

**Jo Palmer**  
**City of Westminster Council**  
Development Planning  
Westminster City Hall  
64 Victoria Street  
London SW1E 6QP

**Our ref: D&P/3648/02**  
**Your ref: 15/07092/FULL**  
**Date: 3 March 2016**

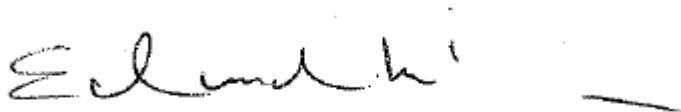
Dear Ms Palmer

**Town & Country Planning Act 1990 (as amended); Greater London Authority Acts 1999 and 2007; Town & Country Planning (Mayor of London) Order 2008**  
**Project Monico, 1-23 Shaftesbury Avenue, London W1D 7EA**

I refer to your letter informing me that Westminster City Council is minded to grant permission for this application, subject to conditions and completion of a Section 106 agreement.

The Mayor has delegated his planning powers to me and having now considered a report on this case, reference D&P/3648/02 (copy enclosed), I am content to allow Westminster City Council to determine the case itself, subject to any action that the Secretary of State may take, and do not therefore wish to direct refusal or to take over the application for my own determination.

Yours sincerely



**Sir Edward Lister**  
Deputy Mayor and Chief of Staff

cc     Kit Malthouse, London Assembly Constituency Member  
       Nicky Gavron, Chair of London Assembly Planning Committee  
       National Planning Casework Unit, DCLG  
       Alex Williams, TfL  
       Guy Bransby, Lead Director, JLL, 30 Warwick Street, London W1B 5NH