

Development, Enterprise and Environment

Sarah Whitnall
City of Westminster
Development Planning
City of Westminster
PO Box 732
Redhill RH1 9FL

Our ref: D&P/3607/01
Your ref: 15/10671/FULL
Date: 11 February 2016

Dear Sarah,

Town & Country Planning Act 1990 (as amended); Greater London Authority Acts 1999 and 2007; Town & Country Planning (Mayor of London) Order 2008

Development Site At 117 - 125 Bayswater Road, 2 - 6 Queensway, Consort House And 7 Fosbury Mews London
Local planning authority reference: 15/10671/FULL

I refer to the copy of the above planning application, which was received from you on 13 January 2016. On 4 February 2016, the Mayor considered a report on this proposal reference D&P/3607/01. A copy of the report is attached, in full. This letter comprises the statement that the Mayor is required to provide under Article 4(2) of the Order.

The Mayor considers that the application does not comply with the London Plan, for the reasons set out in paragraph 76 of the above-mentioned report. The Mayor is of the opinion that the benefits of the development do not outweigh the loss of non-designated heritage assets and the substantial harm caused to the Conservation Area and the development proposals are contrary to London Plan Policy.

Notwithstanding the contents of paragraphs 45 to 50 The Mayor is of the opinion that the design of the replacement building would also be harmful to the Conservation Area.

If your Council subsequently resolves to make a draft decision on the application, it must consult the Mayor again under Article 5 of the Order and allow him fourteen days to decide whether to allow the draft decision to proceed unchanged, or direct the Council under Article 6 to refuse the application, or issue a direction under Article 7 that he is to act as the local planning authority for the purpose of determining the application and any connected application. You should therefore send me a copy of any representations made in respect of the application, and a copy of any officer's report, together with a statement of the decision your authority proposes to make, and (if it proposed to grant permission) a statement of any conditions the authority proposes to impose

and a draft of any planning obligation it proposes to enter into and details of any proposed planning contribution.

Please note that the Transport for London case officer for this application is Tristan Gielan, e-mail Tristan Gielan & tfl.gov.uk, telephone 020 3054 7027.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Colin Wilson', written in a cursive style.

Colin Wilson

Senior Manager – Development & Projects

cc Kit Malthouse, London Assembly Constituency Member
 Nicky Gavron, Chair of London Assembly Planning Committee
 National Planning Casework Unit, DCLG
 Alex Williams, TfL
 Agent: Mr Nick Delaney, Bilfinger GVA, 65 Gresham Street London EC2V 7NQ