

---

**From:** [REDACTED] <[REDACTED]@ds2.co.uk>  
**Sent:** 17 October 2023 15:27  
**To:** [REDACTED] WCC  
**Cc:** [REDACTED] WCC  
**Subject:** RE: Queensway Parade

Thank you, I believe the cap has been picked up by the landowner's advisors and will be reflected in the updated document.

Regards

[REDACTED] [REDACTED] **MRICS**  
Partner  
RICS Registered Valuer

DS2 LLP  
Brock House, 19 Langham Street, London W1W 6BP  
**T** 020 7004 [REDACTED]  
**M** 07720 [REDACTED]  
**E** [REDACTED]@ds2.co.uk  
**W** www.ds2.co.uk

---

**From:** [REDACTED] <[REDACTED]@london.gov.uk>  
**Sent:** 17 October 2023 14:10  
**To:** [REDACTED] WCC <[REDACTED]@westminster.gov.uk>; [REDACTED] <[REDACTED]@ds2.co.uk>  
**Cc:** [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] WCC <[REDACTED]@westminster.gov.uk>  
**Subject:** RE: Queensway Parade

Thanks [REDACTED] and [REDACTED]

The other point was Formula 4 – the shortfall in habitable rooms ( from 50% affordable housing in a policy compliant mix) need to be completed.

Kind regards

[REDACTED]

---

**From:** [REDACTED] WCC <[REDACTED]@westminster.gov.uk>  
**Sent:** 13 October 2023 08:36  
**To:** [REDACTED] <[REDACTED]@ds2.co.uk>; [REDACTED] <[REDACTED]@london.gov.uk>  
**Cc:** [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] WCC <[REDACTED]@westminster.gov.uk>  
**Subject:** RE: Queensway Parade

Good morning, [REDACTED]

Thank you for your email and we await the revised draft on this section of the S106 .

Kind regards

[REDACTED] [REDACTED]

Area Team Leader North Team  
Town Planning and Building Control  
Westminster City Council

---

**From:** [REDACTED] <[REDACTED]@ds2.co.uk>

**Sent:** Thursday, October 12, 2023 2:57 PM

**To:** [REDACTED] WCC <[REDACTED]@westminster.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>

**Cc:** [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] WCC <[REDACTED]@westminster.gov.uk>

**Subject:** RE: Queensway Parade

Hi [REDACTED]

Just a quick email to confirm that using the NDV figure is acceptable, and I will inform the landowner's lawyer and provide the correct figure (as identified in [REDACTED] email below of 6 October).

[REDACTED] were there any further comments as you note there might be? Apologies if I have missed any emails. Thank you.

Kind regards

[REDACTED] MRICS

Partner

RICS Registered Valuer

DS2 LLP

Brock House, 19 Langham Street, London W1W 6BP

T 020 7004 [REDACTED]

M 07720 [REDACTED]

E [REDACTED]@ds2.co.uk

W www.ds2.co.uk

---

**From:** [REDACTED] WCC <[REDACTED]@westminster.gov.uk>

**Sent:** 06 October 2023 15:40

**To:** [REDACTED] <[REDACTED]@london.gov.uk>

**Cc:** [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@ds2.co.uk>; [REDACTED] WCC <[REDACTED]@westminster.gov.uk>

**Subject:** RE: Queensway Parade

Hi [REDACTED]

Thank you for your email . I am just picking up my emails on my day off .

I think this is the latest draft of the S106 but my solicitor [REDACTED] is currently on leave this week .

I really appreciate your assistance on this as this is the first time we had this raised on the drafting of a late stage review. I really pushed the agents on this scheme to increase their affordable housing from originally nothing , then 7 and finally to the 11 units, or else this would not have got through planning committee , and I do appreciate the situation the applicant is in .

In terms of our policy this scheme only triggers 35% AH .

Kind regards

[REDACTED]  
Area Team Leader North Team  
Town Planning and Building Control  
Westminster City Council  
[REDACTED]

---

**From:** [REDACTED] <[REDACTED]@london.gov.uk>

**Sent:** Friday, October 6, 2023 9:54 AM

**To:** [REDACTED] WCC <[REDACTED]@westminster.gov.uk>

**Cc:** [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@ds2.co.uk>

**Subject:** FW: Queensway Parade

Hi [REDACTED]

Thanks for sending this through. I have now spoken directly to [REDACTED] at DS2 (copied in) and he provided the appraisal that supported their proposal to provide 7 on site affordable units ( see attached)

I understand that this has now increased to 11 on site units but it would still be reasonable to use this appraisal as the basis for the reviews ( rather than opening up viability discussions again) as this will be picked up in the viability

reviews if a formula based approach is used. I understand that this is what is proposed and [REDACTED] has provided a draft s106 which is attached. The approach to including the deficit in that draft is acceptable but the Application Stage GDV figure will need be amended so that the NDV figure ( £ 195,586,666 after purchasers costs ) is used. This approach is required where the GDV includes investment properties as the actual receipt to the developer will be lower as the purchaser will have needed to account for their acquisition costs including any stamp duty when deciding what to pay. Happy to explain further if required.

Can you please confirm that this is the latest version of the s106 so than [REDACTED] and I can review and provide any further comments.

One thing I did notice was that in Formula 4 ( the Cap) the shortfall in terms of habitable rooms based on 50% affordable housing in a policy compliant mix will need to be completed.

Kind regards

[REDACTED]

---

**From:** [REDACTED] WCC <[REDACTED][westminster.gov.uk](mailto:[REDACTED]@westminster.gov.uk)>

**Sent:** 20 September 2023 09:32

**To:** [REDACTED] <[REDACTED][london.gov.uk](mailto:[REDACTED]@london.gov.uk)>

**Subject:** RE: Queensway Parade

Good morning [REDACTED]

This is the additional information I received from Turleys regarding the late-stage review wording in the draft S106 agreement . I attached DS2 and the Avison Young correspondence.

The Avison Young( AY) letter dated 22<sup>nd</sup> April 2021 indicated a deficit of £1.132m (with Tesco VP cost) or surplus of £2.445m (without Tesco VP costs). This assessing a 100 per cent market scheme i.e.. without the provision of any affordable housing.

Turleys provided a response to AY in May 2021, and I am not sure if there was any a further response from AY after this as it then basically became a commercial/political discussion around the PIL figure and then the on-site provision as requested by WCC and the GLA.

Turleys entered discussions with the GLA who formed a different opinion on the Tesco VP cost and average letting void period for the retail and office floorspace. During this period, a commercial decision was made during negotiations with the GLA and WCC to offer a £4m affordable housing contribution (which indicated a deficit of circa £1m based upon GLA position) and then the provision of 7 on-site affordable housing units (which indicated a deficit of £5.44m), and we finally agreed 11 on site AH units .

Kind regards

[REDACTED] [REDACTED]

Area Team Leader North Team  
Town Planning and Building Control  
Westminster City Council

[REDACTED]

---

**From:**  
**Sent:** 05 October 2023 13:42  
**To:** [REDACTED]  
**Subject:** RE: Queensway Parade

Hi [REDACTED]  
Thanks for the update.  
I'm happy for you to email [REDACTED] and DS2 directly, with me cced.

---

**From:** [REDACTED] <[REDACTED]@london.gov.uk>  
**Sent:** 05 October 2023 12:18  
**To:** [REDACTED] <[REDACTED]@london.gov.uk>  
**Subject:** RE: Queensway Parade

Hi [REDACTED]  
DS2 have sent me the information direct on this one including the latest s106.  
The appraisal and the approach to the reviews is OK – there is just one change required to the figures that DS2 know needs to be made.  
Is the best way of dealing with this for me to email Westminster direct cc you and DS2 just on the point on the viability/reviews? And then provide comments on the s106 when they submit the draft to you? Just aware this might not be the latest version and don't want to cause confusion.  
Kind regards

---

**From:** [REDACTED] <[REDACTED]@london.gov.uk>  
**Sent:** 22 September 2023 11:31  
**To:** [REDACTED] <[REDACTED]@london.gov.uk>  
**Subject:** RE: Queensway Parade

Hi [REDACTED]  
I couldn't see the Turley information on the late stage review wording attached? Are they the applicant's planning agent?  
The DS2 letter of Dec 2021( which seems to be the latest) does not have the appraisal attached. If [REDACTED] could send that and also the late stage review wording I can try and provide some advice.  
Thanks [REDACTED]

---

**From:** [REDACTED] <[REDACTED]@london.gov.uk>  
**Sent:** 20 September 2023 09:55  
**To:** [REDACTED] <[REDACTED]@london.gov.uk>  
**Subject:** FW: Queensway Parade

---

**From:** [REDACTED] WCC <[REDACTED]@westminster.gov.uk>  
**Sent:** 20 September 2023 09:32  
**To:** [REDACTED] <[REDACTED]@london.gov.uk>  
**Subject:** RE: Queensway Parade

Good morning [REDACTED]  
This is the additional information I received from Turleys regarding the late-stage review wording in the draft S106 agreement . I attached DS2 and the Avison Young correspondence.  
The Avison Young( AY) letter dated 22<sup>nd</sup> April 2021 indicated a deficit of £1.132m (with Tesco VP cost) or surplus of £2.445m (without Tesco VP costs). This assessing a 100 per cent market scheme i.e.. without the provision of any affordable housing.  
Turleys provided a response to AY in May 2021, and I am not sure if there was any a further response from AY after this as it then basically became a commercial/political discussion around the PIL figure and then the on-site provision as requested by WCC and the GLA.  
Turleys entered discussions with the GLA who formed a different opinion on the Tesco VP cost and average letting void period for the retail and office floorspace. During this period, a commercial decision



was made during negotiations with the GLA and WCC to offer a £4m affordable housing contribution (which indicated a deficit of circa £1m based upon GLA position) and then the provision of 7 on-site affordable housing units (which indicated a deficit of £5.44m), and we finally agreed 11 on site AH units .  
Kind regards

██████████  
Area Team Leader North Team  
Town Planning and Building Control  
Westminster City Council  
██████████

---

**From:** ██████████ WCC  
**Sent:** Monday, September 18, 2023 3:18 PM  
**To:** ██████████ <██████████@london.gov.uk>  
**Subject:** RE: Queensway Parade  
Thank ██████████ for coming back to me ,  
The revised scheme we negotiated 11 intermediate affordable units compared to the starting position of nothing .  
I will go back to the agents and ask them to justify this figure and your offer is appreciated .  
Kind regards  
██████████

---

**From:** ██████████ <██████████@london.gov.uk>  
**Sent:** Monday, September 18, 2023 2:36 PM  
**To:** ██████████ WCC <██████████@westminster.gov.uk>  
**Subject:** FW: Queensway Parade  
Hi ██████████  
See ██████████ comments below.  
██████████

---

**From:** ██████████ <██████████@london.gov.uk>  
**Sent:** 18 September 2023 14:00  
**To:** ██████████ <██████████@london.gov.uk>  
**Subject:** RE: Queensway Parade  
Hi ██████████  
There will need to be an appraisal that reflects the agreed level of on site affordable housing as this will form the basis for the viability reviews.  
I looked back through our previous emails with the applicant and the previous PIL or overall viability position was never agreed and so I am not sure where the proposed deficit figure comes from.  
If the borough could ask the applicant for the appraisal that sits behind their figure I can have a look at this and provide advice.  
Thanks ██████████

---

**From:** ██████████ <██████████@london.gov.uk>  
**Sent:** 14 September 2023 12:06  
**To:** ██████████ <██████████@london.gov.uk>  
**Subject:** FW: Queensway Parade  
██████████

It seems no additional viability appraisal was undertaken. Just an offer to meet CW policy.  
██████████

---

**From:** ██████████ WCC <██████████@westminster.gov.uk>  
**Sent:** 14 September 2023 08:04

**To:** <[REDACTED]@london.gov.uk>

**Subject:** RE: Queensway Parade

Hi [REDACTED], the original viability report was done some time ago, when the developer was offering nothing. I will need to dig it out as I was not the original case officer then.

As the developer later agreed to increase their AH offer to just under a policy compliant amount, therefore we did not go back to get it viability tested again.

[REDACTED]

---

**From:** [REDACTED] <[REDACTED]@london.gov.uk>

**Sent:** Wednesday, September 13, 2023 11:28 AM

**To:** [REDACTED] WCC <[REDACTED]@westminster.gov.uk>

**Subject:** RE: Queensway Parade

Hi [REDACTED]

Deficits can be taken into account in review mechanisms where justified and agreed but the approach needs to fit with the agreed appraisal as the Application Stage GDV and Build Cost figures are also relevant.

Could you please send the appraisal which shows this deficit?

Has this approach been agreed with your viability advisors?

Many thanks

[REDACTED]

---

**From:** [REDACTED] WCC <[REDACTED]@westminster.gov.uk>

**Sent:** 12 September 2023 14:58

**To:** [REDACTED] <[REDACTED]@london.gov.uk>

**Subject:** Queensway Parade

Hi [REDACTED]

I just wanted to pick your brain a bit as we are nearly there on completing the S106 on this one following the GLA Stage 2.

We have hit the buffers about with the agent on the Late-Stage Review clauses in the S106 Legal Agreement.

The agent wants to make small changes to the late-Stage Review mechanism wording to take into account the deficit of the current scheme. They argue if not there could be a scenario during the viability testing that would unfairly disregard the deficit.

The current GLA SPG states that if a scheme provides a higher proportion of affordable housing to that which has been demonstrated to be viable at application stage, it may be necessary to specify that a deficit is overcome before any surplus value is used towards the provision of additional affordable housing. Regarding Queensway Parade, the affordable housing provision was in excess of the maximum viable amount of affordable housing, which resulted in a deficit of £5,447,474. This is what we are seeking to incorporate into the agreement.

By inserting the deficit into the formula, it allows the developer to 'make up' the shortfall, and then any increase in the economics of the scheme compared to the application stage figures is then shared between the developer and Council. If the deficit is not accounted for, it assumes that the affordable housing offer at the application stage was 'viable', and any increase in the economics about the application stage position is shared with the developer and Council.

They cite that the concept of including a deficit into review formulas has been widely accepted across London and cited other examples.

Is this something that the GLA have come across before?

Kind regards

[REDACTED]

Area Team Leader North Team

Town Planning and Building Control

Westminster City Council

---

**From:** [REDACTED] [REDACTED] <[REDACTED]@ds2.co.uk>  
**Sent:** 29 September 2023 10:05  
**To:** [REDACTED] [REDACTED]  
**Cc:** [REDACTED] [REDACTED]  
**Subject:** QWP  
**Attachments:** 2 - Queensway Amended Proposed Scheme Appraisal - 7 on-site affordable homes.pdf; Queensway - Affordable housing viability update.pdf; 114-116 Queensway - Draft s106(224690908.1).docx

Good morning [REDACTED]

Please see attached the final agreed (7 unit) appraisal and covering letter dated December 2021. The subsequent 11-unit offer was made post our direct involvement which would result in a greater deficit.

I also attach a draft 106.

Regards

[REDACTED]

[REDACTED] [REDACTED] **MRICS**  
Partner  
RICS Registered Valuer

---

**From:** [REDACTED]  
**Sent:** 28 September 2023 14:09  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Queensway, Westminster

Hi [REDACTED]

Thanks for emailing. We have been asked to advise by the borough on whether the proposed deficit of £5.4m can be included in the reviews but this was difficult without knowing the overall proposal in terms of the reviews.

I have asked for the appraisal that shows the deficit of c£5.4m and also confirmation of the GDV, Build Cost and Target Return figures that will be used in the s106. I have only been sent your report from December 2021 without the appraisal or draft s106.

Could you please send this over together with the draft s106 if available.

Kind regards

[REDACTED]

---

**From:** [REDACTED] <[REDACTED]@ds2.co.uk>  
**Sent:** 28 September 2023 12:57  
**To:** [REDACTED] <[REDACTED]@london.gov.uk>  
**Subject:** Queensway, Westminster

Hi [REDACTED]

I understand that [REDACTED] from Turleys has been speaking with [REDACTED] [REDACTED] at the GLA and suggested that you needed some further information from 2021? Please let me know what this is and we will issue.

Regards

[REDACTED] [REDACTED] **MRICS**  
Partner  
RICS Registered Valuer

[REDACTED] [REDACTED]  

---

**From:** [REDACTED] [REDACTED]  
**Sent:** 22 September 2023 11:45  
**To:** [REDACTED] [REDACTED] WCC  
**Subject:** RE: Queensway Parade

[REDACTED]

Please send me the Appraisal that would have been attached to the DS2 letter of Dec 2021( which seems to be the latest) and also the late stage review wording (don't think it was attached to the last email).

Thanks  
[REDACTED]

---

**From:** [REDACTED] [REDACTED] WCC <[REDACTED]@westminster.gov.uk>  
**Sent:** 20 September 2023 09:32  
**To:** [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>  
**Subject:** RE: Queensway Parade

Good morning [REDACTED]

This is the additional information I received from Turleys regarding the late-stage review wording in the draft S106 agreement . I attached DS2 and the Avison Young correspondence.

[Remainder of email chain duplicates above]

---

**From:** [REDACTED]  
**Sent:** 12 September 2023 19:34  
**To:**  
**Subject:** RE: Queensway Parade

Hi [REDACTED]  
I don't think we have seen any viability information on this application for a while. Could you please ask the borough to send the appraisal which shows this deficit and ask if this has been agreed with their advisors. Deficits can be taken into account in review mechanisms where justified and agreed but the approach needs to fit with the agreed appraisal as the Application Stage GDV and Build Cost figures are also relevant.  
Kind regards  
[REDACTED]

---

**From:** [REDACTED] <[REDACTED]@london.gov.uk>  
**Sent:** 12 September 2023 15:42  
**To:** [REDACTED] <[REDACTED]@london.gov.uk>  
**Subject:** FW: Queensway Parade

Hi [REDACTED]  
I hope all is well with you.  
Could you kindly provide some guidance on this query?  
Many thanks  
[REDACTED]

---

**From:** [REDACTED] WCC <[REDACTED]@westminster.gov.uk>  
**Sent:** 12 September 2023 14:58  
**To:** [REDACTED] <[REDACTED]@london.gov.uk>  
**Subject:** Queensway Parade

Hi [REDACTED]  
I just wanted to pick your brain a bit as we are nearly there on completing the S106 on this one following the GLA Stage 2 .  
We have hit the buffers about with the agent on the Late-Stage Review clauses in the S106 Legal Agreement .  
The agent wants to make small changes to the late-Stage Review mechanism wording to take into account the deficit of the current scheme .They argue if not there could be a scenario during the viability testing that would unfairly disregard the deficit.  
The current GLA SPG states that if a scheme provides a higher proportion of affordable housing to that which has been demonstrated to be viable at application stage, it may be necessary to specify that a deficit is overcome before any surplus value is used towards the provision of additional affordable housing .  
Regarding Queensway Parade , the affordable housing provision was in excess of the maximum viable amount of affordable housing, which resulted in a deficit of £5,447,474. This is what we are seeking to incorporate into the agreement.  
By inserting the deficit into the formula, it allows the developer to 'make up' the shortfall, and then any increase in the economics of the scheme compared to the application stage figures is then shared between the developer and Council. If the deficit is not accounted for, it assumes that the affordable housing offer at the application stage was 'viable', and any increase in the economics about the application stage position is shared with the developer and Council.  
They cite that the concept of including a deficit into review formulas has been widely accepted across London and cited other examples.  
Is this something that the GLA have come across before .  
Kind regards  
[REDACTED]

Area Team Leader North Team

[REDACTED]

---

**From:** Greater London Authority <planningsupport@london.gov.uk>  
**Sent:** 05 April 2023 15:40  
**To:**  
**Subject:** 20/04934/FULL 114 - 116 Queensway

Dear [REDACTED] [REDACTED]

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

**Address:** 114 - 116 Queensway, London,  
**Planning Authority:** Westminster  
**GLA case number:** 2020/6807/S2  
**Local planning authority reference:** 20/04934/FULL

Thank you for your letter of 27/03/2023 informing the Mayor that Westminster City Council is minded to approve permission for the above planning application.

I hereby give notice that your Stage 2 referral was received complete on 29/03/2023 and that the fourteen day period allowed to the Mayor will therefore terminate on **11/04/2023**.

If you have any queries at this stage, please contact the GLA Case Officer [REDACTED] [REDACTED] who can be reached by [REDACTED] london.gov.uk.

Regards

[REDACTED] [REDACTED]

Greater London Authority

planningsupport@london.gov.uk

[REDACTED] [REDACTED]

---

**From:** [REDACTED] [REDACTED]  
**Sent:** 04 April 2023 18:48  
**To:** [REDACTED] [REDACTED]  
**Subject:** draft report  
**Attachments:** DRAFT STAGE II GLA2020-6807 114-116 QUEEENSWAY WESTMINSTER COS edits.docx

Hi [REDACTED]

Almost nothing from me, a few very minor comments.

Sincerely

[REDACTED]

[REDACTED]

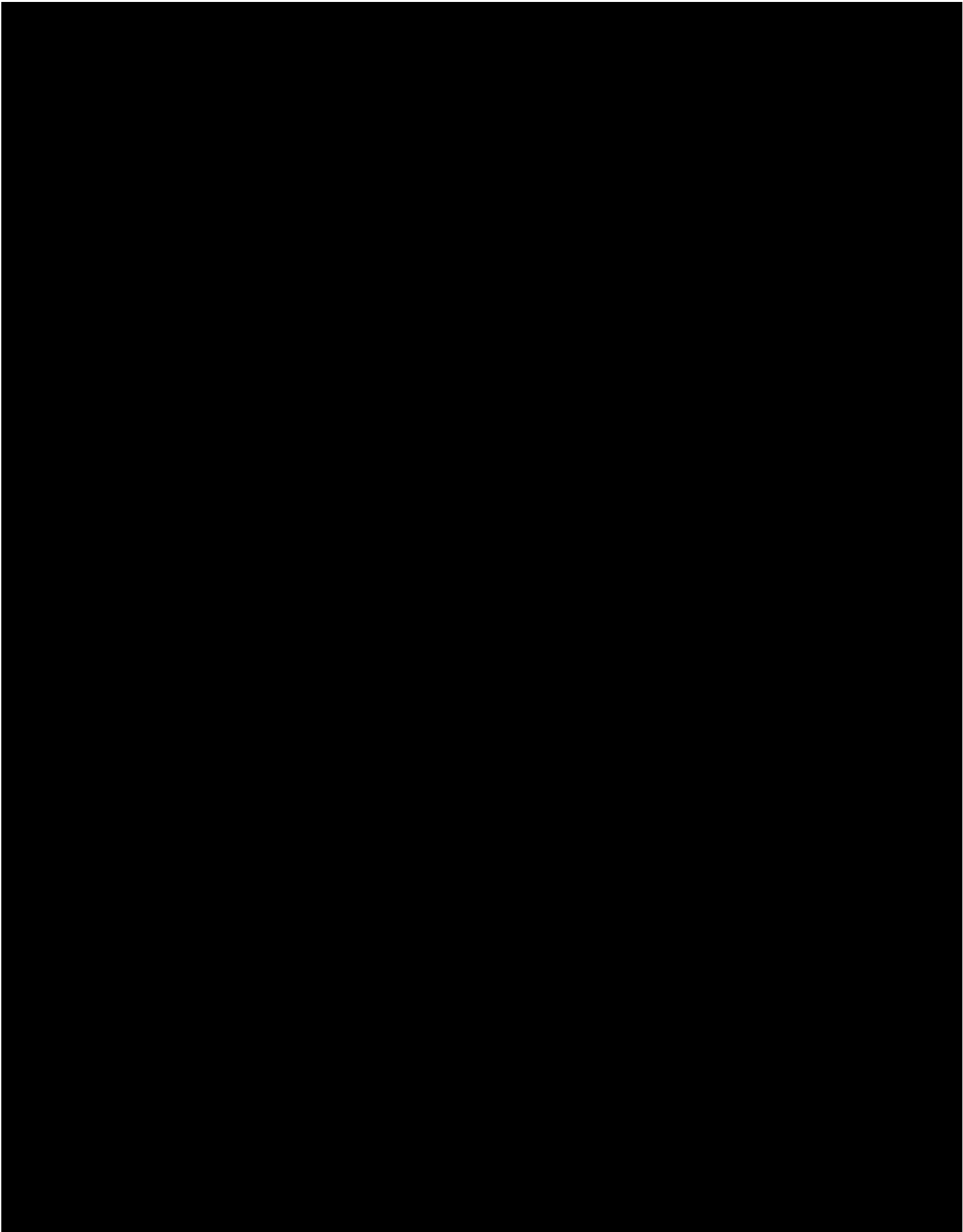
**Team Leader, Development Management**  
GREATERLONDONAUTHORITY  
169 Union Street, London SE1 0LL

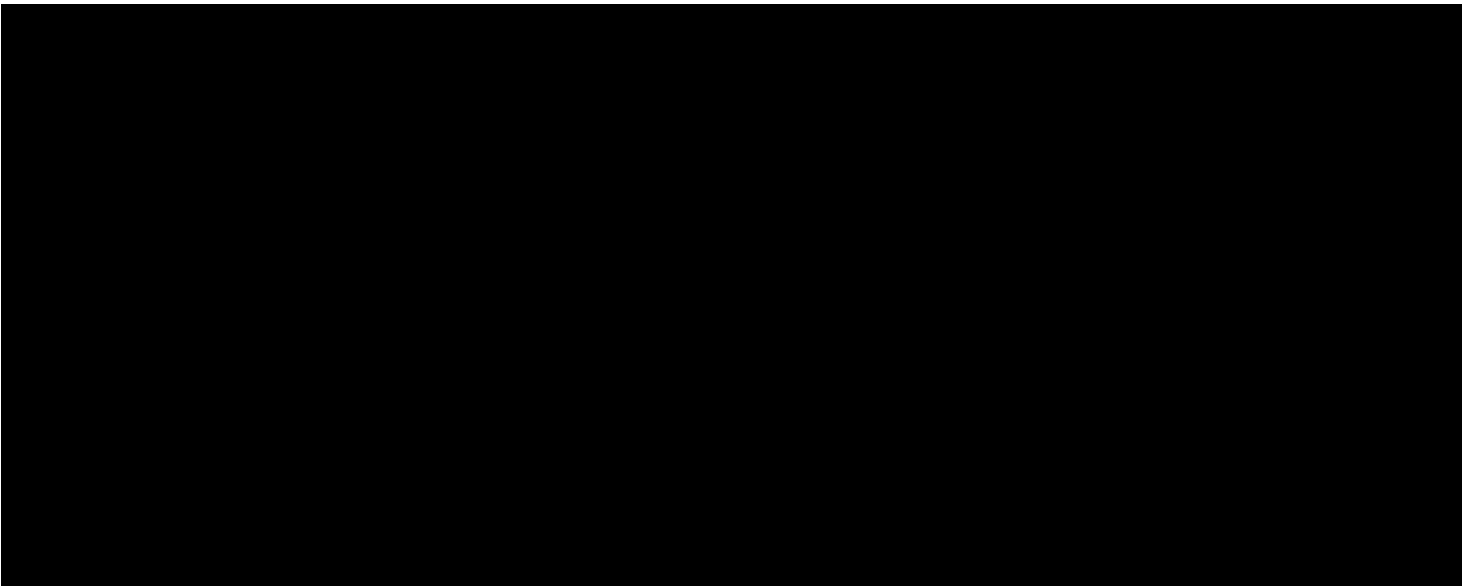
[REDACTED]

**london.gov.uk**

[REDACTED] [@london.gov.uk](mailto:[REDACTED]@london.gov.uk)







---

**From:** [REDACTED] WCC <[REDACTED]@westminster.gov.uk>  
**Sent:** 27 March 2023 17:22  
**To:**  
**Subject:** RE: Queensway Parade - Updated drawings

Thanks [REDACTED], I will put that date in my diary.

Kind regards

[REDACTED]  
Area Team Leader North Team  
Town Planning and Building Control  
Westminster City Council  
[REDACTED]

---

**From:** [REDACTED] <[REDACTED]@london.gov.uk>  
**Sent:** 27 March 2023 17:13  
**To:** [REDACTED] WCC <[REDACTED]@westminster.gov.uk>  
**Subject:** RE: Queensway Parade - Updated drawings  
[REDACTED]

11<sup>th</sup> April. A bit earlier and it would have been on the 3<sup>rd</sup>.

Regards

---

**From:** [REDACTED] WCC <[REDACTED]@westminster.gov.uk>  
**Sent:** 27 March 2023 14:42  
**To:** [REDACTED] <[REDACTED]@london.gov.uk>  
**Subject:** FW: Queensway Parade - Updated drawings

Good afternoon [REDACTED]

These changes to the design to incorporate the second lift have been agreed under delegated powers today. The Chair of Planning was content with these changes being agreed under delegated powers.

Do you want me to upload the delegated report on the GLA website? or will this confuse matters?

Do you know when this can be reconsidered at Stage 2 by the mayor?

Kind regards

[REDACTED]  
Area Team Leader North Team  
Town Planning and Building Control  
Westminster City Council  
[REDACTED]

---

**From:** [REDACTED] <[REDACTED]@turley.co.uk>  
**Sent:** 24 March 2023 15:28

To: [REDACTED] WCC <[REDACTED]@westminster.gov.uk>

Cc: [REDACTED] <[REDACTED]@london.gov.uk>

**Subject:** Queensway Parade - Updated drawings

Dear [REDACTED]

Apologies for the slight delay, please see attached the updated floor plans, including the introduction of the second lift as requested by the GLA. The amendment is housed within the previously proposed area of core/circulation, as such there are no associated external/massing changes, and no changes to the residential units or overall layouts as you'll see.

Accompanying the plans is an updated fire statement including accreditation statement by the consultant, as requested.

[REDACTED] - copying you in for ref.

Regards

[REDACTED]  
[REDACTED]  
Director, Head of Central London Planning

**Turley**

Mobile: +44 7557 [REDACTED]

Office: 020 7851 [REDACTED]

We are a CarbonNeutral® certified company.

We support blended flexible working which means that co-owners will respond to you during their working hours and we appreciate that you will respond during your own working hours.

Our co-owners are contactable in the usual ways and we suggest using mobile numbers in the first instance.

---

**From:** <[REDACTED]@turley.co.uk>  
**Sent:** 24 March 2023 16:40  
**To:** [REDACTED] WCC  
**Cc:**  
**Subject:** RE: Queensway Parade - Updated drawings

Thanks for confirming – catch up next week.

[REDACTED]  
Director, Head of Central London Planning

**Turley**

Mobile: +44 7557 [REDACTED]

Office: 020 7851 [REDACTED]

We are a CarbonNeutral® certified company.

We support blended flexible working which means that co-owners will respond to you during their working hours and we appreciate that you will respond during your own working hours.

Our co-owners are contactable in the usual ways and we suggest using mobile numbers in the first instance.

**From:** [REDACTED] WCC <[REDACTED]@westminster.gov.uk>  
**Sent:** 24 March 2023 16:34  
**To:** [REDACTED] <[REDACTED]@turley.co.uk>  
**Cc:** [REDACTED] <[REDACTED]@london.gov.uk>  
**Subject:** RE: Queensway Parade - Updated drawings

Dear [REDACTED]

I will ask admin to upload these revised drawings and I will draft a new delegated report and advise the Chair of the Planning Committee of these changes, and hopefully she will agree it does not have to be reported back to Committee.

Kind regards

[REDACTED]  
Area Team Leader North Team  
Town Planning and Building Control  
Westminster City Council  
[REDACTED]

---

**From:** [REDACTED] <[REDACTED]@turley.co.uk>  
**Sent:** 24 March 2023 15:28  
**To:** [REDACTED] WCC <[REDACTED]@westminster.gov.uk>

Cc: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>

**Subject:** Queensway Parade - Updated drawings

Dear [REDACTED]

Apologies for the slight delay, please see attached the updated floor plans, including the introduction of the second lift as requested by the GLA. The amendment is housed within the previously proposed area of core/circulation, as such there are no associated external/massing changes, and no changes to the residential units or overall layouts as you'll see.

Accompanying the plans is an updated fire statement including accreditation statement by the consultant, as requested.

- copying you in for ref.

Regards

[REDACTED]  
[REDACTED]  
Director, Head of Central London Planning

**Turley**

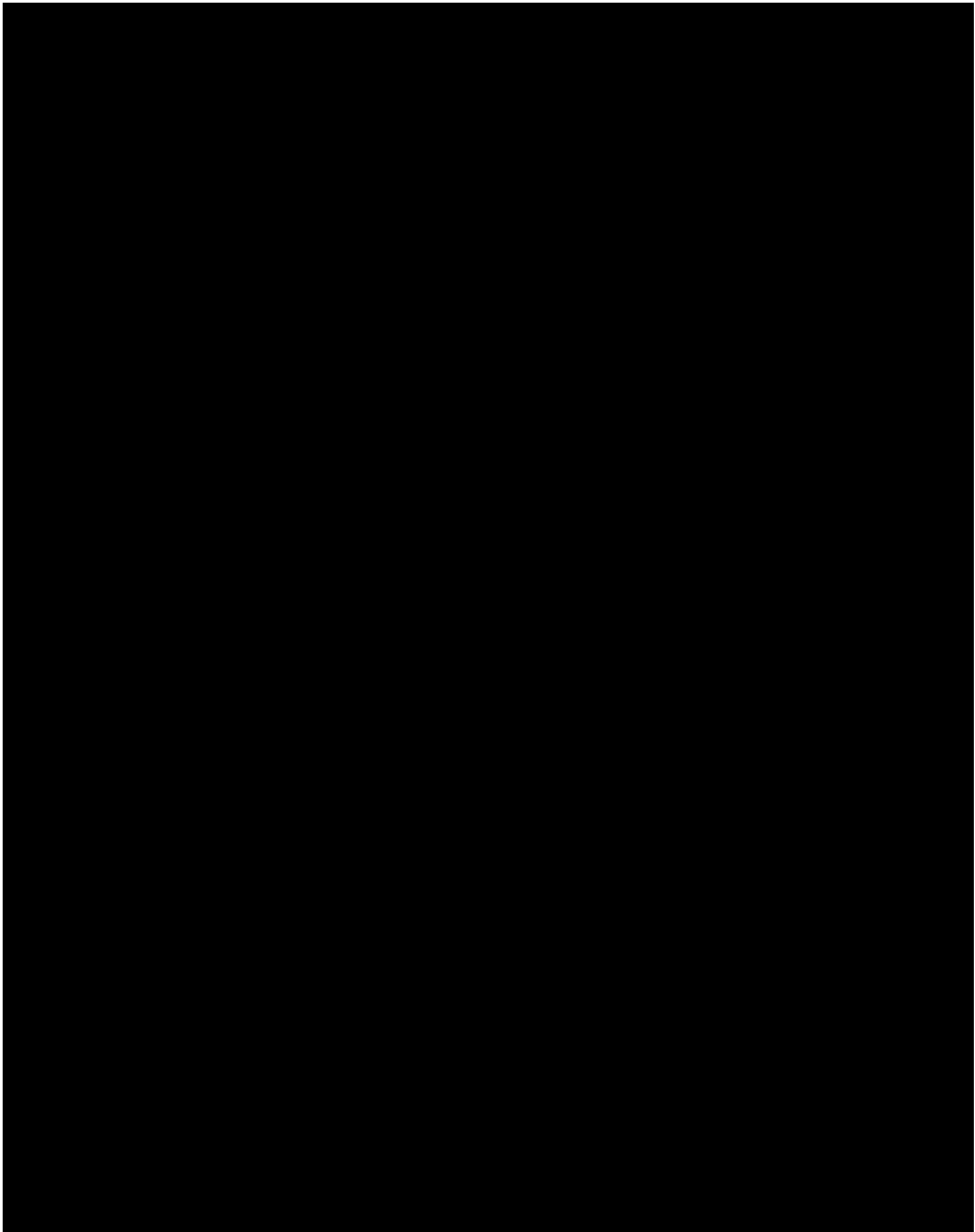
Mobile: +44 7557 [REDACTED]

Office: 020 7851 [REDACTED]

We are a CarbonNeutral® certified company.

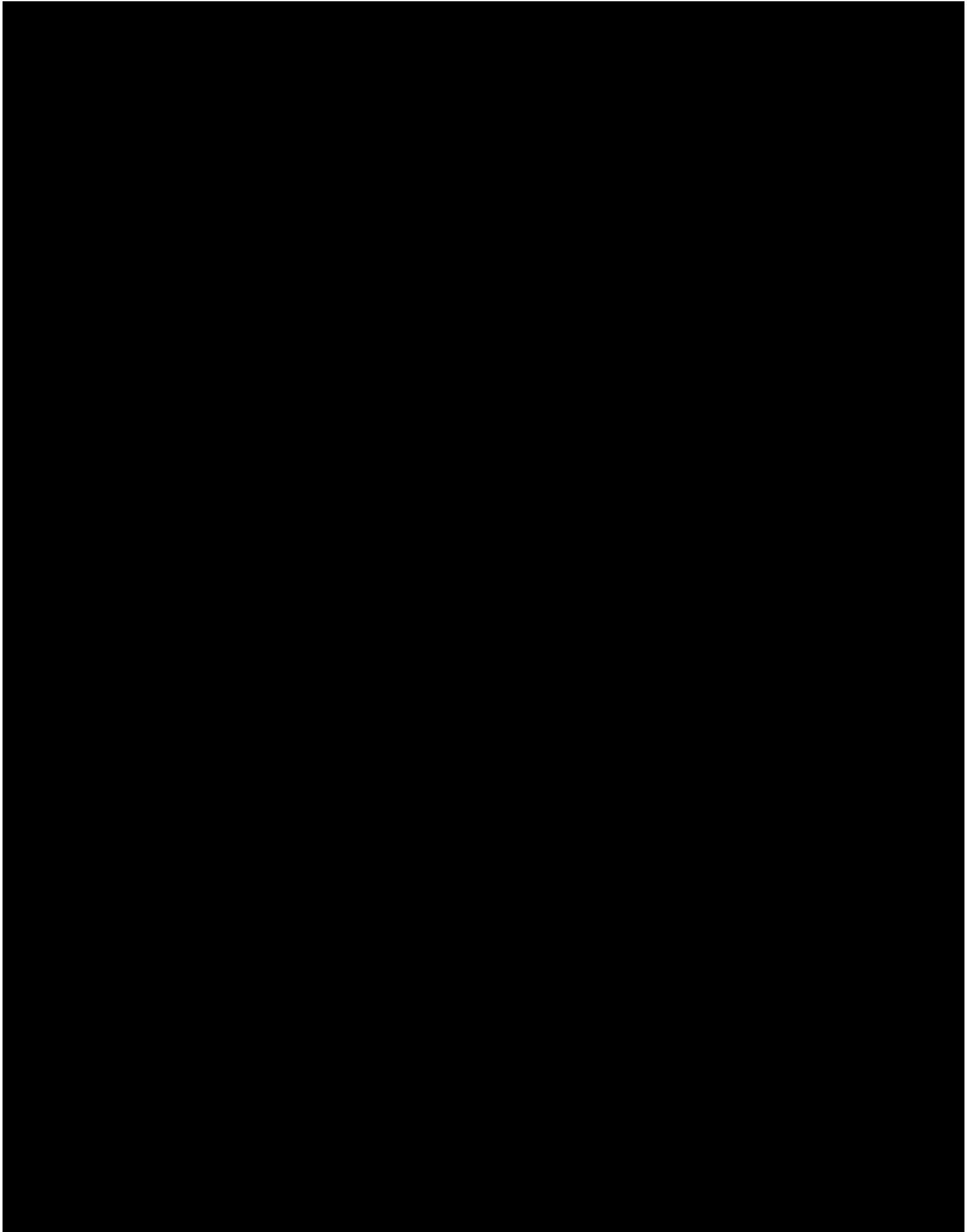
We support blended flexible working which means that co-owners will respond to you during their working hours and we appreciate that you will respond during your own working hours.

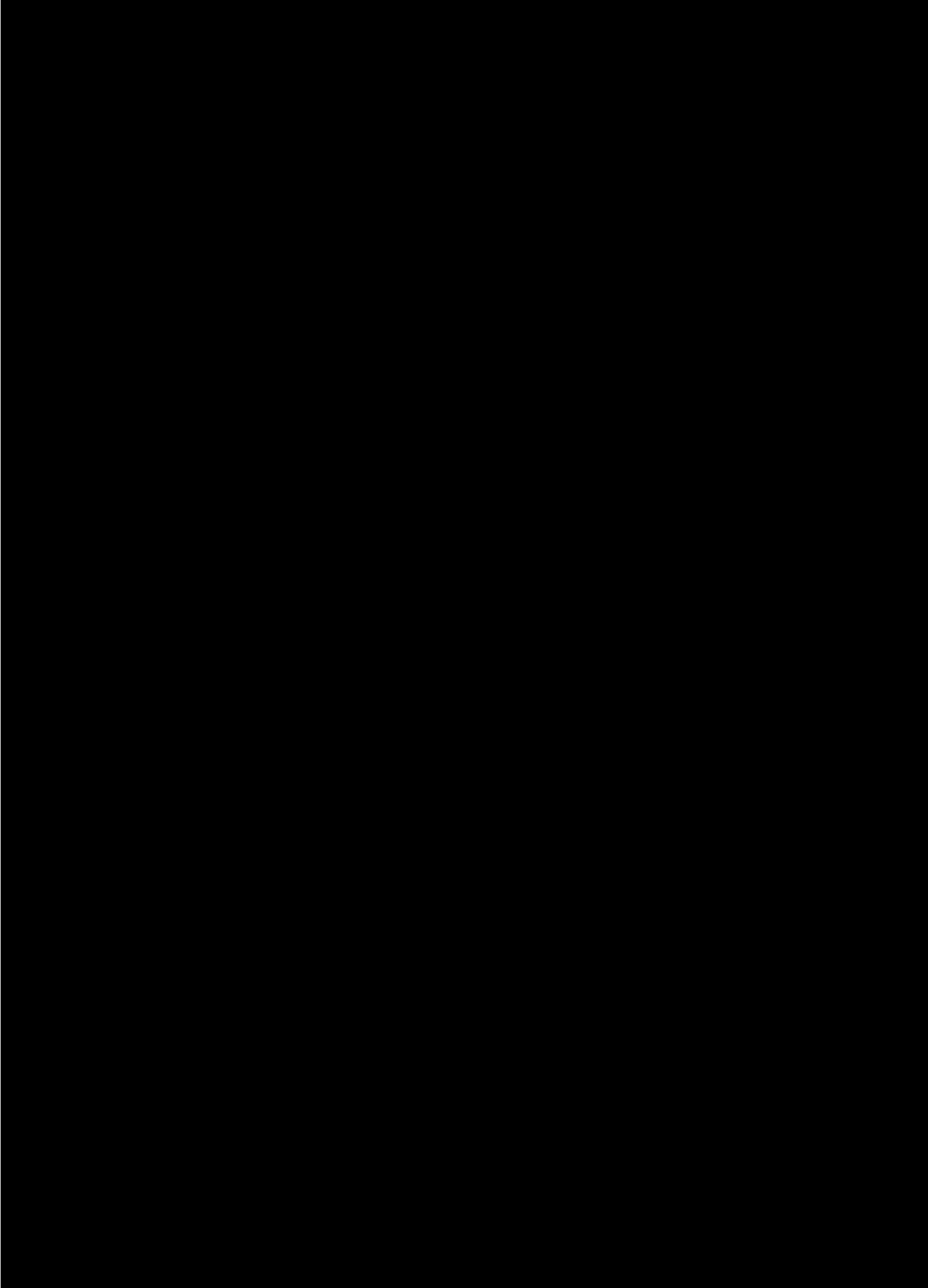
Our co-owners are contactable in the usual ways and we suggest using mobile numbers in the first instance.





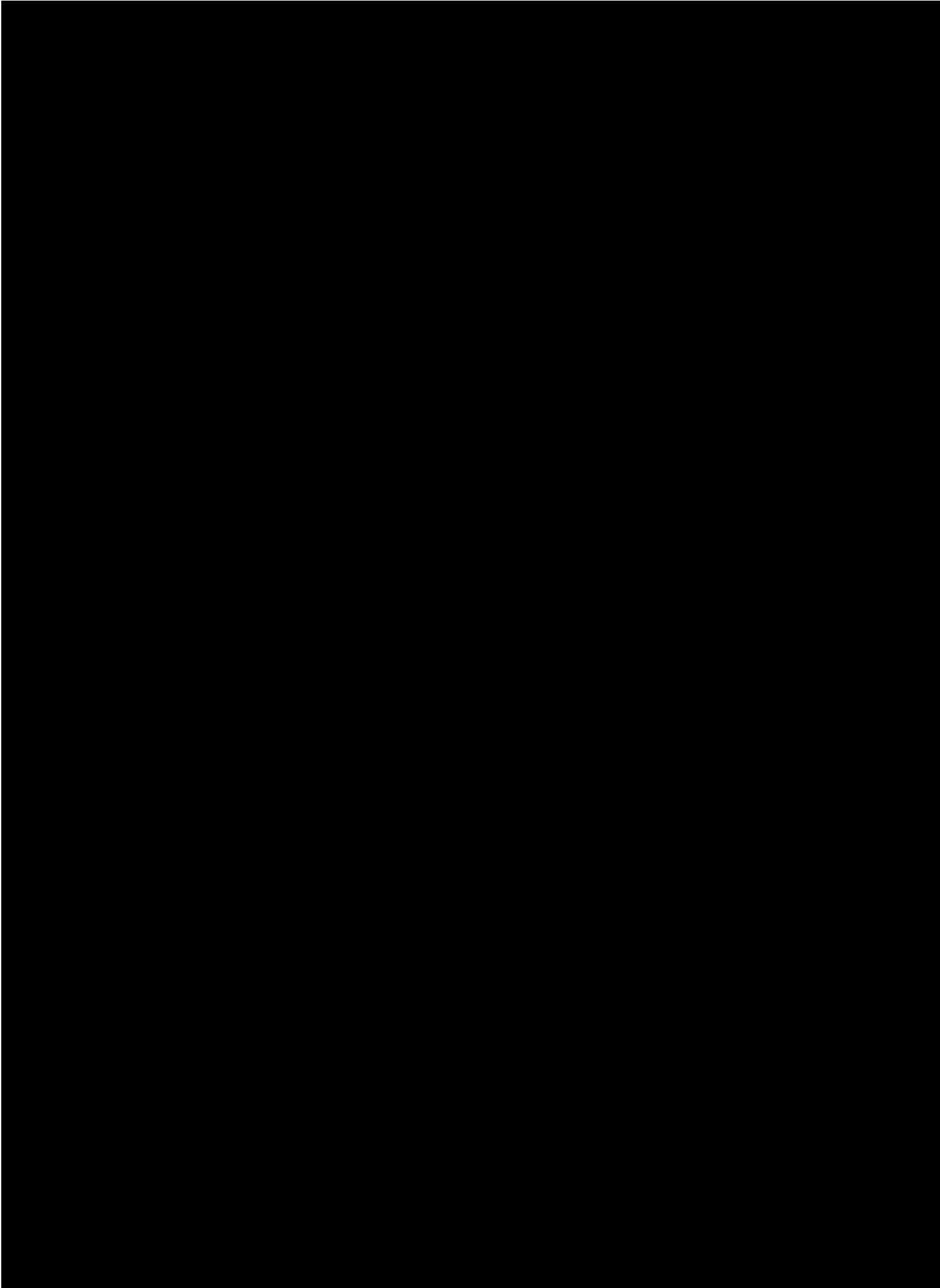








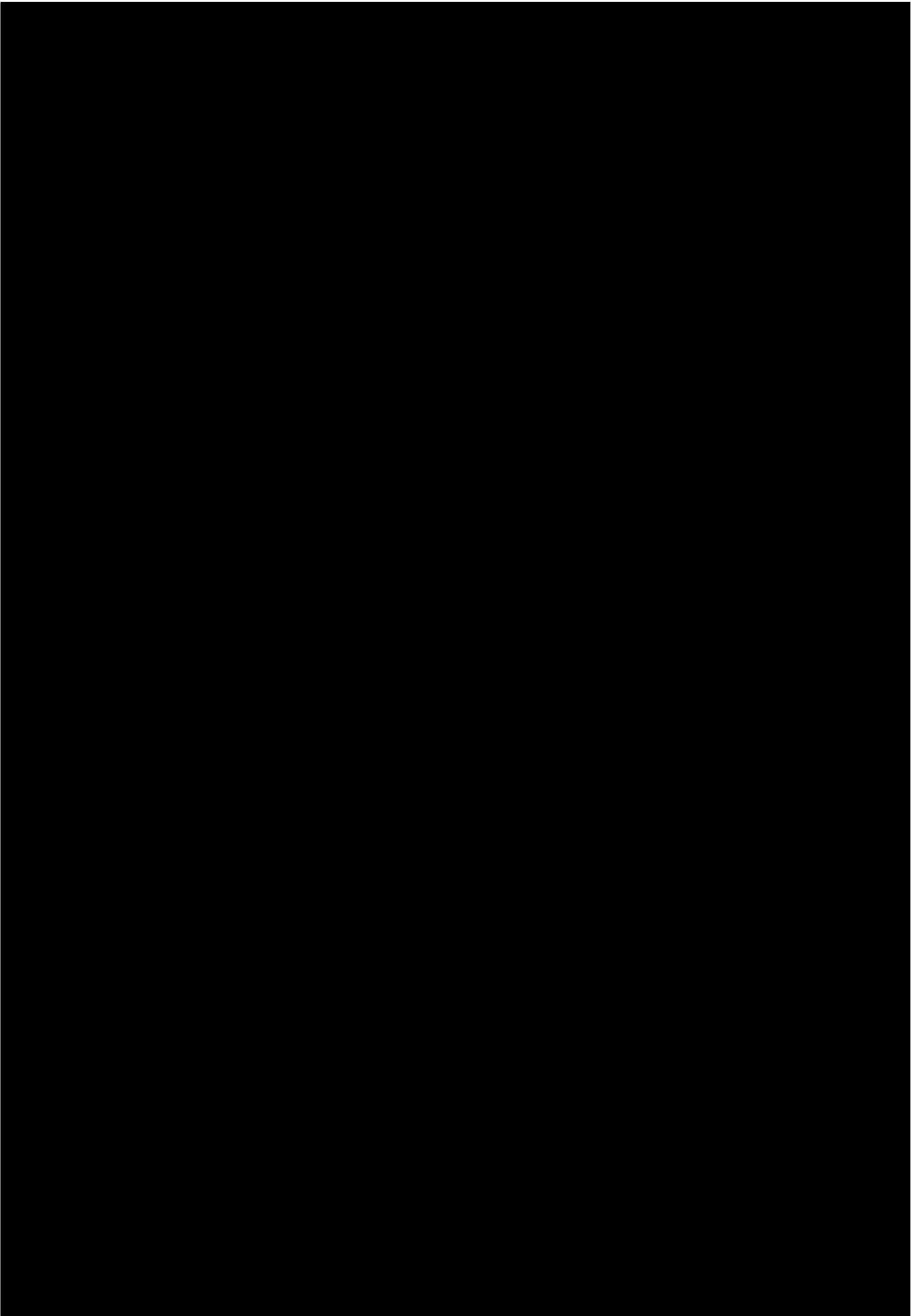






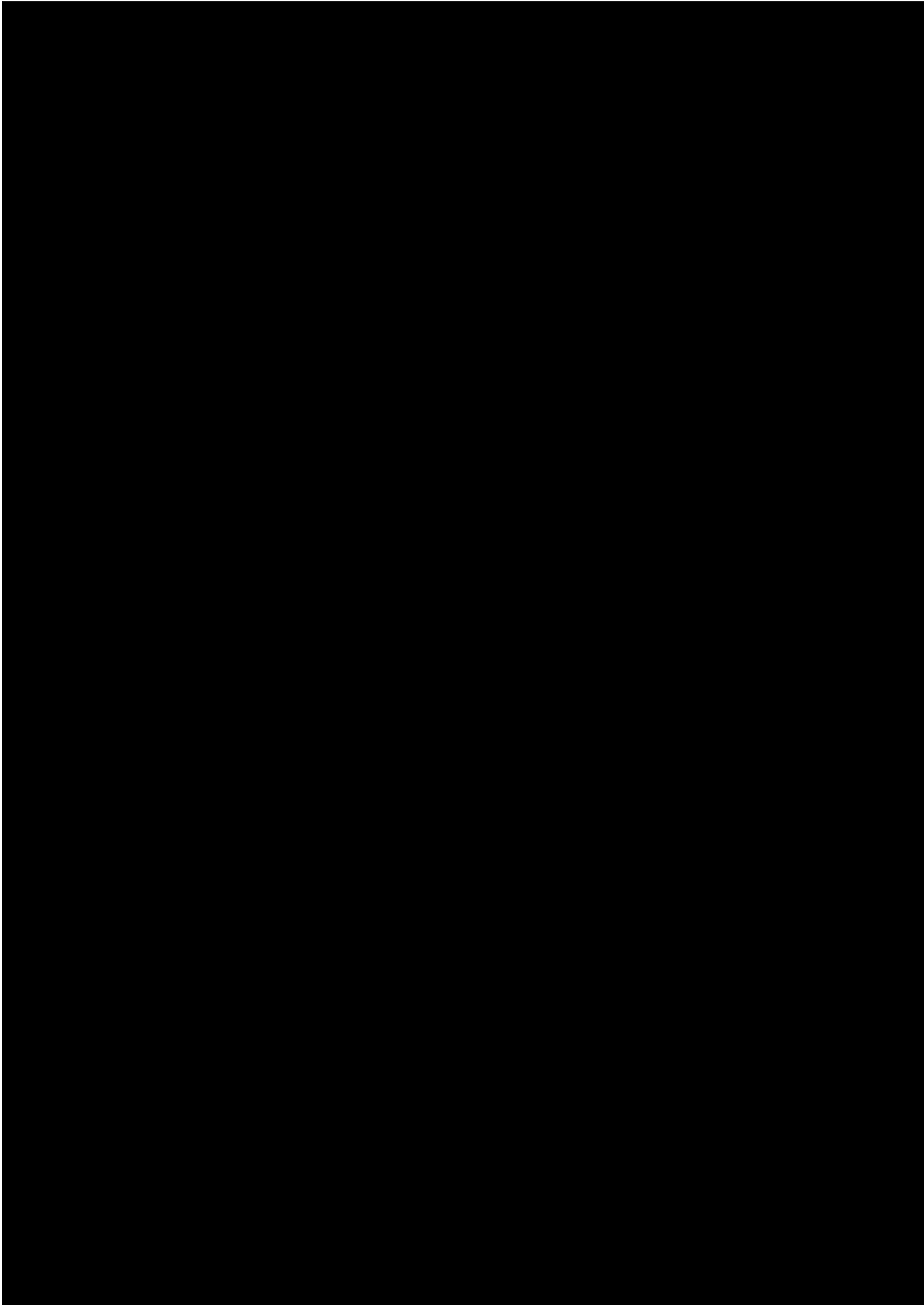
[REDACTED]

[REDACTED]









[REDACTED]

---

**From:** <[REDACTED]@turley.co.uk>  
**Sent:** 26 January 2023 17:01  
**To:** [REDACTED] WCC; [REDACTED]  
**Subject:** RE: Queensway Paraade  
**Attachments:** 55062-CBD-00-XX-RP-F-5700 - Queensway Parade Fire Strategy - ChapmanBDSP.pdf

Please see attached.

Thanks  
[REDACTED]

[REDACTED]  
Director, Head of Central London Planning

**Turley**

Mobile: +44 7557 [REDACTED]

Office: 020 7851 [REDACTED]

We are a CarbonNeutral® certified company.

We support blended flexible working which means that co-owners will respond to you during their working hours and we appreciate that you will respond during your own working hours.

Our co-owners are contactable in the usual ways and we suggest using mobile numbers in the first instance.

**From:** [REDACTED]  
**Sent:** 26 January 2023 15:36  
**To:** [REDACTED] WCC <[REDACTED]@westminster.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>  
**Subject:** RE: Queensway Paraade

Hi both,

There is a concise fire strategy in the DAS – I'll check back to see if we have the standalone report as well in addition to this.

Regards  
[REDACTED]

---

**From:** [REDACTED] WCC <[REDACTED]@westminster.gov.uk>

**Sent:** 26 January 2023 15:05

**To:** [REDACTED] <[REDACTED]@london.gov.uk>

**Cc:** [REDACTED] <[REDACTED]@turley.co.uk>

**Subject:** RE: Queensway Paraade

Good afternoon [REDACTED]

Further to our conversation

11 affordable units 34.375% by unit numbers and if taking Habitable rooms it is 31%

In terms of the affordability of the units

LLR units are restricted to households up to £60,000 Whereas the WLQR are for lower income households register for the Council for intermediate housing and incomes for the WLQLR will be significantly below £60,00 threshold . This scheme had the support of the Council's Housing Supply Manager [REDACTED]

██████████ and represented a significant improvement from the Stage 1 referral which had no affordable housing .

I attach the draft Section 106 again , it is a first draft and the early and late stage reviews are set out in Appendix 6 at the end of the document.

Fire Safety Report When this application was originally submitted to the City Council back in August 2020 it predated Planning gateway one and consultation with the HSE . the committee report refers to a Fire Statement prepared by H+H Fire . However , I have searched all the documents on Idox but it has not been uploaded , unless ██████████ can send you a copy .

Kind regards

██████████  
Area Team Leader North Team  
Town Planning and Building Control  
Westminster City Council  
██████████

---

**From:** ██████████ <██████████@london.gov.uk>  
**Sent:** 16 January 2023 21:03  
**To:** ██████████ WCC <██████████@westminster.gov.uk>  
**Cc:** ██████████ <██████████@turley.co.uk>  
**Subject:** Queensway

Hi ██████████

Could you please provide a breakdown of the housing mix in habitable rooms?

From my calculations, 11 out of 32 units equals 34%; and by HR I am getting 31% AH.

Many thanks

██████████  
██████████  
**Principal Strategic Planner, Planning**  
GREATERLONDONAUTHORITY  
169 Union Street, London SE1 0LL  
077 ██████████  
**[www.london.gov.uk/what-we-do/planning](http://www.london.gov.uk/what-we-do/planning)**

██████████ [london.gov.uk](http://london.gov.uk)

[Register here](#) to be notified of planning policy consultations or [sign up](#) for GLA Planning News

Follow us on Twitter [@LDN\\_planning](#)

**NHS health information and advice about coronavirus can be found at [nhs.uk/coronavirus](https://nhs.uk/coronavirus)**

**The GLA stands against racism. Black Lives Matter.**

[REDACTED]

---

**From:** [REDACTED] <[REDACTED]@turley.co.uk>  
**Sent:** 13 December 2022 10:52  
**To:**  
**Subject:** RE: Queensway

Hi [REDACTED]  
Just in a regular catch up meeting with Jules and Lucinda coincidentally.  
I'll call you this afternoon but noted on the below if we don't speak today.  
Thanks  
[REDACTED]

[REDACTED]  
Director, Head of Central London Planning

**Turley**

Mobile: +44 7557 [REDACTED]  
Office: 020 7851 [REDACTED]  
We are a CarbonNeutral® certified company.

We support blended flexible working which means that co-owners will respond to you during their working hours and we appreciate that you will respond during your own working hours.

Our co-owners are contactable in the usual ways and we suggest using mobile numbers in the first instance.

**From:** [REDACTED] <[REDACTED]@london.gov.uk>  
**Sent:** 13 December 2022 10:50  
**To:** [REDACTED] <[REDACTED]@turley.co.uk>  
**Subject:** RE: Queensway

Hi [REDACTED]  
We keep missing each other.  
My call was just to discuss timescales for the Stage II as I am on leave from tomorrow and the last Mayor's meeting is Monday.  
We're therefore looking at January 2023.  
I'm free for your afternoon call, latest 2pm.  
Thanks  
[REDACTED]

---

**From:** [REDACTED] <[REDACTED]@turley.co.uk>  
**Sent:** 12 December 2022 17:43  
**To:** [REDACTED] <[REDACTED]@london.gov.uk>  
**Subject:** RE: Queensway

---

Hi [REDACTED] I tried to call this afternoon – I'll give you a call tomorrow (likely afternoon) if that work for you.  
Thanks

██████████ ██████████  
Director, Head of Central London Planning

**Turley**

Mobile: +44 7557 ██████████

Office: 020 7851 ██████████

We are a CarbonNeutral® certified company.

We support blended flexible working which means that co-owners will respond to you during their working hours and we appreciate that you will respond during your own working hours.

Our co-owners are contactable in the usual ways and we suggest using mobile numbers in the first instance.

**From:** ██████████ ██████████ <██████████@london.gov.uk>

**Sent:** 12 December 2022 09:46

**To:** ██████████ ██████████ <██████████@turley.co.uk>

**Subject:** RE: Queensway

Hi ██████████

I am free all day.

Thanks

██████████

---

**From:** ██████████ ██████████ <██████████@turley.co.uk>

**Sent:** 09 December 2022 16:14

**To:** ██████████ ██████████ <██████████@london.gov.uk>

**Subject:** Queensway

Hi ██████████

Just got your voicemail through and tried to call you back – I'll give you a call on Monday if that works for you?

Thanks

██████████

██████████ ██████████  
Director, Head of Central London Planning

**Turley**

Mobile: +44 7557 ██████████

Office: 020 7851 ██████████

We are a CarbonNeutral® certified company.

We support blended flexible working which means that co-owners will respond to you during their working hours and we appreciate that you will respond during your own working hours.

Our co-owners are contactable in the usual ways and we suggest using mobile numbers in the first instance.

**From:** [REDACTED]  
**Sent:** 13 December 2022 10:50  
**To:** [REDACTED]  
**Subject:** RE: Queensway

Hi [REDACTED]

We keep missing each other.

My call was just to discuss timescales for the Stage II as I am on leave from tomorrow and the last Mayor's meeting is Monday.

We're therefore looking at January 2023.

I'm free for your afternoon call, latest 2pm.

Thanks  
[REDACTED]

---

**From:** [REDACTED] <[REDACTED]@turley.co.uk>  
**Sent:** 12 December 2022 17:43  
**To:** [REDACTED] <[REDACTED]@london.gov.uk>  
**Subject:** RE: Queensway

Hi [REDACTED] I tried to call this afternoon – I'll give you a call tomorrow (likely afternoon) if that work for you.

Thanks

[REDACTED]  
Director, Head of Central London Planning

**Turley**

Mobile: +44 7557 [REDACTED]  
Office: 020 7851 [REDACTED]  
We are a CarbonNeutral® certified company.

We support blended flexible working which means that co-owners will respond to you during their working hours and we appreciate that you will respond during your own working hours.

Our co-owners are contactable in the usual ways and we suggest using mobile numbers in the first instance.

[Remainder of email duplicates above]

[REDACTED]

---

**From:** [REDACTED] WCC <[REDACTED]@westminster.gov.uk>  
**Sent:** 07 December 2022 14:10  
**To:**  
**Subject:** RE: Queensway Parade

Hi [REDACTED] The Section 106 has not progressed , and I expect you want to see something meaningful . Understand about your deadlines but I expect that the agent will be pressuring me to refer it close to Christmas , but I will try and hold him off . Enjoy your break . Speak in the New Year.  
Kind regards

[REDACTED]  
Area Team Leader North Team  
Town Planning and Building Control  
Westminster City Council  
[REDACTED]

---

**From:** [REDACTED] <[REDACTED]@london.gov.uk>  
**Sent:** 07 December 2022 13:31  
**To:** [REDACTED] WCC <[REDACTED]@westminster.gov.uk>  
**Subject:** RE: Queensway Parade

Hi [REDACTED]  
I am on leave from next week and the deadline for draft reports for the last Mayor's meeting of the year is this Friday.  
Could this be done in the New Year?  
Thanks  
[REDACTED]

---

**From:** [REDACTED] WCC <[REDACTED]@westminster.gov.uk>  
**Sent:** 07 December 2022 13:27  
**To:** [REDACTED] <[REDACTED]@london.gov.uk>  
**Subject:** RE: Queensway Parade

Hi [REDACTED] I was a bit premature because the minutes had not come back , I received them yesterday . I am interviewing most of the day and going to try again later  
If I have any issues I will let you know.  
Kind regards

[REDACTED]  
Area Team Leader North Team  
Town Planning and Building Control  
Westminster City Council  
[REDACTED]



---

**From:** [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>  
**Sent:** 07 December 2022 10:40  
**To:** [REDACTED] [REDACTED] WCC <[REDACTED]@westminster.gov.uk>  
**Subject:** RE: Queensway Parade  
Hi [REDACTED]  
Did you manage to get these uploaded?  
Thanks  
[REDACTED]

---

**From:** [REDACTED] [REDACTED] WCC <[REDACTED]@westminster.gov.uk>  
**Sent:** 30 November 2022 14:10  
**To:** [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>  
**Subject:** RE: Queensway Parade  
Ok I will try this  
Kind regards  
[REDACTED]

---

**From:** [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>  
**Sent:** 30 November 2022 14:09  
**To:** [REDACTED] [REDACTED] WCC <[REDACTED]@westminster.gov.uk>  
**Subject:** RE: Queensway Parade  
Try 2020/6807.

---

**From:** [REDACTED] [REDACTED] WCC <[REDACTED]@westminster.gov.uk>  
**Sent:** 30 November 2022 13:58  
**To:** [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>  
**Subject:** RE: Queensway Parade  
Hi [REDACTED]

I have now received the committee minutes on Queensway Parade 20/04934/FULL and was going to upload all the documents for the GLA Stage 2 referral on your website . I have looked on the GLA Stage 2 referral pages and I cannot find it , probably because it was such an old Stage 1 referral in 2020 . Members resolved to grant on 15 November 2022 subject to the completion of a S106 and Mayoral Stage 2  
Do you have any ideas how I can progress this one ?  
Kind regards  
[REDACTED] [REDACTED]

Area Team Leader North Team  
Town Planning and Building Control  
Westminster City Council  
[REDACTED]

---

A  
**From:** [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>  
**Sent:** 11 November 2022 11:14  
**To:** [REDACTED] [REDACTED] WCC <[REDACTED]@westminster.gov.uk>; [REDACTED]@turley.co.uk  
**Subject:** Queensway - Energy  
Dear [REDACTED] and [REDACTED]

Our latest energy comments are set out in the attached spreadsheet.

Many thanks  
[REDACTED]

[REDACTED]

---

**From:** <[REDACTED]@turley.co.uk>  
**Sent:** 15 November 2022 09:02  
**To:**  
**Cc:** [REDACTED] WCC  
**Subject:** FW: 2020/6807/S2 114-116 Queensway  
**Attachments:** 114-116 Queensway\_GLA WLC Memo\_Stage 2\_04.08.22 - CBDSP responses  
141122.xlsx; gla\_wlc\_assessment\_template\_may\_2022\_v.2.0 - Queensway Parade.xlsx

Hi [REDACTED]  
Please see attached as requested.  
Thanks  
[REDACTED]

[REDACTED]  
Director, Head of Central London Planning

**Turley**

Mobile: +44 7557 [REDACTED]  
Office: 020 7851 [REDACTED]  
We are a CarbonNeutral® certified company.

We support blended flexible working which means that co-owners will respond to you during their working hours and we appreciate that you will respond during your own working hours.

Our co-owners are contactable in the usual ways and we suggest using mobile numbers in the first instance.

**From:** [REDACTED] <[REDACTED]@london.gov.uk>  
**Sent:** 10 November 2022 16:29  
**To:** [REDACTED] WCC <[REDACTED]@westminster.gov.uk>; [REDACTED] <[REDACTED]@turley.co.uk>  
**Subject:** FW: 2020/6807/S2 114-116 Queensway

Dear all  
Please see below email from my colleague in the energy team.  
Many thanks  
[REDACTED]

---

**From:** Celine Jenkins <Celine.Jenkins@london.gov.uk>  
**Sent:** 10 November 2022 16:06  
**To:** [REDACTED] <[REDACTED]@london.gov.uk>  
**Cc:** WLC officers <wlcofficers@london.gov.uk>  
**Subject:** 2020/6807/S2 114-116 Queensway

Hi [REDACTED]  
Hope you're well.

We have noted that the applicant has provided a PDF report of the WLC assessment for 114 – 116 Queensway (C-10598). To be able to do the Stage 2 review we need the applicant's response to the Stage 1 review memo and the corresponding updated GLA WLC excel template, is the applicant able to provide these please? I have attached the memo for the first review that was completed for reference.

Thanks,

[REDACTED]

---

**From:**  
**Sent:** 07 November 2022 10:12  
**To:** [REDACTED] [REDACTED] WCC  
**Subject:** RE: Queensway Parade - Energy + Circular Economy Responses

Good morning [REDACTED]

Based on the numbers, it appears that the AH is just under 35%; this means both early and late stage reviews will be required.

Secondly, it is expected that the units will be offered on a range of annual household incomes up to £60k for at least the first 3 months.

Many thanks  
[REDACTED]

---

**From:** [REDACTED] [REDACTED] WCC <[REDACTED]@westminster.gov.uk>  
**Sent:** 04 November 2022 15:20  
**To:** [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>  
**Subject:** RE: Queensway Parade - Energy + Circular Economy Responses

Good afternoon, [REDACTED]

Yes – it is a real improvement from nothing, and it has been a bit of a struggle to get here.

11 intermediate units are located on first and part second floor of the residential block 5x2 bed ( 15 HR) are London Living Rent and 6x1 Bed (12 HR ) are Westminster Lower Quartile Rent - a total of 27 HR .  
Attached is the breakdown from the agent .

Kind regards

[REDACTED] [REDACTED]  
Area Team Leader North Team  
Town Planning and Building Control  
Westminster City Council  
[REDACTED]

---

**From:** [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>  
**Sent:** 04 November 2022 14:57

To: [REDACTED] WCC <[REDACTED]@westminster.gov.uk>  
Subject: RE: Queensway Parade - Energy + Circular Economy Responses

Hi [REDACTED]

Many thanks for the update.

I am happy to hear that 11 affordable housing units have been secured and this marks a substantial improvement on what was presented at Stage I.

Could you confirm the AH provision in habitable rooms?

Kind regards  
[REDACTED]

[REDACTED]  
**Principal Strategic Planner, Planning**  
GREATER LONDON AUTHORITY  
169 Union Street, London SE1 0LL  
077 [REDACTED]

[www.london.gov.uk/what-we-do/planning](http://www.london.gov.uk/what-we-do/planning)  
[REDACTED] [london.gov.uk](http://london.gov.uk)

[Register here](#) to be notified of planning policy consultations or [sign up](#) for GLA Planning News

Follow us on Twitter [@LDN\\_planning](#)

---

From: [REDACTED] WCC <[REDACTED]@westminster.gov.uk>  
Sent: 04 November 2022 14:30  
To: [REDACTED] <[REDACTED]@london.gov.uk>  
Subject: RE: Queensway Parade - Energy + Circular Economy Responses

Good afternoon, [REDACTED]

As [REDACTED] no longer works for the City Council I am now looking after this planning application. I know that [REDACTED] was minded to refuse pp but given the improvements to now secure 11 affordable housing units and I have been on site, I am now content to recommend approval. The less than substantial harm is being outweighed by the public benefits.

This planning application is due to be considered by the Major Planning Committee on 15 November 2022 and if it is possible to have a steer on this latest information.

Kind regards

[REDACTED]  
Area Team Leader North Team  
Town Planning and Building Control  
Westminster City Council  
[REDACTED]

---

**From:** [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>  
**Sent:** 04 November 2022 11:17  
**To:** [REDACTED] [REDACTED] <[REDACTED]@turley.co.uk>; [REDACTED] [REDACTED] WCC <[REDACTED]@westminster.gov.uk>  
**Cc:** [REDACTED] [REDACTED] WCC <[REDACTED]@westminster.gov.uk>  
**Subject:** RE: Queensway Parade - Energy + Circular Economy Responses

Dear [REDACTED]

Thanks for the updated information.

I've asked my colleagues in the environment team to provide comments, which should be ready by the end of next week.

Kind regards

[REDACTED]

[REDACTED] [REDACTED]  
**Principal Strategic Planner, Planning**  
GREATERLONDONAUTHORITY  
169 Union Street, London SE1 0LL  
077 [REDACTED]

<https://cas5-0-urlprotect.trendmicro.com:443/wis/clicktime/v1/query?url=www.london.gov.uk%2fwhat%2dwe%2ddo%2fplanning&umid=38bfa445-371d-4aac-982e-3e722ae79346&auth=f23bd3b3794c7a5914053bd0a99b1b4837b89b14-435ef46b8c8bd91b6b1f688282b5500bb3b5f884>  
[REDACTED]@london.gov.uk

[Register here](#) to be notified of planning policy consultations or [sign up](#) for GLA Planning News

Follow us on Twitter [@LDN\\_planning](#)

---

**From:** [REDACTED] [REDACTED] <[REDACTED]@turley.co.uk>  
**Sent:** 02 November 2022 17:35  
**To:** [REDACTED] [REDACTED] WCC <[REDACTED]@westminster.gov.uk>; [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>  
**Cc:** [REDACTED] [REDACTED] WCC <[REDACTED]@westminster.gov.uk>  
**Subject:** FW: Queensway Parade - Energy + Circular Economy Responses

Dear [REDACTED]

Please find attached the responses to the Circular Economy and Energy Statement comments from the GLA energy team. We trust this now covers everything requested – however do get in touch if you have any queries.

Attached is the following:

- ☐ Circular Economy and Whole Life Carbon Statement – updated
- ☐ Circular Economy comment responses
- ☐ GLA Circular Economy Statement template
- ☐ Energy Statement comment responses
- ☐ Energy Statement Addendum Note
- ☐ Email correspondence with Westminster energy officer (to satisfy point 9 of the Energy Statement comments)

[REDACTED]  
[REDACTED]  
Director, Head of Central London Planning

**Turley**

Mobile: +44 7557 [REDACTED]

Office: 020 7851 [REDACTED]

We are a CarbonNeutral® certified company.

We support blended flexible working which means that co-owners will respond to you during their working hours and we appreciate that you will respond during your own working hours.

Our co-owners are contactable in the usual ways and we suggest using mobile numbers in the first instance.

**From:** [REDACTED] WCC <[REDACTED]@westminster.gov.uk>  
**Sent:** 08 August 2022 13:25  
**To:**  
**Subject:** RE: 20/04934/FULL - Queensway Parade WLC Report Review

Thanks – Ill review in due course.

---

**From:** [REDACTED] <[REDACTED]@london.gov.uk>  
**Sent:** 08 August 2022 10:56  
**To:** [REDACTED] WCC <[REDACTED]@westminster.gov.uk>  
**Subject:** RE: 20/04934/FULL - Queensway Parade WLC Report Review

Dear [REDACTED]  
Attached are our comments on the CE and WLC.  
Kind regards

[REDACTED]  
[REDACTED]  
**Principal Strategic Planner, Planning**  
GREATERLONDONAUTHORITY  
169 Union Street, London SE1 0LL  
077 [REDACTED]  
[www.london.gov.uk/what-we-do/planning](http://www.london.gov.uk/what-we-do/planning)

[REDACTED] [london.gov.uk](http://london.gov.uk)  
[Register here](#) to be notified of planning policy consultations or [sign up](#) for GLA Planning News  
Follow us on Twitter [@LDN\\_planning](#)

---

**From:** [REDACTED] WCC <[REDACTED]@westminster.gov.uk>  
**Sent:** 26 July 2022 12:02  
**To:** [REDACTED] <[REDACTED]@london.gov.uk>  
**Subject:** 20/04934/FULL - Queensway Parade WLC Report Review

**Importance:** High

Dear [REDACTED]  
I'm the new case officer for the proposals at Queensway Parade, Westminster. Further to your last correspondence with [REDACTED] [REDACTED] on 28 April, can you confirm if the applicant forwarded their CE and WLC Report (attached) on to you? I've not received any response from you so I assume not.  
Could you review please? Could you give me an idea of timings – we maybe looking at presenting this to committee in September so report need to look to be finalised toward the end of Aug.

Regards

[REDACTED]  
Area Planning Officer (North Team)  
Place Shaping and Town Planning  
Growth, Planning and Housing  
Postal Address: PO Box 732, Redhill, RH1 9FL  
Tel: [REDACTED]

[www.westminster.gov.uk](http://www.westminster.gov.uk)

*Any views or opinions expressed in this email are those of the sender, and whilst given in good faith, do not necessarily represent a formal decision of the Local Planning Authority unless a statutory application is or has been made and determined in accordance with requisite procedures, planning policies and having had regard to material considerations.*

---

**From:** [REDACTED] [REDACTED] <[REDACTED]@turley.co.uk>

**Sent:** 01 June 2022 12:38

**To:** [REDACTED] [REDACTED] WCC <[REDACTED]@westminster.gov.uk>

**Cc:** [REDACTED] [REDACTED] WCC <[REDACTED]@westminster.gov.uk>; [REDACTED] [REDACTED] <[REDACTED]@turley.co.uk>

**Subject:** FW: QWP WLC Report Review

Hi [REDACTED]

Please see attached Circular Economy and Whole Life Carbon Assessment (and associated completed GLA template) for Queensway Parade, to be added to the planning file as requested a couple of months ago.

Hopefully you'll agree it presents a positive picture of the development – if you'd like a quick session with Chapman's for them to talk you through it do let me know and I'll sort out.

Thanks

[REDACTED]

[REDACTED] [REDACTED]

Director, Head of Central London Planning

**Turley**

Mobile: +44 7557 [REDACTED]

Office: 020 7851 [REDACTED]

We are a CarbonNeutral® certified company.

We support blended flexible working which means that co-owners will respond to you during their working hours and we appreciate that you will respond during your own working hours.

Our co-owners are contactable in the usual ways and we suggest using mobile numbers in the first instance.



**From:** [REDACTED] <[REDACTED]@aecom.com>  
**Sent:** 03 August 2022 11:24  
**To:**  
**Subject:** CE & Waste Consultation (C-9307) - 2020/6807 114-116 Queensway

Hi [REDACTED]

Hoping this email finds you well.

I am contacting with regard to the CE & Waste consultation (C-9307) for 2020/6807 114-116 Queensway.

The consultation is marked as Stage 2 however this is the first review with respect to CE and Waste therefore it would be useful to clarify the approach for this Application with you.

For applications submitted after 25<sup>th</sup> March 2022, applicants should be submitting Circular Economy Statements with respect to the new guidance. For submissions after this date, applicants are strongly encouraged to update in line with the new guidance.

To my knowledge the Application was submitted to the LPA prior to this date however the 'Circular Economy and Whole Life Carbon Statement' is a later addition to the submission. This has been submitted with respect to the Draft for Consultation (October 2020) guidance version.

In this instance it would be valuable to have your view upon whether it would be appropriate to encourage an update to the reporting.

Many Thanks,

[REDACTED]

[REDACTED] MEng (Hons)

Sustainability Consultant, Buildings & Places, EMEA

[REDACTED] [aecom.com](mailto:[REDACTED]@aecom.com)

**AECOM**

Aldgate Tower

2 Leman Street

London, E1 8FA, United Kingdom

T +44-207-061-7000

[aecom.com](http://aecom.com)

[REDACTED]

---

**From:**  
**Sent:** 08 July 2022 11:02  
**To:** [REDACTED]  
**Subject:** RE: Queensway Parade, Westminster

Hi [REDACTED]

I am well, thanks and trust you are too.

No further information has been sent apart from Laurence's email.

I guess when the new case officer settles in, she'll email me.

[REDACTED]

---

**From:** [REDACTED] <[REDACTED]@london.gov.uk>  
**Sent:** 06 July 2022 21:05  
**To:** [REDACTED] <[REDACTED]@london.gov.uk>  
**Subject:** RE: Queensway Parade, Westminster

Fine thanks [REDACTED] – how are you?

This is a big improvement on the PIL – presume they will still require early and late stage reviews as they are just under 35% and all intermediate – has the viability information been updated to reflect this offer?

Kind regards

[REDACTED]

---

**From:** [REDACTED] <[REDACTED]@london.gov.uk>  
**Sent:** 16 June 2022 13:27  
**To:** [REDACTED] <[REDACTED]@london.gov.uk>  
**Subject:** FW: Queensway Parade, Westminster

Hi [REDACTED]

I hope you're well.

See below and attached the latest on this one.

Thanks

[REDACTED]

---

**From:** [REDACTED] <[REDACTED]@turley.co.uk>  
**Sent:** 16 June 2022 10:26  
**To:** [REDACTED] <[REDACTED]@london.gov.uk>  
**Subject:** RE: Queensway Parade, Westminster

Hi [REDACTED]

Hope you are keeping well? Thought it was time for another update for you on Queensway Parade!

Basically, we were unable to get the application to committee before the local elections, and with the change in administration in Westminster we're now in the process of briefing new members, and hoping to take the application forward to committee over the summer.

Just picking back up on the affordable housing position – which was your key outstanding concern, I had previously updated as below about the revised offer at just under 35% on site – which still stands – I've attached for your information the letter submitted to Westminster setting out the detail – it's a mix of LLR (6 units) and lower quartile rent (5 units) (so all intermediate rent, no shared ownership), with rent levels agreed with Westminster's affordable housing manager.

We've also submitted a whole life carbon assessment and circular economy statement recently – happy to share if you would like to have for any relevant Stage 2 commentary (when we get there).

Happy to catch up on a quick call if you would like, but hopefully we are in a position where the Mayor is supportive of the proposals.

Regards

[REDACTED]

[REDACTED]  
Director, Head of Central London Planning

**Turley**

Mobile: +44 7557 [REDACTED]

Office: 020 7851 [REDACTED]

We are a CarbonNeutral® certified company.

We support blended flexible working which means that co-owners will respond to you during their working hours and we appreciate that you will respond during your own working hours.

Our co-owners are contactable in the usual ways and we suggest using mobile numbers in the first instance.

**From:** [REDACTED] <[REDACTED]@london.gov.uk>

**Sent:** 14 February 2022 09:53

**To:** [REDACTED] <[REDACTED]@turley.co.uk>

**Subject:** RE: Queensway Parade, Westminster

Hi [REDACTED]

Trust all is well.

I've been meaning to get back to you on this for a while now but given the 34.4% offer there isn't much to say other than I am delighted to learn of this development.

Has it gone to Committee as yet?

Thanks  
[REDACTED]

---

**From:** [REDACTED] [REDACTED] <[REDACTED]@turley.co.uk>

**Sent:** 01 February 2022 18:10

**To:** [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>

**Subject:** Queensway Parade, Westminster

Hi [REDACTED]

Hope you're well, it's been a while (again). Just wondering if it's worth us having a quick catch up on Queensway Parade in Westminster – not sure if you are aware but you have probably guessed that it is still under determination (targeting committee this month). We have made some minor design revisions to the scheme (minor reductions/revisions to massing), and we now have just under 35% (34.4 so we can't round up! 11 of the 32 proposed units) affordable housing on site – not sure if this has been shared with you.

Happy to discuss this and get your view/general position on where we are.

Thanks  
[REDACTED]

[REDACTED] [REDACTED]  
Director, Head of Central London Planning

**Turley**

Mobile: 07557 [REDACTED]

Office: 020 7851 [REDACTED]

We are a CarbonNeutral® certified company.

We support blended flexible working which means that co-owners will respond to you during their working hours and we appreciate that you will respond during your own working hours.

Our co-owners are contactable in the usual ways and we suggest using mobile numbers in the first instance.

[REDACTED] [REDACTED]  

---

**From:** [REDACTED] [REDACTED] <[REDACTED]@turley.co.uk>  
**Sent:** 16 June 2022 13:27  
**To:** [REDACTED] [REDACTED]  
**Subject:** RE: Queensway Parade, Westminster

No problem – I think [REDACTED] (new case officer from Westminster – [REDACTED]) is going to forward on to you based on a discussion I just had with her.

Thanks

[REDACTED]

[REDACTED] [REDACTED]  
Director, Head of Central London Planning

**Turley**

Mobile: +44 7557 [REDACTED]

Office: 020 7851 [REDACTED]

We are a CarbonNeutral® certified company.

We support blended flexible working which means that co-owners will respond to you during their working hours and we appreciate that you will respond during your own working hours.

Our co-owners are contactable in the usual ways and we suggest using mobile numbers in the first instance.

**From:** [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>  
**Sent:** 16 June 2022 13:26  
**To:** [REDACTED] [REDACTED] <[REDACTED]@turley.co.uk>  
**Subject:** RE: Queensway Parade, Westminster

Hi [REDACTED]

I am well, thanks and trust you are too.

Thanks also for the update.

We'll need the WLC and CE to review and make comments, if necessary.

Kind regards

[REDACTED]

---

**From:** [REDACTED] [REDACTED] <[REDACTED]@turley.co.uk>  
**Sent:** 16 June 2022 10:26  
**To:** [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>  
**Subject:** RE: Queensway Parade, Westminster

---

Hi [REDACTED]

Hope you are keeping well? Thought it was time for another update for you on Queensway Parade!

[Remainder of email duplicates above]

[REDACTED]

---

**From:**  
**Sent:** 28 April 2022 11:38  
**To:** [REDACTED] WCC  
**Cc:** [REDACTED] WCC  
**Subject:** RE: Queensway Parade

Hi [REDACTED]

Thanks for the update and your cooperation on this case over the last year or so.

All the best in your new role.

Cheers

---

**From:** [REDACTED] WCC <[REDACTED]@westminster.gov.uk>  
**Sent:** 28 April 2022 10:01  
**To:** <[REDACTED]@london.gov.uk>  
**Cc:** [REDACTED] WCC <[REDACTED]@westminster.gov.uk>  
**Subject:** RE: Queensway Parade

Hi [REDACTED]

The applicant amended the scheme to provide 35% affordable and has been revising the scheme to relocate the post office from the application site to a site within Queensway following concerns raised by local residents. We have also raised concerns with the height and bulk of the building and its impact on daylight to the residential units to the rear of the application site and the character and appearance of the application site. As matters currently stand, we were going to recommend refusal and on this basis the applicant is looking at how to revise the scheme.

Separately, I have asked for a WLCA assessment given the new London Plan (that's how long it has been dragging on!).

[REDACTED] My colleague ([REDACTED] – cc'd) will be looking after this application in my absence.

Thank you for your and [REDACTED] assistance on this scheme. All the best!

Kind Regards

[REDACTED]  
Area Planning Officer - North Team  
Place Shaping and Town Planning - Growth, Planning and Housing

Westminster City Council  
PO Box 732  
Redhill  
RH1 9FL

Tel: [REDACTED] (Please note new number)  
[westminster.gov.uk](https://www.westminster.gov.uk)

---

**From:** [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>  
**Sent:** 27 April 2022 11:07  
**To:** [REDACTED] [REDACTED] WCC <[REDACTED]@westminster.gov.uk>  
**Subject:** RE: Queensway Parade

Hi [REDACTED]

I hope you're well.

What's the latest on this one?

Thanks

[REDACTED]

[REDACTED] [REDACTED]  
**Principal Strategic Planner, Planning**  
GREATERLONDONAUTHORITY  
169 Union Street, London SE1 0LL  
077 [REDACTED]

---

**From:** [REDACTED] WCC <[REDACTED]@westminster.gov.uk>  
**Sent:** 17 August 2021 14:45  
**To:** [REDACTED] <[REDACTED]@london.gov.uk>  
**Cc:** [REDACTED] <[REDACTED]@london.gov.uk>  
**Subject:** RE: Queensway Parade

Yep. Will call now

Kind Regards

[REDACTED]  
Area Planning Officer - North Team  
Place Shaping and Town Planning - Growth, Planning and Housing

Westminster City Council  
PO Box 732  
Redhill  
RH1 9FL

Tel: [REDACTED] (Please note new number)  
[westminster.gov.uk](http://westminster.gov.uk)

---

**From:** [REDACTED] <[REDACTED]@london.gov.uk>  
**Sent:** 17 August 2021 14:38  
**To:** [REDACTED] WCC <[REDACTED]@westminster.gov.uk>  
**Cc:** [REDACTED] <[REDACTED]@london.gov.uk>  
**Subject:** RE: Queensway Parade

Hi [REDACTED]  
Are you free for a quick chat now?  
Thanks [REDACTED]

[REDACTED]  
Development Viability Expert Advisor, Planning



GREATER LONDON AUTHORITY  
City Hall, The Queen's Walk, London SE1 2AA

london.gov.uk

[REDACTED] [london.gov.uk](https://london.gov.uk)

Mobile: [REDACTED]

[Register here](#) to be notified of planning policy consultations or sign up for GLA Planning News

Follow us on Twitter [@LDN\\_planning](#)

---

**From:** [REDACTED] WCC <[REDACTED]@westminster.gov.uk>

**Sent:** 17 August 2021 13:50

**To:** [REDACTED] <[REDACTED]@london.gov.uk>

**Cc:** [REDACTED] <[REDACTED]@london.gov.uk>

**Subject:** RE: Queensway Parade

Hi [REDACTED]

I have a meeting with the applicant at 3 pm. Has there been any further update from your email below. They are claiming the £4 million was agreed with yourselves, but that is not my understanding?

Kind Regards

[REDACTED]  
Area Planning Officer - North Team  
Place Shaping and Town Planning - Growth, Planning and Housing

Westminster City Council  
PO Box 732  
Redhill  
RH1 9FL

Tel: [REDACTED] (Please note new number)  
[westminster.gov.uk](https://westminster.gov.uk)

---

**From:** [REDACTED] <[REDACTED]@london.gov.uk>  
**Sent:** 13 August 2021 12:08  
**To:** [REDACTED] WCC <[REDACTED]@westminster.gov.uk>  
**Cc:** [REDACTED] <[REDACTED]@london.gov.uk>  
**Subject:** RE: Queensway Parade

Thanks [REDACTED]

To be clear, I told the applicant this offer was very disappointing but they needed to put it forward to WCC for their consideration before discussions could be progressed.

Happy to have a chat if that helps.

Kind regards

[REDACTED]

---

**From:** [REDACTED] WCC <[REDACTED]@westminster.gov.uk>  
**Sent:** 13 August 2021 11:30  
**To:** [REDACTED] <[REDACTED]@london.gov.uk>  
**Cc:** [REDACTED] <[REDACTED]@london.gov.uk>  
**Subject:** RE: Queensway Parade

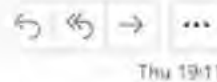
Not sure what's happened here. Emails seems to be encrypted. Ive screenshotted the email as below. Let me know if this works.

## Queensway Parade - Private & Confidential



To: [redacted]@turley.co.uk>

Cc: [redacted]



Thu 19:11

You replied to this message on 13/08/2021 09:47.

Dear [redacted]

Following on from the two letters we have provided to you recently covering off firstly the justification for the £3m affordable housing payment in lieu offer made by the applicant without prejudice, and secondly the letter covering off an analysis of the affordable housing policy cascade in the context of the proposed development and PIL offer, I am pleased to write with a further update.

Following ongoing discussions with the City Council and with the GLA around the payment in lieu, the applicant is willing to increase the PIL offer to £4m, again made without prejudice, and substantiated by reference to the applicants views on current day risk, with this final offer representing the tipping point of deliverability. This has been discussed with the GLA and accepted in principal subject to written confirmation from the applicant to the City Council. We trust you will view this positively given the ongoing discussions, as a sign of the applicant's intention to address this policy point, and move forward the current planning application and deliver this key site.

We will refresh the current request that we have out to Registered Providers for review of the PIL as a conversion to on-site provision. We have had some response to the initial exercise based on conversion of the previous £3m figure, however this will now be re-run for completeness and your reporting.

Do let me know if you would like to discuss at all – it would be good to establish next steps and potential timelines from here to the next available committee (we are aware of the major applications committee on September 28<sup>th</sup>), subject to the City Council agreeing with this improved offer.

Regards

Laurence

Kind Regards

[redacted]  
Area Planning Officer - North Team  
Place Shaping and Town Planning - Growth, Planning and Housing

Westminster City Council  
PO Box 732  
Redhill  
RH1 9FL

Tel: [redacted] (Please note new number)  
[westminster.gov.uk](http://westminster.gov.uk)