

Development, Enterprise and Environment

Louise Francis
City of Westminster
Development Planning
PO Box 732
Redhill
RH1 9FL

Our ref: D&P/3788/JL
Your ref: 15/11234/FULL
Date: 28 January 2016

Dear Ms Francis,

Town & Country Planning Act 1990 (as amended); Greater London Authority Acts 1999 and 2007; Town & Country Planning (Mayor of London) Order 2008
Ilona Rose House, 111-119 Charing Cross Road, 1-12 Manette Street, 1-4
Wedgwood Mews and 12-14 Greek Street, London
Local planning authority reference: 15/11234/FULL

I refer to the copy of the above planning application, which was received from you on 21 December 2015. On 28 January 2016, the Mayor considered a report on this proposal, reference D&P/3788/01. 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 110 of the above-mentioned report. During the meeting the Mayor expressed particular concern regarding paragraph 52 of the attached report, in relation to the loss of the buildings of merit and the substantial harm to the Conservation Area that this would cause, and also that the public benefit of the proposal would not outweigh this harm. The Mayor also remains unconvinced about the quality of the design of the replacement building. The Mayor requested that Westminster Council reflect these concerns when presenting the scheme to their planning committee.

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 Richard McEllistrum, e-mail RichardMcEllistrum@tfl.gov.uk, telephone 020 3054 8966.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Colin Wilson'.

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
 Mr Hugh Bullock, Gerald Eve LLP, 72 Welbeck Street, London W1G 0AY