

Your ref: 25 Bathurst Mews
Our ref: 21/00048/FULL

Please reply to: Richard Langston
Tel No: 07866036470
Email: northplanningteam@westminster.gov.uk

Mr Andy Willis
RBD Architecture & Interiors
4 Montpelier Street
London
SW7 1EE
England

Pending Applications
Development Planning
City of Westminster
PO Box 732
Redhill, RH1 9FL

11 January 2021

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) ACT 1990

Address: 25 Bathurst Mews, London, W2 2SB

Proposal: Demolition and redevelopment of an existing single family dwelling behind a retained and altered facade including a new basement level excavation and replacement roof structure

I refer to your application for planning permission received on 5 January 2021. This letter acts as confirmation of receipt of the correct fee of £206.00. Your application was made valid on 11 January 2021 and the statutory period in which the Council has to deal with the application starts from this date.

You can monitor the progress of your application, online, at
www.westminster.gov.uk/planning using the above reference number.

Please note that the description of development may have been changed to better reflect the proposed works, if you do not agree that this accurately reflects your proposals, please provide an amended description of development within 5 working days.

Westminster City Council is committed to dealing with as many applications as possible within the statutory determination period. However, where cases are complex this time frame may not be possible and the case officer will inform you if your application is within this category. Please note that you may be given a limited time to make revisions to your application. We consult adjoining occupiers and amenity groups for most applications and give them 21 days to comment. If your scheme needs major revisions and requires a fresh round of consultations, then you may be required to submit a new application. All but the most contentious and complex applications are handled well within the Government's 26 week target. Should we decide there are exceptional circumstances and your application needs more time to be determined, I am seeking your early agreement under the above Regulations

that we may do so via this letter and will proceed on this basis unless you inform me otherwise in writing within the next eight weeks.

If you have not received a decision by 8 March 2021 you may appeal to the Planning Inspectorate at www.planningportal.gov.uk/pes. If you do appeal, the Planning Inspectorate takes over responsibility for determining your application.

If you have submitted the application on behalf of the owner/applicant please copy this notification to them for their information.

Yours faithfully

Richard Langston

Richard Langston

Please read our Privacy Notice online <https://www.westminster.gov.uk/privacy-notice-planning>

Your ref: 25 Bathurst Mews

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Please reply to: **Julian Tanton**

Direct Line / Voicemail: 07803857385

Email: jtanton@westminster.gov.uk

Mr Andy Willis
RBD Architecture & Interiors
4 Montpelier Street
London
SW7 1EE
England

District Surveyors

20th Floor
Portland House
Bressenden Place
London SW1E 5RS

Date: 11 January 2021

Dear Sir/Madam

THE BUILDING ACT 1984 - THE BUILDING REGULATIONS 2010

Address: 25 Bathurst Mews
London
W2 2SB

I would like to take this opportunity to offer our professional support to you as you proceed with your proposed project.

You may be aware that Building work, as defined by the above Act, would need to be checked to show compliance with the Building Regulations. Our team has a vast amount of local experience and expertise to assist you to reach a successful completion.

We would be happy to give you early advice and be an active part of the design team.

Please feel free to contact me on the email address above.

Yours faithfully



Head of Building Control



City of Westminster