

By email only

Planning Development Management
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By email to:
planningcommittees@communities.gov.uk

23 April 2026

Dear Sir/Madam,

Planning committee reform: statutory consultation on draft Regulations and guidance – consultation response

I am writing on behalf of the London Property Alliance (CPA/WPA) (“LPA”) to respond to the consultation on the draft Regulations and guidance relating to planning committee reform. We previously responded to the consultation last July, and our submission can be accessed [here](#).

The LPA is a not-for-profit membership body and advocacy group representing more than 300 leading owners, investors, professional advisers and developers operating in the Cities of London and Westminster through our respective associations, the [City Property Association \(“CPA”\)](#) and the [Westminster Property Association \(“WPA”\)](#). Together, we provide a unified voice for the real estate sector across London’s Central Activities Zone (“CAZ”). A full list of our members for each association can be found [here](#) and [here](#).

We recognise the importance of streamlining planning processes to support timely decision-making, improve certainty for applicants, and ensure that planning committees can focus their time on matters that genuinely require their attention. This need is underscored by the marked slowdown in major planning applications (those over 1,000 sqm) decided in CAZ+ boroughs, with volumes down by 54% compared with 2013.¹ At the same time, major or complex commercial applications often span hundreds of pages and require extensive assessment, which places additional pressure on already stretched planning teams. These factors together contribute to longer timelines for bringing forward new workspace, with knock-on effects for economic growth.

We therefore support the Government’s objective to make the system more efficient and proportionate, and we welcome the opportunity to contribute to the development of the Regulations and guidance.

Several of the points made in our response to the Government’s technical consultation on the reform of planning committees in July 2025 remain relevant and continue to reflect our position. However, we wish to make one comment in relation to the draft guidance (Question 3).

Question 3: Do you have any comments on the draft guidance?

Our comments relate to paragraph (16), which relates to local authorities putting in place triage systems.

¹ London Property Alliance, [Good Growth in Central London](#), July 2024

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We agree in principle with listed building consent applications being included within Schedule 2.

However, in some local authorities the volume of listed building consent applications is substantial. In Westminster, for example, there are approximately 13,000 listed buildings and around 1,600 listed building consent applications each year. If these applications are brought within Schedule 2, they may be required to pass through the Gateway test prior to delegation. This would risk creating additional administrative steps and could run counter to the Government's overarching aim of streamlining processes and reducing unnecessary burdens.

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It is appropriate that some listed building consent applications continue to be determined at planning committee, particularly where they are linked to a planning application. Many others, however, are straightforward and should continue to be delegated, as is currently the case. We therefore support the suggestion that planning authorities put in place a triage system, but we recommend that the guidance be strengthened so that councils are directed, rather than simply encouraged, to adopt such systems.

Whilst we would expect planning authorities to introduce a triage process from the outset of the new arrangements, stronger guidance would help to ensure they plan for this in advance and avoid overwhelming planning committees with high volumes of applications. It may also be helpful for the guidance to outline what such a triage system could involve. We suggest that where an applicant and the planning officer agree that an application should be delegated, it is delegated without requiring consideration by the chair of the planning committee or the chief planning officer.

We would be happy to discuss this matter further with you, alongside wider planning matters relating to the delivery of commercial development, particularly in central London.

Yours faithfully,



Charles Begley
Chief Executive, London Property Alliance