those people who visit London will visit or stay in Westminster. With our 430 hotels (around 40% of London’s hotel bed spaces), 38 theatres, 60 cinema screens, 18 casinos and over 3,000 eating, drinking or nightlife establishments we are at the centre of London’s tourism, arts, culture and entertainment offer. It is important, therefore, to maintain Westminster’s position as an internationally renowned tourism, arts, culture and entertainment centre offering a wide range of facilities. However, we also want to protect our housing areas from the effects of tourism and entertainment and in particular those arising from the night time economy, a particular challenge for Westminster. The plan, therefore, seeks to provide a framework within which tourism, arts, culture and entertainment uses can continue to contribute to the prosperity of London as a whole without causing harm to residents or the environment.

Policy

Visitor accommodation and facilities

**TACE 1**
Existing hotels
This prevents the loss of hotels, particularly in the Central Activities Zone (CAZ) and the Paddington Special Policy Area.

**TACE 2**
New hotels and extensions to hotels
This allows new hotels in the CAZ, on CAZ Frontages, the Paddington Special Policy Area and the North West Westminster Special Policy Area, and small extensions to hotels city-wide where they do not harm the quality of life of local residents or the surrounding environment.
**TACE 3**
Temporary sleeping accommodation and permanent residential use

This prevents temporary sleeping accommodation changing to hotels.

**TACE 4**
Conference and related facilities

This allows conference and related facilities in the CAZ, CAZ Frontages and the Paddington Special Policy Area where they do not harm the quality of life of local residents or the surrounding environment.

**Arts and culture**

**TACE 5**
Arts and cultural uses

This prevents the loss of arts and cultural uses (e.g. museums, art galleries and cinemas) and allows new arts and cultural uses where they do not harm the quality of life of local residents or the surrounding environment.

**TACE 6**
Theatres

This prevents the loss of theatres.

**TACE 7**
Arts, Culture and Education Special Policy Area

This protects and enhances arts, cultural and educational uses in the Arts, Culture and Education Special Policy Area (which includes the Royal Albert Hall and Imperial College).
Entertainment Uses

TACE 8, 9 and 10
Entertainment uses

These policies control the location, size and activities of entertainment uses (e.g. restaurants, pubs, bars) to safeguard residential amenity, local environmental quality and the established character and function of the various parts of the City.

TACE 11
Tables and chairs on the footway

This allows tables and chairs on the footway depending on a number of criteria including maintaining free and safe passage for pedestrians.

TACE 12
Amusement arcades and centres

This allows amusement arcades and centres in the CAZ only, where they are not near to residential properties or community uses (e.g. schools) and do not harm the local environment.

TACE 13
Sex-related uses

This ensures sex related uses are confined to a limited area in the CAZ.

Further information

- Tourism Strategy (1997), Westminster City Council
- Tourism Charter (2002), Westminster City Council
- Leicester Square Action Plan (2002), Westminster City Council
- Culture in the City (2003), Westminster City Council
- Statement of Licensing Policy (2005), Westminster City Council

Theatreland – a draft strategy (2006), Westminster City Council

For more information about our policies on tourism, arts and culture, please contact Graham Hadley on 020 7641 2503 or ghadley@westminster.gov.uk.

For more information about our policies on entertainment uses, please contact Tom Kimber on 020 7641 3478 or tkimber@westminster.gov.uk
Chapter 9: Environment

We want to encourage and support the sustainable development of the City. The most widely accepted definition of sustainable development is that meeting “the needs of, and the aspirations of, the present generation without compromising the ability of future generations to meet their needs”, put forward in ‘Our Common Future, published by the World Commission of Environment and Development in 1987. This means that protection of the present and future environment should act as the guiding framework for all economic, social and spatial development. Communities must plan to live within their environmental means and reduce their demands on resources.

This chapter sets out the principles and policies for achieving greater sustainability within a high quality environment.

Policy

ENV 1
Sustainable and resource efficient buildings
This encourages the development of resource-efficient and sustainable buildings. Applicants are encouraged to use an Environmental Performance Statement – a checklist of environmental effects and sustainability issues.

ENV 2
Environmental appraisal
This expects planning applications to include an environmental appraisal to make sure that environmental effects of developments are assessed.

ENV 3
Vacant and under-used land
This encourages new uses on vacant and under-used land.
<table>
<thead>
<tr>
<th>ENV 4</th>
<th>Planting on and around buildings</th>
<th>This encourages planting on and around buildings.</th>
</tr>
</thead>
<tbody>
<tr>
<td>ENV 5</td>
<td>Air pollution</td>
<td>This encourages developments to include measures to minimise air pollution and emission of odours.</td>
</tr>
<tr>
<td>ENV 6</td>
<td>Noise pollution</td>
<td>This aims to limit and contain noise from development; to protect noise sensitive properties from noise disturbance; to protect tranquil areas; and to reduce noise from transport.</td>
</tr>
<tr>
<td>ENV 7</td>
<td>Controlling noise from plant, machinery and internal activity</td>
<td>This controls noise levels emitted by plant and machinery and from internal activity.</td>
</tr>
<tr>
<td>ENV 8</td>
<td>Contaminated land</td>
<td>This encourages cleaning up of contaminated land.</td>
</tr>
<tr>
<td>ENV 9</td>
<td>Water quality and conservation</td>
<td>This aims to conserve water by encouraging water conservation and efficiency measures in buildings, landscaping and servicing, and to reduce water pollution and improve water quality.</td>
</tr>
<tr>
<td>ENV 10</td>
<td>Light pollution</td>
<td>This makes sure that lighting apparatus on buildings will</td>
</tr>
</tbody>
</table>
minimise light pollution.

**ENV 11**
Waste management

This assesses proposals for waste management facilities and protects the number and distribution of street cleansing depots in Westminster. It also encourages recycling e.g. in requiring public recycling sites in development schemes and encouraging the reuse and recycling of building materials.

**ENV 12**
Waste and recycling storage

This ensures development includes provision for adequate storage of waste, including space for recycling and where appropriate composting.

**ENV 13**
Protecting amenities, daylight, sunlight and environmental quality

This protects and improves the environment, e.g. by the provision of open space and community facilities. This ensures buildings, particularly housing, receive adequate daylight and sunlight, and ensures protection of privacy from overlooking.

**ENV 14**
Metropolitan Open Land

This protects Metropolitan Open Land (the Royal Parks) including their setting and views, and supports measures to enhance them.

**ENV 15**
Public and private open space

This protects public and private open space and encourages provision of new open space.
ENV 16
Trees and shrub cover
This protects trees and ensures new planting is appropriate, respecting historic street character, views and setting of buildings.

ENV 17
Nature conservation
This protects habitats of protected species and sites of nature conservation, and encourages measures to conserve and enhance areas of wildlife value.

Further information
- Code for Sustainable Homes (2006), Department of Communities and Local Government
- Renewable Energy in London (2000), London Research Centre
- Site layout planning for daylight and sunlight (1991), Building Research Establishment
- Air Quality Strategy and Action Plan (2001), Westminster City Council
- Biodiversity Action Plan (2000), Westminster City Council
- Trees and Other Planting on Development Sites (1996), Westminster City Council
- Green Roofs: their existing status and potential for conserving biodiversity in urban areas (2003), English Nature
- Open Space Strategy (2007), Westminster City Council
- Guidelines for Community Noise (1999), The World Health Organisation
- Sustainable Waste Strategy for the City of Westminster (2001), Westminster City Council
- Waste and Recycling Storage Requirements (2004), Westminster City Council
- Lighting up the City (1994), Westminster City Council
- Lighten Our Darkness: Lighting our Cities: Successes, Failures and Opportunities (1994), The Royal Fine Arts Commission

For more information about our policies for the environment, please contact Gillian Dawson on 020 7641 2457 or gdawson@westminster.gov.uk
Chapter 10: Urban Design

The City of Westminster is one of the most important historic urban areas in the country. It contains 54 conservation areas (78% of the City), over 11,000 listed buildings, five Royal Parks, 19 historic squares and gardens and a World Heritage Site. We want to preserve the historic fabric of Westminster and to encourage new development to meet the highest standards of design. Policies are designed to balance conservation with modern convenience, and to allow the City to develop, whilst safeguarding its important heritage.

Policy

DES 1
Principles of urban design and conservation
This ensures the highest quality in new development to preserve or enhance Westminster’s townscape; to provide access; to reduce crime and improve security.

DES 2
Extensive development
This makes sure that large scale development respects Westminster’s townscape and achieves the highest standards of contemporary design.

DES 3
High buildings
This controls the development of high buildings to protect and enhance Westminster’s townscape, historic character and skyline.

DES 4
Infill development
This makes sure that infill development (that is development of one or more new buildings inserted in a continuous street façade or frontage) is of the highest quality so that Westminster’s townscape is protected and improved.
**DES 5 and 6**  
Alterations and extensions  
This makes sure that alterations and extensions in all parts of the City are of a high standard of design.

**DES 7**  
Townscape management  
This makes sure that all townscape details (such as public artworks, street furniture and floodlighting, boundary walls and railings, off-street parking and hard standings, and paving) are of a high standard.

**DES 8**  
Signs and advertisements  
This ensures the highest standards of design in signs, advertisements and estate agents boards, and their compatibility with the townscape.

**DES 9**  
Conservation areas  
This preserves and enhances the character and appearance of conservation areas and their settings.

**DES 10**  
Listed buildings  
This preserves and enhances listed buildings, their settings and those features of special architectural or historic interest that they possess.

**DES 11**  
Scheduled ancient monuments; areas and sites of archaeological priority and potential  
This seeks the protection and recording of significant archaeological remains.
DES 12  
Parks, gardens and squares  
This protects and improves open spaces and their settings.

DES 13  
Canals  
This seeks to improve the public’s use and enjoyment of the Regents Canal and the Grand Union Canal, by encouraging improved access and uses that attract people to the canal side.

DES 14  
Strategic views  
This aims to protect and enhance long distance views of St Paul’s Cathedral and the Palace of Westminster.

DES 15  
Metropolitan and local views  
This protects metropolitan and local views that add to Westminster’s character and appearance.

DES 16  
World Heritage Site  
This protects the World Heritage Site – the area around the Palace of Westminster, St Margaret’s and Westminster Abbey.

Further information - general  
- Code for Sustainable Homes (2006), Department of Communities and Local Government  
- Design Matters in Westminster (2001), Westminster City Council  
- Conservation Area Audits (ongoing publication of 54 conservation area audits from 2002 onwards)
Westminster Way, Parts 1 and 2 - A Public Realm Manual for the City (consultation draft - 2004), Bennett Urban Planning/Buro Happold/I Cube/Squareloop on behalf of Westminster City Council

Strategic Views in Westminster (1994), Westminster City Council

City of Westminster High Buildings Study (2002), EDAW on behalf of Westminster City Council

**Detailed guidance**

- A Guide to providing Access for All, 1995
- Advertisement Design Guidelines, 1992
- Architectural Theft: Westminster’s Architectural Heritage at Risk, 2000
- Bond Street: A Guide to Shopfronts and Advertisements, 1992
- Development and Demolition in Conservation Areas, 1996
- Façade Cleaning, 1995
- Flags in Soho, 2005
- Historic Parks and Gardens in Westminster, 1997
- Lighting up the City: A Good Practice Guide 1994
- Listing of Buildings of Special Architectural or Historic Interest, 1996
- Pimlico Design Guide, 1992
- Plant and Air Conditioning Equipment, 1993
- Protection of Historic Buildings in Westminster, 2000
- Public Art in Westminster, 1994
- Queen’s Park Estate Design Guide, 1995
o Regent Street: A Guide to Shopfronts and Advertisements, 1993
o Relton Mews, SW7: Guidelines for Alterations, 1992
o Repairs and Alterations to Listed Buildings, 1996
o Shopfronts, Blinds and Signs: A Guide to their Design, 1993
o Statues and Monuments in Westminster - draft for consultation, 2007
o Stucco: A Guide to Care and Maintenance, 1994
o Wilton Row and Old Barrack Yard, 1994

For more information about our policies on conservation and design, please contact Gillian Dawson on 020 7641 2457 or gdawson@westminster.gov.uk or Robert Ayton on 020 7641 2978 or rayton@westminster.gov.uk. For more information about our programme of Conservation Area Audits, please contact Jane Hamilton on 020 7641 8019 or jhamilton@westminster.gov.uk.
Chapter 11: River Thames

The River Thames and its surroundings are important parts of Westminster and London. We want to protect and enhance the character, open aspect and nature conservation value of the River Thames. We also want to encourage greater access to the river for transport and for recreation and ensure that existing flood defences are maintained.

Policies in this chapter apply in the Thames Policy Area. Broadly, this covers the river itself and the buildings and open spaces that line the riverbank. It also covers some areas further from the river, including areas that are linked to it visually, functionally or historically.

Policy

RIV 1
The design of development
This aims to protect and improve the built environment in the Thames Policy Area.

RIV 2
Views
This protects views of and from the river.

RIV 3
Environment, open space and wildlife
This protects open spaces and wildlife habitats, and seeks improvements in new developments.

RIV 4
Promoting activity
This promotes the public’s use and enjoyment of the riverside area, by encouraging uses that need a riverside location and uses that attract people to the riverside.
RIV 5
Development
This will not allow development that builds into or over the river, to protect the open aspect of the Thames, and its ecology and archaeology.

RIV 6
River crossings
This allows pedestrian crossings that are sensitively designed and where there is a recognised need.

RIV 7
Piers
This encourages the use of the river for transport and will allow new piers if they improve public access and are in keeping with the historic embankment wall.

RIV 8
Permanently moored vessels
This allows permanently moored vessels if they are open to the public and are in keeping with the character and function of the Thames Policy Area.

RIV 9
The Thames Path
This expects a public riverside path in development sites next to the river, and will not allow boardwalks or other structures over the river to create a riverside path.

RIV 10
Encouraging access to the river and its foreshore
This protects and improves public access to the river and its foreshore by refusing developments that limit public access to riverside steps and stairs, and encouraging new riverside steps and stairs and improvements to existing ones.

RIV 11
Safety issues
This expects suitable safety features in development proposals to make the Thames and its banks a safe place.
RIV 12 Flood defences

This refuses development that harms the Thames flood defences, and seeks improvements to flood defences where needed and encourage their removal where not needed.

Further information

- Thames Policy Area Supplementary Planning Guidance (2001), Westminster City Council

For more information about our policies on the River Thames, please contact Sally Alderman on 020 7641 6063 or salderman@westminster.gov.uk
The future – the Local Development Framework

Although we adopted our Unitary Development Plan (UDP) on 24th January 2007, the Planning and Compulsory Purchase Act (2004) established a new development plan making system whereby UDPs are to be replaced by a Local Development Framework (LDF). We will save and operate the policies in the UDP for at least 3 years from its adoption, and will need to have an LDF in place by January 2010. The timetable for producing our LDF is set out in our Local Development Scheme (LDS) and our Statement of Community Involvement in Planning (SCI) sets out how we will involve all our stakeholders in the process.

National guidance

Recent laws and Government planning guidance need covering when we replace the plan. As noted above, the Planning and Compulsory Purchase Act (2004) established a new development plan making system. Key features of the new system are greater focus on community engagement and sustainable development. The White Paper Planning for a Sustainable Future (May 2007) proposes further changes to new LDF system that will need to be taken into account when finalised.

The Government is also intending to update national planning guidance with new Planning Policy Statements (PPS) on key issues. Recent PPSs have covered topics such as climate change (PPS1), flood risk (PPS25) and housing (PPS3). The Government is also proposing a new Planning Gain Supplement (PGS) to replace, in large part, s106 agreements. We will need to assess all these in producing our LDF.

The London Plan

The LDF will need to be in general conformity with the London Plan. The Mayor is currently updating the London Plan and is proposing changes to a
number of policy areas that affect Westminster. These changes include proposing an extension to the Central Activities Zone, significant growth plans including allowing for tall buildings in the Opportunity Areas at Paddington, Tottenham Court Road and Victoria, and changes to the sub regional hierarchy. We are putting our views on the alterations to the London Plan forward at the Examination in Public. When agreed, we will have to take account of the updated London Plan when we replace the UDP with the LDF.

**Spatial Planning - the Local Development Framework**

While the former development planning system restricted UDPs to containing only land use planning matters, the LDF is intended to be a portfolio of documents, which will collectively provide the ‘spatial planning strategy’ for the City. This means that it will adopt a more corporate and holistic approach, taking account not only of the City Council’s own strategies such as One City, but also other agencies’ plans and proposals, not to mention implementation strategies. In particular, there is a requirement to have regard to the Westminster City Plan (our sustainable community strategy).

The LDF will build on and incorporate much of this UDP’s planning strategy but will need to address the key challenges of the next 15-20 years of the effects of climate change, the projected growth in London’s population and jobs, greater economic globalisation, a changing work-life balance and sustaining diverse but cohesive communities. We have produced an ‘**Issues and Options’ paper** for our **Core Strategy** (the first key document under the LDF) which we will have to work up into ‘Preferred Options’ in due course.

**For more information about the review of our plan, please contact any of the topic authors listed earlier or e-mail ldf@westminster.gov.uk**
<table>
<thead>
<tr>
<th>Term</th>
<th>Definition</th>
</tr>
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<tbody>
<tr>
<td>Amenity</td>
<td>Pleasant or advantageous features enjoyed by a property or occupier, which can be affected by certain development proposals. Development can improve amenity as well as harm it.</td>
</tr>
<tr>
<td>CAZ</td>
<td>Area described in Chapter 1 Westminster’s Central Area and shown on the Proposals Map where the City Council envisages the maintenance or growth of Central London Activities.</td>
</tr>
<tr>
<td>CAZ Frontages</td>
<td>Frontages described in Chapter 1 Westminster’s Central Area and shown on the Proposals Map were the City Council envisages the maintenance or growth of Central London Activities.</td>
</tr>
<tr>
<td>Central London Activities</td>
<td>Activities appropriate to the Central Activities Zone and CAZ Frontages.</td>
</tr>
<tr>
<td>Central Westminster</td>
<td>Unless otherwise defined, the area comprising the Central Activities Zone and the Central Activities Zone frontages.</td>
</tr>
<tr>
<td>Community Strategy</td>
<td>Statutory report prepared under the Local Government Act 2000 by a local authority, in partnership with local organisations, setting out a strategy for promoting and improving the ‘economic, social and environmental well being’ of its area. Local planning authorities are required to have regard to community strategies in preparing the Local Development Framework.</td>
</tr>
<tr>
<td>Conservation area</td>
<td>An area of special architectural or historic interest designated by the local planning authority under the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990, the character or appearance of which it is desirable to preserve or enhance.</td>
</tr>
<tr>
<td>Core Strategy</td>
<td>Local Development Framework document prepared by a local planning authority setting out the key elements of the planning framework for its area. National planning policy requires that it should comprise of ‘a spatial vision and strategic objectives for the area; a spatial strategy; and a monitoring and implementation framework for achieving delivery.’</td>
</tr>
<tr>
<td>Development</td>
<td>The carrying out of building, engineering, mining or other operations in, on, over or under the land; or the making of any material change in the use of any buildings or other land, as defined in the Town and County Planning Act 1990 as amended. Unless it is defined under the Act as ‘permitted development’, planning permission is required for the carrying out of any development of land.</td>
</tr>
<tr>
<td>District Centre</td>
<td>Service centre, usually with up to one hundred commercial premises of various kinds, with a predominantly retail function which the City Council wishes to safeguard in accordance with national and regional policy. These centres provide a range and level of services immediately below that provided by the major centres but above that of Local Centres and are the focus for shopping and other town centre activities in Westminster.</td>
</tr>
<tr>
<td>Examination in Public</td>
<td>The process that will replace public inquiries for development plans.</td>
</tr>
<tr>
<td>Listed building</td>
<td>A building of special architectural or historic interest appearing on the list compiled under s1 of the Planning (Listed Buildings and Conservation Areas) Act 1990, copies of which are kept by each local planning authority for its</td>
</tr>
</tbody>
</table>
area. Works involving demolition, alteration or extension which would affect the character of a listed building may be carried out only where the works are authorised in accordance with the Act. Listed buildings are graded under the English Heritage classification to show their relative importance, with Grade I buildings being those of exceptional interest, Grade II* particularly important buildings of more than special interest, and Grade II of special interest, warranting every effort to preserve them. Most listed buildings are Grade II.

| Local Centre | Small centre, usually with convenience goods shops, local service uses, restaurants and pubs mainly providing facilities for people living or working nearby, which the City Council wishes to safeguard as sought in accordance with national guidance. |
| Local Development Framework (LDF) | ‘Portfolio’ of Local Development Documents which each local planning authority is required to prepare which collectively set out and ‘deliver’ the spatial development strategy for its area. |
| London Plan | Spatial development strategy for the whole of the Greater London region prepared by the Mayor of London under the Greater London Authority Act 1999 and published in 2004. All Development Plan Documents in the Local Development Frameworks prepared by London borough councils are required to be in general conformity with the London Plan. |
| Mayor of London | Elected head of the Greater London Authority. The Mayor’s principal duties include the preparation or approval of a number of strategies for the Greater London area, including those on transport, economic development, spatial development, biodiversity, waste management, air quality, ambient noise and culture. |
| North West Westminster Special Policy Area | Area covered by Queens Park, Harrow Road, Westbourne and parts of Bayswater wards. This area adjoins Paddington Special Policy Area. This area has been identified in the UDP as an area which regeneration will take place during the plan period. |
| One City | One City is the council’s proposed vision for the next five years. It focuses on ‘Excellent Services and Strong Communities’ with the four strands of Order, Opportunity, Enterprise and Renewal. |
| Opportunity Areas | Areas defined by the Mayor of London with potential to accommodate large scale development to provide substantial numbers of new employment and housing opportunities, with good public transport accessibility. |
| Paddington Special Policy Area | Area around Paddington Station identified in the UDP and on the Proposals Map where major development is likely to take place during the Plan period. |
| Planning Policy Statement (PPS) | Publication issued by the Office of the Deputy Prime Minister, or its successors, setting out the Government’s planning policies for England. Local planning authorities are required by s34 of the Planning and Compulsory Purchase Act 2004 to have regard to the guidance contained in these statements in preparing local development documents under the new plan making arrangements in the Act. The statements are a material consideration which local planning authorities should take into account in controlling development in their areas. The statements will gradually replace the Government’s Planning Policy Guidance. |
| Proposals Map | A map showing, on an Ordnance Survey base, the proposals for the development and use of land which are |
set out in the written statement of a development plan. Under s12 of the Town and Country Planning Act 1990, the map is a constituent part of the plan. In this plan, the map shows areas which are covered by policies in the plan, and land for which the plan makes a specific proposal.

<table>
<thead>
<tr>
<th>Section 106 agreements</th>
<th>An agreement made under section 106 of the Town and Country Planning Act 1990 to secure a planning obligation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Special Policy Area</td>
<td>Defined clusters of specialist activities that help maintain and enhance the distinctive character and function of the city.</td>
</tr>
<tr>
<td>Townscape</td>
<td>The ensemble of buildings, streets and spaces and their collective contribution to the character and appearance of an area.</td>
</tr>
<tr>
<td>Unitary Development Plan (UDP)</td>
<td>This is the plan prepared by a local planning authority under the Town and County Planning Act 1990 setting out its policies to control development and proposals to make land use changes in its area.</td>
</tr>
<tr>
<td>Westminster City Plan</td>
<td>The ‘community strategy’ for the City of Westminster which is intended to promote the economic, social and environmental well-being of the city. The strategic policies in the Unitary Development Plan do, and the LDF will, reflect the six aims set out in the City Plan.</td>
</tr>
<tr>
<td>World City</td>
<td>Major city, widely recognised as a ‘globally successful business location’, when measured on a wide range of indicators such as financial services, government, business, higher education, culture and tourism. World city is an attribute possessed by only a small number of the world’s great cities.</td>
</tr>
<tr>
<td>World Heritage Site</td>
<td>The area formed by the Palace of Westminster, St Margaret's and Westminster Abbey designated by UNESCO (United Nations Educational Scientific and Cultural Organisation) in 1987.</td>
</tr>
</tbody>
</table>
More Information
You can get copies of the UDP and other publications we produce about Westminster from:

One-Stop Services (Planning Desk)
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or contact our planning enquiries number: 020 7641 2513
www.westminster.gov.uk/udp
email: udp@westminster.gov.uk

Other Useful Organisations

Department of Communities and Local Government
Eland House
Bressenden Place
London, SW1E 5DU
020 7944 4400
www.communities.gov.uk

Greater London Authority
City Hall
The Queen’s Walk
London, SE1 2AA
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www.london.gov.uk

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