DEVELOPMENT TRACKER

Westminster – Planning Application and Public Realm Database Report

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1 Introduction

1.1 This Planning Application and Public Realm Database Report contains results of a search for commercial floor space, and other significant developments and public realm schemes in the Westminster area of the Fitzrovia Partnership BID. This includes plans showing the locations of the identified sites, calculation of estimated Community Infrastructure Levy (CIL) revenues generated, and identification of development trends.

1.2 This Report also includes a planning policy monitoring section to identify the current and emerging planning policy framework in the London Borough of Westminster, relevant planning policies and guidance for Class E and public realm schemes within the BID area and site allocations within the BID area.

Search criteria

1.3 This Report will be updated on a quarterly basis and in the next iteration of this Report, it will include newly identified applications for creation or loss of commercial floor space, along with changes in status of existing planning applications already identified in the current Report. It also monitors public realm schemes and identifies other significant planning applications where relevant.

1.4 The directory includes all new applications for Class E floor space consented within the BID area within the past two years. Alongside office floor space, this can include retail, restaurant, health clinic and crèche/nursery functions. This Report also includes identification of public realm schemes, including developments involving landscape and transport hub upgrades, as well as standalone public realm projects.

1.5 The search area in this study is focused within the boundary of the BID area. Outside the boundaries, any relevant major/strategic planning applications for additional commercial floor space and public realm schemes in the vicinity are also monitored.

Summary of findings

1.6 This month's Report captures the following developments affecting Class E floorspace, which are marked with an asterisk (*) in Sections 3 and 6, Site Directory. For this Report, developments consented and public realm schemes approved within the past two years (from October 2024 onwards) have been identified.

Class E

Existing Applications/Permissions

- Site 1: 12-13 Rathbone Place and 1-15 Gresse Street London W1T 1LL (25/02580/FULL) – Permission granted for façade alterations and extensions to the existing building, delivering 114 sqm of new Class E floor space.
- Site 2: 82 Margaret Street London W1W 8LH (25/02820/FULL) – Amendments in progress for alterations, extensions, and a change of use to the existing building, resulting in the loss of 1,718 sqm of Sui Generis floor space and the creation of a mixed-use development, including 182 sqm of new Class E floorspace.
- Site 3: Newlands House 37-40 Berners Street London W1T 3NA (25/04106/FULL) – Permission granted for the infilling of the rear lightwell at ground floor level, together with the creation of office terraces/balconies and new rooftop plant, with a change of use to provide 170.4 sqm of new Class E(c)(ii) professional services floor space, resulting in the loss of 18 sqm of residential (Class C3) floorspace.

- Site 4: Bentinck House 3-8 Bolsover Street London W1W 6AB (25/09345/NMA) – Permission granted via prior approval for the change of use of 2215 sqm Class E (c) (ii) professional services financial floorspace to residential floorspace (Class C).
- Site 5: 201-203 Great Portland Street London W1W 5AB (25/04760/FULL) – Permission granted for a change of use of 3,069.2 sqm of Class E (g) (i) office floor space to 929.8 sqm of Class C2 residential institutions and Class E (e) medical or health services floor space.
- Site 6: Abercorn School 38 Portland Place London W1B 1LS (26/00351/FULL) – Permission granted (including Listed Building Consent) for internal and external alterations and a change of use, resulting in the loss of 1,279.4 sqm of Sui Generis floor space and the creation of 258.9 sqm of residential (Class C3) floor space and 950.3 sqm of office (Class E(g)(i)) floor space.
- Site 7: 153-157 Cleveland Street London W1T 6QW (26/00892/P3JPA) – Permission granted via prior approval for the change of use of 645.3 sqm of office (Class E) to residential (Class C3) floor space.
- Site 8: 8-10 Hallam Street London W1W 6JE (26/04929/P3JPA) – Permission granted via prior approval for change of use of 1,092 sqm of office (Class E (g) (i)) floor space to residential (Class C3) floor space. This approval supersedes two previous prior approval applications (refs. 25/03482/P3JPA and 25/03481/P3JPA), which were not implemented.

Public Realm Schemes

Existing Schemes

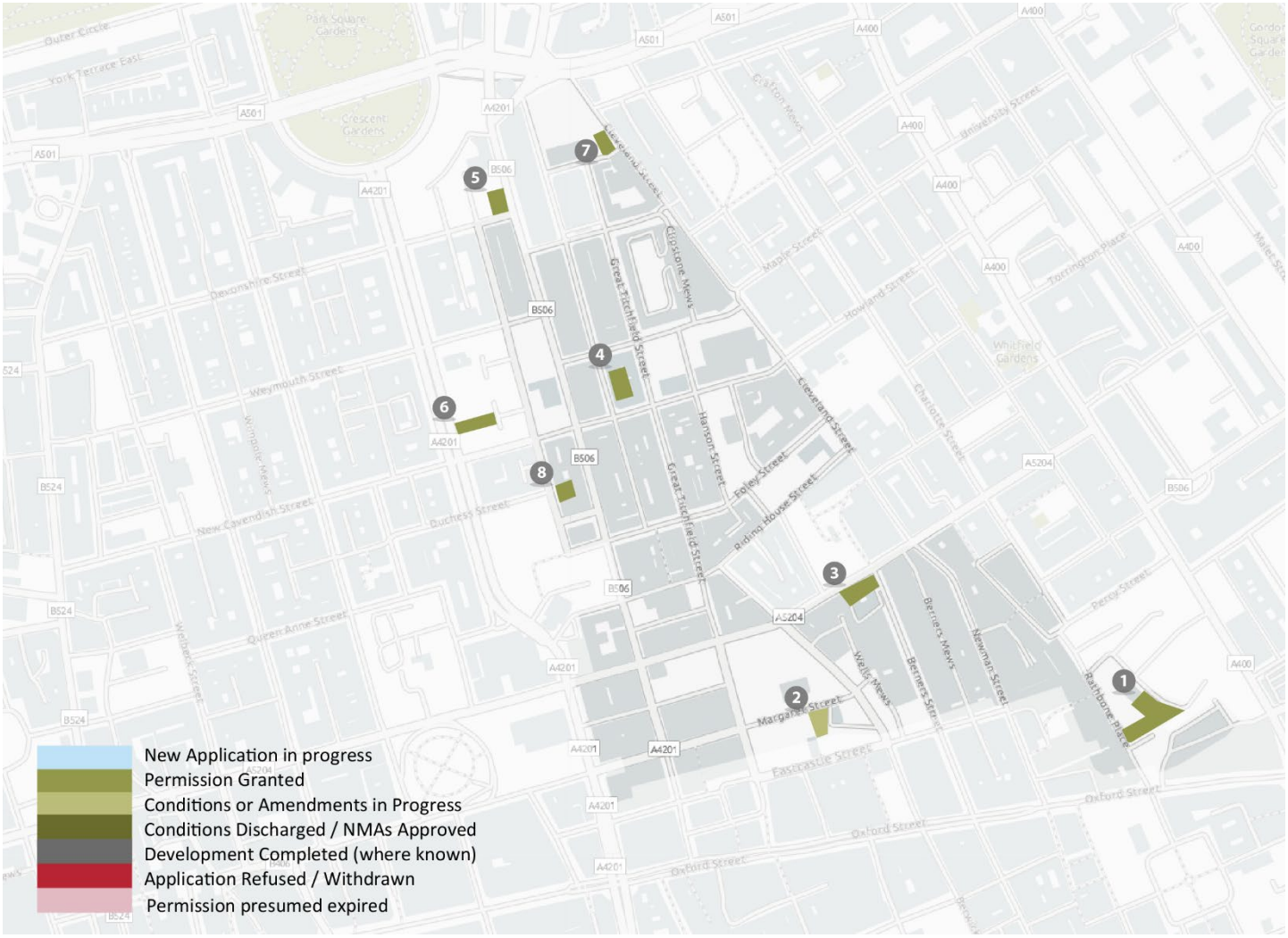
- Site 1: Wells Street and other plazas – New scheme proposed to introduce new planting, trees and nature-based features, to support dwell time and increase the sites' potential as calm stopping points.
- Site 2: Great Titchfield Street – New scheme proposed to declutter the pedestrianised space, install small scale activations and public art, and implement nature-based features such as rain gardens and tree planting.
- Site 3: Cycleway 63 extension to Oxford Street – Scheme under construction to extend Cycleway 63 down Newman Street to Oxford Street by installing a contraflow cycle lane and traffic calming measures.
- Site 4: Clipstone Mews – New scheme proposed to pedestrianise the section of street between Grafton Way and Fitzroy Mews by providing new space for outdoor seating and implementing nature-based features.
- Site 5: The Hanways – New scheme proposed to provide small scale opportunities for greening and seating, and to enhance lighting and wayfinding.

2 Development database plan – Class E

2.1 The following map shows the locations of the Class E planning applications identified in the search and their status. A colour coding system has been developed to illustrate whether the application is in progress (under determination with Westminster City Council), granted, with conditions in progress, with all conditions approved, development completed, or refused/withdrawn.

2.2 The map in this October 2026 Report provides a baseline overview of existing Class E planning applications within the BID area identified from a search for consents granted from the past two years. Future iterations of this Report will set out any progress made on the applications identified in this October 2026 Report and incorporate any new applications that come forward.

2.3 In subsequent updates, developments that were identified as complete, consents that have expired or that have been refused/withdrawn identified in the previous issue of this Report will be removed from the diagram and database.



3 Site directory – Class E

3.1 The following directory of sites is colour-coded to show the status of planning applications at each site. Any changes in status identified during the update are marked with a *.

New Application in Progress
Permission Granted
Conditions or Amendments in Progress
Conditions Discharged/NMAs approved
Development Completed (Where Known)
Application Refused/Withdrawn
Permission Presumed Expired

Site Ref:	Site Name and Address	Application Number	Applicant	Agent	Key
1	12-13 Rathbone Place, 1-6 Gresse Street And 7-15 Gresse Street London W1T 1LL	26/01613/FULL	Gresse Street Limited	Newmark	*
2	82 Margaret Street London W1W 8LH	25/02820/FULL	Unity Group	DP9	*
3	Newlands House 37-40 Berners Street London W1T 3NA	25/04106/FULL	Berners-Allsopp Estate	Rolfe Judd Planning	*
4	Bentinck House 3-8 Bolsover Street London W1W 6AB	25/09345/NMA	SHKS Holding Limited	DP9	*
5	201-203 Great Portland Street London W1W 5AB	25/04760/FULL	HCA International Ltd	Rolfe Judd Planning	*
6	Abercorn School 38 Portland Place London W1B 1LS	26/00351/FULL	The Howard de Walden Estate	The Howard de Walden Estate	*
7	153-157 Cleveland Street London W1T 6QW	26/00892/P3JPA	Eurocrest Properties Limited	Savills	*
8	8-10 Hallam Street London W1W 6JE	26/04929/P3JPA	New Richmond Developments Ltd	Newmark	*

4 Development floorspace and estimated CIL

Estimated CIL

4.1 An estimate of potential CIL revenues (Mayoral and Borough level) has been calculated. The Mayoral CIL charging schedule applicable to permissions granted after 31 March 2019 is MCIL2, and it includes differential charging rates for office, retail and hotel accommodation in Central London. Westminster City Council's latest adopted CIL charging schedule came into effect on 1st May 2016. The Westminster BID area falls within the 'Core' area and the charging rates set out below reflect this designation.

4.2 The rates used to calculate the estimated CIL, which is paid upon commencement of development, are as follows:

Land Use	MCIL2 Rate[1]	WCC CIL Rate adopted 2016[2]
Office	£185	£150
Retail	£165	£150
Restaurant and Café	£80	£150
Hotel	£140	£150
Residential below 10 dwellings (or 1000sqm)	£80	£400
Residential of 10 or more dwellings (or above 1000 sqm)	£80	£400

4.3 Estimated CIL has been calculated based on the net uplift in floor space, as reported in the database and based on best available data and assumptions. It is intended to provide an indicative figure only, given that CIL is subject to various reliefs, deductions and indexations which cannot be calculated precisely here.

4.4 Where commercial developments identified in the tracker also include residential floor space, this has been included in the calculation of CIL liability.

4.5 CIL has not been calculated where the floor space is below 100 sqm, is not known/not specified, or floor space is reduced or remains unchanged. Applications which have been refused or withdrawn, and permissions which have lapsed, have not been included in the total.

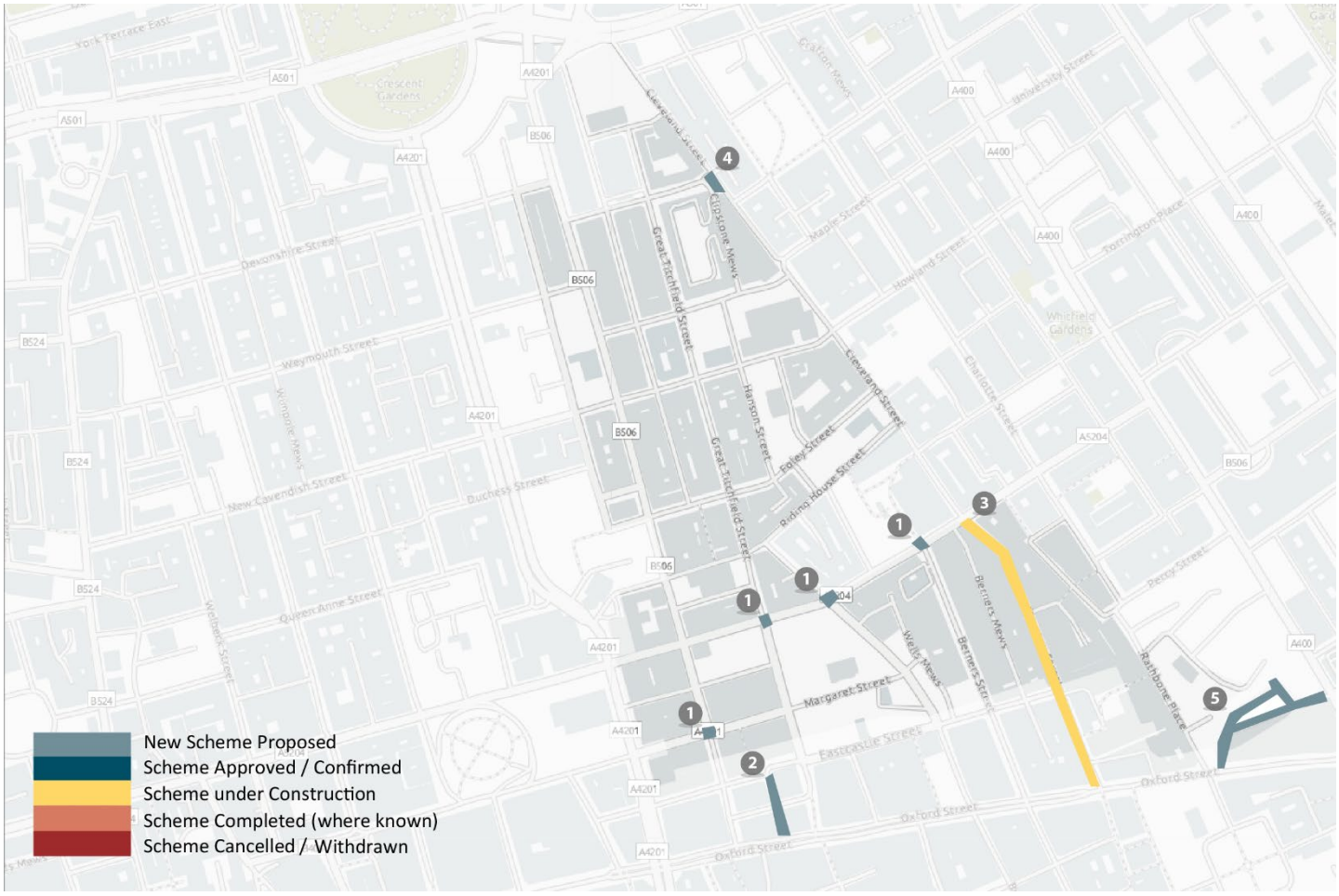
4.6 The total estimated Mayoral CIL in Westminster is **£599,072** and the total estimated Westminster CIL is **£1,897,725** for all developments included in the database since October 2026 and approved.

[1] MCIL 2 Charging Schedule: https://www.london.gov.uk/sites/default/files/mcil2_charging_schedule_-_final.pdf
[2] Westminster Community Infrastructure Levy since May 2016: annual-cil-rate-summary-2026.pdf

5 Development database plan – public realm schemes

5.1 The following map shows the locations of public realm schemes and developments with significant supporting landscaping and transport upgrades identified in the search and their status. A colour coding system has been developed (different to that used for the development schemes in Section 2 of this Report) to illustrate if public realm schemes are proposed, approved / confirmed, under construction, complete or cancelled.

5.2 The map in this October 2026 Report provides a baseline understanding of existing public realm schemes within the BID area with schemes from the past two years identified. Future iterations of this Report will set out any progress made on the schemes identified in this October 2026 Report and incorporate any newly identified schemes. For the next iteration of this Report, public realm schemes identified as complete or cancelled will be removed from the diagram and database.



6 Site Directory – Public Realm Schemes

6.1 The following directory of sites is colour-coded to show the status of planning applications at each site. Any changes in status identified during the update are marked with a *.

New Scheme Proposed
Scheme Approved / Confirmed
Scheme under Construction
Scheme Completed (Where Known)
Scheme Cancelled / Withdrawn

Site Ref:	Site Name and Address	Scheme Description/ Type	Lead Organisation	Key
1	Wells Street and other plazas	Introducing new planting, trees and nature-based features (Fitzrovia: A Place for People – April 2026)	Westminster City Council and the Fitzrovia Partnership	*
2	Great Titchfield Street	Decluttering of the pedestrianised space, small scale activations/public art, and nature-based features such as rain gardens and tree planting (Fitzrovia: A Place for People – April 2026)	Westminster City Council, the Fitzrovia Partnership and Mayoral Development Corporation	*
3	Cycleway 63 extension to Oxford Street	Extending Cycleway 63 down Newman Street to Oxford Street by installing a contraflow cycle lane and traffic calming measures (Fitzrovia: A Place for People – April 2026)	Westminster City Council, the Fitzrovia Partnership and Mayoral Development Corporation	*
4	Clipstone Mews	Pedestrianising the section of street between Grafton Way and Fitzroy Mews, providing new space for outdoor seating, and	Westminster City Council, the Fitzrovia Partnership and Camden Council	*

Site Ref:	Site Name and Address	Scheme Description/ Type	Lead Organisation	Key
		implementing nature-based features (Fitzrovia: A Place for People – April 2026)		
5	The Hanways	Providing small scale opportunities for greening and seating, and enhancing lighting and wayfinding (Fitzrovia: A Place for People – April 2026)	Westminster City Council, the Fitzrovia Partnership, Camden Council and Mayoral Development Corporation	*

7 Planning application trends

7.1 This Section analyses how Class E planning applications within the BID area have evolved over the past two years, identifying changes in Class E floorspace. Overall, this section provides an overview of key development patterns across Class E developments within the BID area. In future iterations of this Report, this Section will focus on trends picked up on a quarterly basis. This section analyses four key trends relating to Class E planning applications within the BID area:

1. Number of new Class E planning applications
2. Number of planning approvals on Class E schemes
3. Distribution of Class E development types
4. Distribution of minor and major applications

Class E planning applications

Number of New Class E applications

7.2 The number of new Class E applications is analysed by tracking all new applications added to the database each quarter and year. These are presented below in the quarterly figures (Figure 7.1) to provide an overview of the pattern and timing of new submissions – i.e., which months see the highest number of new planning applications submitted to Westminster City Council.

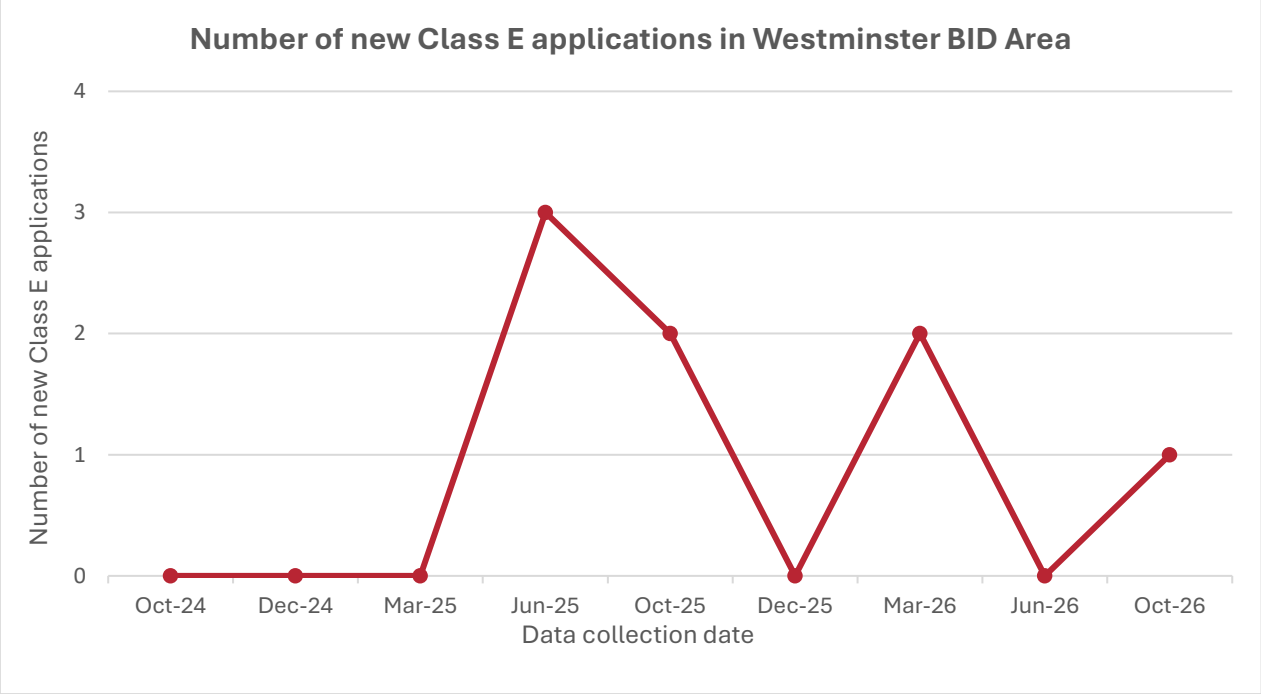


Figure 7.1: Number of new Class E application submissions in the Westminster BID area (Oct 2024-Oct 2026) (quarterly)

7.3 A total of 8 new Class E applications were recorded between October 2024 and October 2026. Figure 7.1 shows a fluctuating pattern of development activity throughout the monitoring period. No application submissions were recorded between October 2024 and March 2025, before activity peaked at three application submissions in June 2025. Application numbers then varied between zero and two applications across subsequent monitoring periods, with one application recorded in October 2026. Overall, the data indicates an inconsistent level of development activity, with periodic increases and declines rather than a clear long-term trend.

Number of planning approvals of Class E schemes

7.4 The number of approved Class E applications is assessed by identifying all newly granted permissions at each monitoring point and presenting them quarterly. This approach provides a clear view of commercial development activity within the BID area, highlighting periods of stronger growth and periods of slower development and indicating the level of commercial schemes expected to come forward. This also indicates the level of support shown by Westminster City Council for Class E development within the BID area.

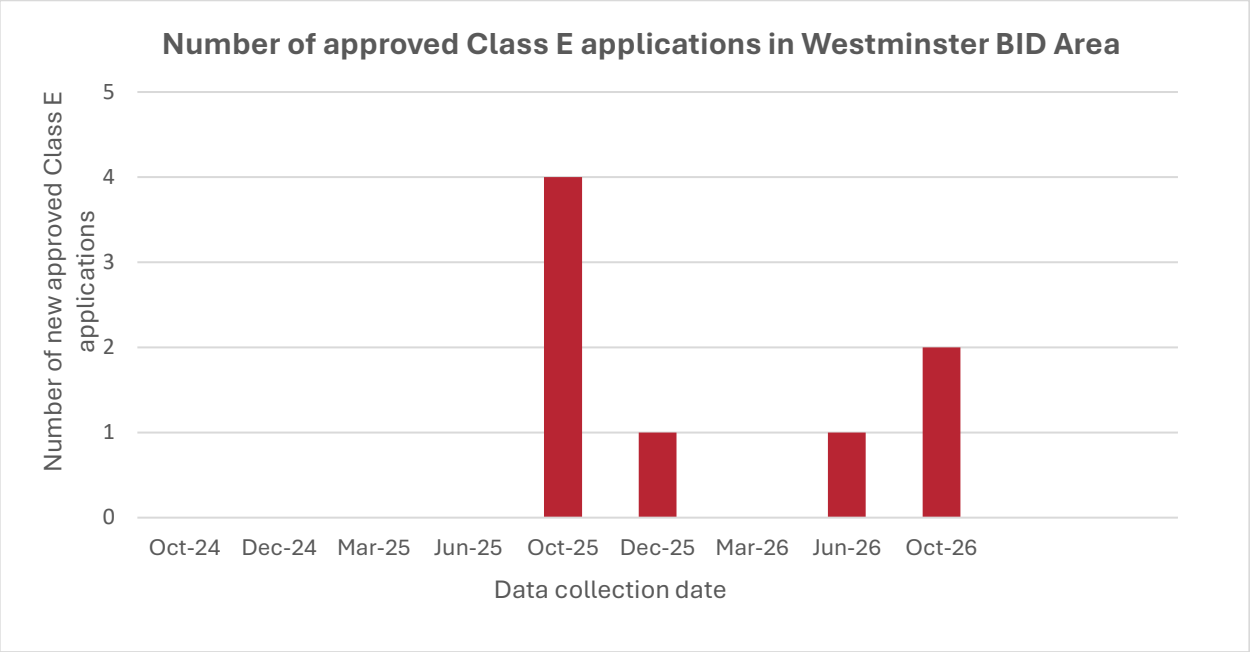


Figure 7.2: Number of approved Class E applications in the Westminster BID area (Oct 2024-Oct 2026) (quarterly)

7.5 Looking at the quarterly data, the number of approved Class E applications fluctuated over the monitoring period. No approvals were recorded between late 2024 and mid-2025, before approval activity peaked at four applications in October 2025. Approval numbers subsequently declined but remained active, with one approval recorded in both December 2025 and June 2026, and two approvals recorded in October 2026. Overall, approved schemes comprise a mix of proposals involving both the gain and loss of Class E floorspace, indicating that commercial development continues to come forward within the Westminster BID area, whilst some premises are also being approved for alternative uses.

Distribution of Class E development types

7.6 The distribution of Class E development types is analysed by identifying the development type of each new Class E application recorded at each monitoring point. This analysis focuses on new Class E applications submitted on a quarterly basis from October 2024 to October 2026. Alongside office floor space, Class E uses can include retail, restaurants, health clinics and crèche/nursery uses. The category "Other Class E Uses" captures proposals that do not fall within the other identified use categories such as fitness/ indoor recreation or where a more specific Class E use is not identified within the application description. Analysing the distribution of these use types over time helps identify shifts in the commercial mix within the BID area. Residential (Class C3) development is also included within the analysis, reflecting proposals that would result in the loss of existing Class E floorspace and its conversion to residential use.

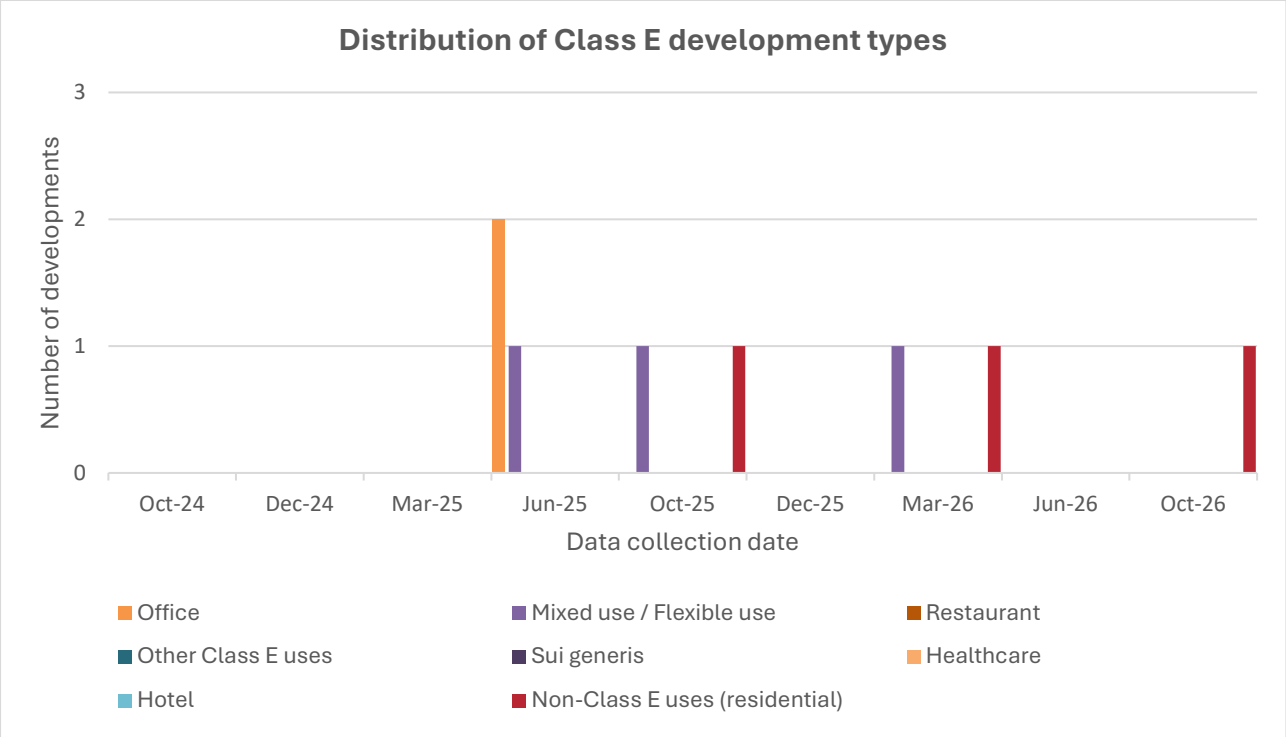


Figure 7.3: Distribution of Class E application development types in the Westminster BID area (October 2024 to October 2026) (quarterly)

7.7 The distribution of Class E development types shows a relatively limited range of uses across the monitoring period. Development activity was initially concentrated in office and mixed-use/flexible-use schemes, with two office applications and one mixed-use/flexible-use application recorded in June 2025. From October 2025 onwards, proposals predominantly involved residential development, with residential schemes recorded in October 2025, March 2026 and October 2026. As the monitoring considers both the gain and loss of Class E floorspace, these residential schemes reflect proposals involving the conversion of existing Class E premises to residential (Class C3) use. Overall, the data suggests that development activity within the Westminster BID area has been focused on a small number of development types, comprising both commercial and residential-led proposals, reflecting the continued delivery of Class E floorspace alongside the conversion of some premises to residential use.

Distribution of minor and major applications

7.8 The distribution of minor and major applications has been assessed by identifying whether new Class E applications fall within the minor or major development categories at each monitoring point since October 2024. For the purposes of this analysis, and in line with the Town and Country Planning (Development Management Procedure) (England) Order 2015, major development has been defined as development involving the creation of 1,000 square metres or more of floor space, with developments affecting less than 1,000 square metres categorised as minor. By examining whether applications represent small-scale alterations or larger, more significant development, this analysis helps to illustrate how the scale and intensity of commercial development activity have evolved over the last two years.

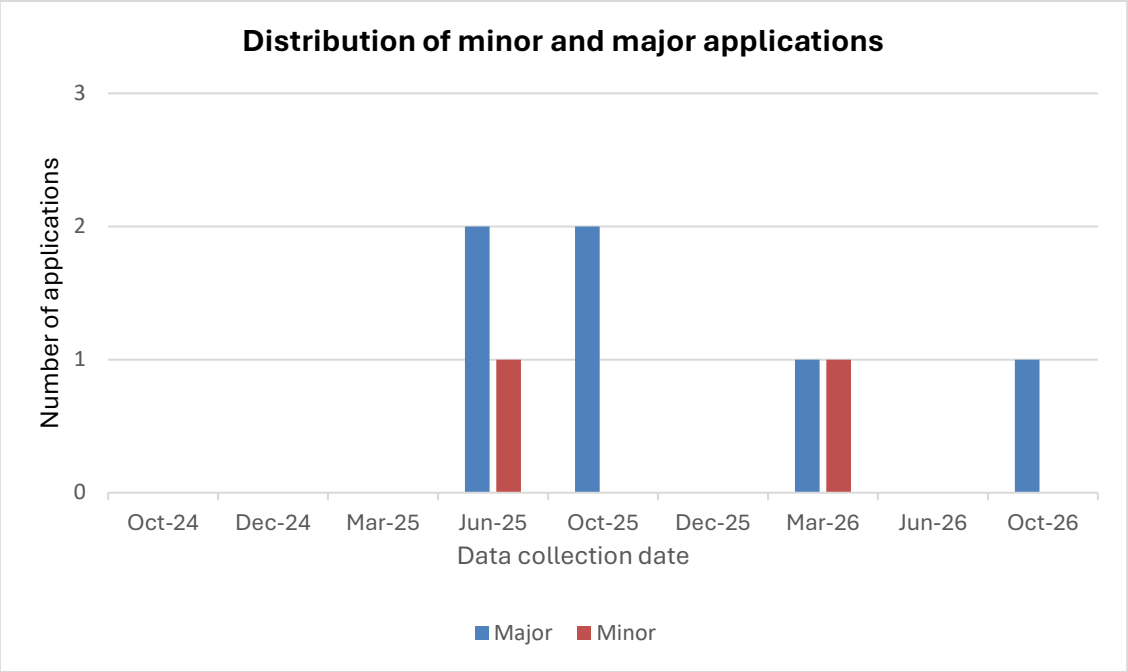


Figure 7.4: Distribution of Minor and Major applications in the Westminster BID area (Oct 2024 to Oct 2026) (quarterly)

7.9 The graph above shows the distribution of minor and major applications within the Westminster BID area over the last two years. Major applications form the majority of proposals, with six applications recorded compared to two minor applications. Whilst both major and minor schemes are represented throughout the monitoring period, major applications are more prevalent and account for the majority of development activity. Major schemes were recorded across four monitoring periods, with the highest number recorded in June and October 2025. Overall, the data indicates that development activity within the Westminster BID area is primarily characterised by larger-scale proposals, although a smaller number of minor schemes have also continued to come forward during the monitoring period.

8 Planning policy monitoring

8.1 This Section provides planning policy monitoring for Westminster, covering the currently adopted Local Plan and relevant guidance. It identifies policies and guidance relevant to Class E developments, public realm, and the BID areas. This Section includes a summary of the key policies and guidance from:

- Adopted Local Plan
- Supplementary Planning Documents (SPDs)
- Supplementary Planning Guidance Documents (SPGs)

Westminster City Council

Adopted Local Plan:

- Westminster City Plan 2019 – 2040 (Adopted January 2026)
- Westminster Sustainable Transport Strategy (2026-2036)
- Westminster Air Quality Action Plan (2025-2030)
- Westminster Sustainable City Charter (2023)

Adopted Neighbourhood Plan:

- Fitzrovia West Neighbourhood Plan 2020 to 2040 (July 2021)

8.2 The Westminster City Plan (January 2026) provides the strategic planning framework for growth and development across the borough. Policies relevant to this tracker, include Policy 7 (Managing development for Westminster's people), and Policy 38 (Green Infrastructure) – which promotes and protects open space within Westminster, and Policy 17 (Supporting economic growth) – which notes resistance of loss of office space, and promotes new and improved office floorspace to provide capacity for at least 63,000 new jobs until 2040.

8.3 The Fitzrovia West Neighbourhood Plan 2020-2040 (July 2021) seeks to enhance Fitzrovia's role as a vibrant mixed-use area by supporting the retention and growth of employment floorspace, particularly offices, SMEs and creative industries. It also promotes enhancements to the public realm through improved pedestrian and cycling environments, increased greening, better accessibility and high-quality streetscape improvements, ensuring development contributes positively to the area's character, attractiveness and economic vitality.

Supplementary Planning Documents:

- Westminster's Streets and Spaces Public Realm SPD (August 2025)
- Environment SPD (February 2026)
- Retrofit First Guide SPD (September 2026)
- Development and demolition in conservation areas SPG (November 2004)
- Fitzrovia West Neighbourhood Plan 2020 to 2040 (July 2021)

8.4 The supplementary planning documents promote high-quality, heritage-sensitive design, improvements to the public realm and pedestrian environment, sustainable transport and active travel, environmental sustainability and building retrofit, and the continued vitality of Fitzrovia's commercial and mixed-use character. They seek to ensure that new development enhances local character, supports economic activity, prioritises sustainable movement, and contributes positively to the area's townscape and environmental performance.

Site allocations:

- Westminster City Plan 2019-2040 (January 2026)
- Fitzrovia West Neigbourhood Plan 2020 to 2040 (July 2021)

8.5 The adopted Westminster City Council Plan (January 2026), or the Fitzrovia West Neighbourhood Plan (July 2021) does not feature any site allocations that sit within the Westminster BID area.

Appendix

Over the last two years, **8 planning applications affecting Class E floor space** and **5 public realm schemes** have been recorded within the Westminster BID area.

Of the Class E applications, **7 applications were approved, 1 amendment application in progress.**

1,416.7 sqm of Class E floor space has been **gained** through applications submitted over the last two years.

7,023.5 sqm of Class E floor space has been **lost** through applications submitted over the last two years.

In relation to public realm projects, **4 new schemes are currently proposed,** and **1 scheme is under construction**.