# Westminster City Council (Queen's Park Avenues) Local Development Order 2026

This Order is adopted by Westminster City Council ("the Council") under the powers conferred on the Council as the local planning authority for the land described in Schedule 1 ("Area Plan and Affected Buildings") by sections 61A-61D and Schedule 4A of the Town and Country Planning Act 1990 (as amended) ("the Act") and pursuant to the Town and Country Planning (Development Management Procedure) (England) Order 2015 and shall be known as the Queen's Park Avenues Local Development Order ("the Order").

1. Definitions. In this Order:
   1.1. 'WCC LDO Drawings' or 'LDO Drawings' or 'Drawings' mean the drawings attached to this Order as Schedule 2.2 ("Works Hereby Approved: Drawings")
   1.2. 'Development Specification' or 'Specification' means the Development Specification attached to this Order as Schedule 2.3 ("Works Hereby Approved: Development Specification").
   1.3. 'Shop Window' means the window or other opening of a building inserted in order to display or advertise goods or services offered by the user of a building.

2. Subject to the provisions of this Order, planning permission is hereby granted for the types of development set out in Schedule 2 subject to the relevant exceptions, limitations or conditions specified in the relevant Part in Schedule 2.

3. In the event that this Order is withdrawn and a material operation has been initiated in respect of any development permitted by this Order at the time this Order expires, that said development may be lawfully completed, subject to any transitional arrangements.

4. This Order does not remove or affect the need to comply with Building Regulations where relevant or seek freeholder consent where relevant.

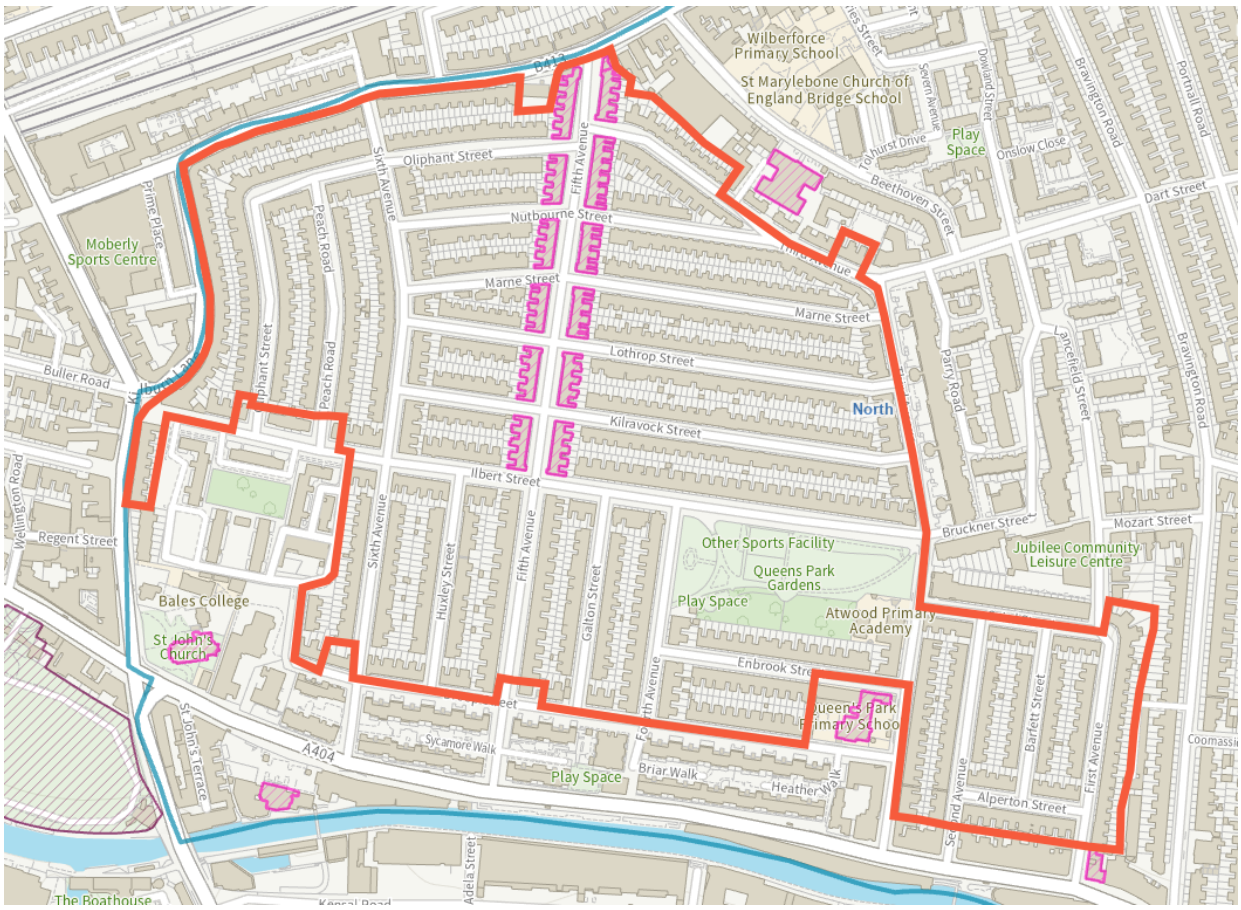
5. The Queen's Park Estate Article 4 Direction remains extant and this Order is layered on top of it, granting planning permission only for the works specified within the Order.

6. This Order comes into force on the date on which it is made as indicated below and, subject to the Council's power to revoke this Order under section s61(a)(6) of the Act, will remain in force.

**Date of adoption:** 29th May 2026……..

## Schedule 1: Area Plan and Affected Buildings

**Plan showing the land within the Queen's Park Avenues Local Development Order area. The buildings shaded pink are listed and the Local Development Order does not apply to them.**




**Buildings to which the Local Development Order applies:**

- 2-208 (evens) Kilburn Lane
- 1-37 (odds) First Avenue
- 2-78 (evens) First Avenue
- 1-57 (odds) Second Avenue
- 2-38 (evens) Second Avenue
- 2-58; 166-224 (evens) Third Avenue
- 9-23; 41-145 (odds) Third Avenue
- 10-32 (evens) Fourth Avenue
- 9-57 (odds) Fourth Avenue
- 9-65 (odds) Fifth Avenue

- 14-66 (evens) Fifth Avenue
- 2-118 (evens) Sixth Avenue
- 1-123 (odds) Sixth Avenue
- 1-35 (odds) Alperton Street
- 2-32 (evens) Alperton Street
- 1-38 Barfett Street
- 1-47 (odds) Caird Street
- 2-84; 94-112 (evens) Droop Street
- 1-39 (odds) Enbrook Street
- 2-54 (evens) Enbrook Street
- 1-48 Galton Street
- 1-48 Huxley Street
- 2-136; 162-170 (evens) Ilbert Street
- 69-127 (odds) Ilbert Street
- 1-123 (odds) Kilravock Street
- 2-120 (evens) Kilravock Street
- 1-119 Lothrop Street
- 2-112 (evens) Marne Street
- 1-99 (odds) Marne Street
- 1-101 (odds) Nutbourne Street
- 2-58 (evens) Nutbourne Street
- 1-165 Oliphant Street
- 150-216 (evens) Peach Road
- 201-263 (odds) Peach Road

## Schedule 2.1 Works hereby approved

**Part A: The replacement or alteration of any window in an external wall of a property listed within Schedule 1.**

**Works hereby approved**

**A.** The replacement or alteration of any window in an external wall of a property listed within Schedule 1 which forms part of the front elevation or an elevation which is visible from the highway

**Development is not permitted if:**

**A.1** Development is not permitted by Part A if –

(a) the property is, or is within the curtilage of, a listed building, as defined in Section 1 (5) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) or in the equivalent provision of any Act revoking and re-enacting it with or without modification.

(b) the window being replaced or altered is a Shop Window.

**Conditions:**

**A.2** The replacement or alteration shall only be constructed in accordance with the Drawings (Schedule 2.2), and the Development Specification (Schedule 2.3), attached to the Order.

**A.3** The replacement or alteration must be of the same height and width as the original and must not involve any alteration of the opening in the wall or vertical surface other than in accordance with the Development Specification.

**A.4** All new work to the outside of the building must match existing original work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the Drawings or Specification or are required by conditions to this Order.

**Reason:**

**A.5** To make sure that the appearance of the building is suitable and that it contributes to the character and appearance and setting of the Queen's Park Estate Conservation Area. This is as set out in Policies 42, 44 and 45 of the City Plan 2019 - 2040 (January 2026).

## Schedule 2.2: Works hereby approved

## Drawings

See drawing numbers:

Window Details 1/3 TR1252-DR-1200 Rev. A
Window Details 2/3 TR1252-DR-1201 Rev. A
Window Details 3/3 TR1252-DR-1202 Rev. A

## Schedule 2.3: Works hereby approved

## Development Specification

1. The replacement or alteration of any window in an external wall of a property listed within Schedule 1 which forms part of the front elevation or an elevation which is visible from the highway.

**Replacement windows – general**

1.1. The Order permits the installation of replacement windows, including vacuum and slimline double glazing, to details described below as relevant.
1.2. All external timber shall be painted white using an appropriate exterior paint.

**Replacement sash windows**

1.3. The Order permits the installation of replacement windows, including vacuum and slimline double glazing, and including the reinstatement or restoration (of missing features) to enhance or preserve the original appearance of the building using the profiles, method of construction, dimensions and proportions specified in the drawings at Schedule 2.2 ("the Drawings").
1.4. The Drawings in Schedule 2.2 show traditional painted timber, double hung vertically sliding sash windows.
1.5. The replacement painted timber windows shall be an exact copy of the window which exists or originally existed in the opening of the building in terms of frame and glazing bar proportions and decorative detail. The only permitted difference is the glazing depth (the Order permits vacuum or slim double glazing (up to 14mm in overall glazing depth)) and construction modifications to accommodate this. It shall be constructed as illustrated in the Drawings to ensure the external appearance of the existing or originally existing traditional sash windows are an authentic copy (allowing for the actual size, scale and proportions of the opening and window).

**Replacement porch windows**

1.6. The Order permits the installation of replacement fixed pane windows in porches where they exist in the properties identified in Schedule 1 of this Order.
1.7. The replacement painted timber windows shall be an exact copy of the window which exists or originally existed in the opening of the building in terms of frame and glazing bar proportions and decorative detail. The only permitted difference is the glazing depth (the Order permits vacuum or slim double glazing (up to 14mm in overall glazing depth)) and construction modifications to accommodate this.

**UPVC window frames**

1.8. The Order does not permit the installation of uPVC framed windows. However, where existing windows are uPVC, the Order permits their replacement with timber-framed windows consistent with the Development Specification and Drawings (Schedule 2).

**END OF LDO**

# Annexe A: Local Development Order Monitoring Form

## Queen's Park Avenues

This form allows the council to monitor the effectiveness and take up of the Local Development Order for the Queen's Park Avenues. We ask that you please complete it and return it to the address below.

If you wish the council to write confirming that your proposed or completed works are in compliance with the Queen's Park Avenues Local Development Order, you will need to apply for a Certificate of Lawful Development and there will be a charge for this service. The relevant forms can be found on the council's planning website at: https://www.westminster.gov.uk/planning-building-control-and-environmental-regulations/planning-applications/make-application/application-types-and-checklists/certificate-lawful-development

1. **Applicant name and contact details**

   Full name:
   ……..

   Address:
   ……..

   …….

   Postcode: ……..…

   Telephone number:
   ……

   Email address:
   ……..

2. **Agent name and contact details (if applicable)**

   Full name:
   ……..……

   Address:
   ……..

   ……

   Postcode: ……..……

   Telephone number: ……..

   Email address:
   ……

3. **Address of property where works are to be carried out (if different from 1. above)**

Address:
……..

…….

Postcode: ……..

4. **Description of proposed works to be carried out under the Local Development Order**

   ……
   ……
   ……
   ……
   ……

5. **Have you checked what is permitted under the Schedule of Works in the Local Development Order**

   YES / NO

6. **Have you checked the conditions which apply to the Schedule of Works in the Local Development Order**

   YES / NO

**Finally, please attach photograph(s) showing the whole of the front/side/rear (as appropriate) of the building that will be affected by the works. This will help monitor the effectiveness of the Local Development Order and may support other Orders in the future.**

**Signed: ……**

**Date: ……**

**Thank you for completing this Monitoring Form.**

You can email the form to: northplanningteam@westminster.gov.uk

**Consent to use your data**

We'll use your data in line with the Council's Fair Processing Notice (www.westminster.gov.uk/data-protection/fair-processing-notice).