

# **WESTMINSTER CITY COUNCIL**

## **STATEMENT OF DECISION**

### **SUBJECT: LUTON STREET DEVELOPMENT, CHURCH STREET**

Notice is hereby given that the Cabinet Member for Housing has made the following executive decision on the above mentioned subject for the reasons set out below.

#### **Summary of Decision**

1. That Appendices C, D and E, attached to this report be exempt from disclosure by virtue of the Local Government Act 1972 Schedule 12A, Part 1, paragraph 3 as amended, in that they contain information relating to the financial or business affairs of Westminster City Council.
2. That the Cabinet Member for Housing noted that that the Luton Street Development consists of two sites on both Luton and Fisherton Streets, in order to ensure compliance in terms of the affordable units delivered with current Council and Greater London Authority policies.
3. That the Cabinet Member for Housing agreed to delegate authority to the Executive Director, Growth, Planning and Housing, in consultation with the Tri-Borough Director of Law, to appropriate to planning purposes the Council's interest in the land edged red on the attached plan (as set out in Appendix A) comprising land at Luton Street site, and the attached plan (as set out in Appendix B) comprising land at Fisherton Street site under section 122 of the Local Government Act 1972 and the use of powers under section 203 of the Housing and Planning Act 2016, subject to obtaining the necessary Secretary of State consents.
4. That the Cabinet Member for Housing agreed to the transfer of land between the Housing Revenue Account and the General Fund in respect of the appropriation of the Fisherton Street site at market value.
5. That the Cabinet Member for Housing authorised the Executive Director, Growth, Planning and Housing and the Tri-Borough Director of Law, to deal with all necessary legal arrangements to effect the appropriations as set out in this report; including where deemed necessary to seek consent from the Secretary of State relating to the proposed appropriation.
6. That the Cabinet Member for Housing authorised the Executive Director, Growth, Planning and Housing to use the powers to over-ride third party rights under section 203 of the Housing and Planning Act 2016 according to the principles as set out at paragraph 4 in this report.

#### **Reasons for Decision**

1. The proposals seek to reduce the overall Luton Street programme time by (a) expediting the start on site and (b) reducing the potential Rights of Light

negotiation time with potentially impacted parties, thereby making the early works package viable and saving a year on programme.

2. Westminster City Council has worked in partnership with the developer and this paper seeks to achieve approval for officers to comply with the Council's obligations, under the Luton Street Development Agreement.

**Stuart Love, Chief Executive**  
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**Publication Date:** 07 February 2018

**Implementation Date:** 14 February 2018, 5.00pm

**Reference:** CMfH/2017-2018/24