

expensive for the project and a refusal of planning permission on these grounds would not be proportional.

6.7 Other UDP/Westminster Policy Considerations

Not applicable.

6.8 London Plan

The proposal raises no significant strategic issues in the context of the London Plan.

6.9 National Policy/Guidance Considerations

Central Government's National Planning Policy Framework (NPPF) came into effect on 27 March 2012. It sets out the Government's planning policies and how they are expected to be applied. The NPPF has replaced almost all of the Government's existing published planning policy statements/guidance as well as the circulars on planning obligations and strategic planning in London. It is a material consideration in determining planning applications.

Under the terms of the NPPF, the City Council can continue to give full weight to relevant policies in the Core Strategy and London Plan until 27 March 2013 even if there is a limited degree of conflict with the framework. For the UDP, due weight should be given to relevant policies according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given).

6.10 Planning Obligations

Not relevant to the proposals.

6.11 Environmental Assessment including Sustainability and Biodiversity Issues

The proposals are of insufficient scale to provide significant opportunities for new sustainability or biodiversity measures.

6.12 Other Issues

The City Council officer responsible for advising on refuse storage in new developments has objected to the proposals as no details have been given in the submissions. However, it is not considered to be appropriate to refuse permission for this reason, as such details could be required by condition if permission was granted.

BACKGROUND PAPERS

1. Application form
2. Memorandum from Cleansing Manager dated 8 March 2012
3. Letter from the Soho Society dated 8 March 2012
4. Letter from Westminster Kingsway College dated 2 March 2012
5. Letter from occupier, Flat 4, 9 Berwick Street, W1 dated 14 March 2012
6. Letter from occupier, Flat 2 Salvo House, 20 Peter Street, W1 dated 12 June 2012

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT PAUL QUAYLE ON 020 7641 2547 OR BY E-MAIL pquayle@westminster.gov.uk