

Your ref: 47 Upper Brook Street S73  
Our ref: 21/00163/LBC

**Please reply to:** Toby Cuthbertson  
Tel No: 07866039110  
Email: centralplanningteam@westminster.gov.uk

Jay Patel  
SE1 7AB  
10 Consort House  
Queensway  
London  
W2 3RX  
United Kingdom

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

15 January 2021

Dear Sir/Madam

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

**Address: 47 Upper Brook Street, London, W1K 2BW**

**Proposal: Installation of replacement windows, replacement paving in front lightwell, partial infill of front lightwell to link basement and vaults, installation of replacement staircase to front lightwell, installation of air conditioning condensers in the basement lightwell and installation of new rooflight at third floor and two rooflights at roof level. Internal alterations including installation of a new lift, lowering of lower ground floor and vaults floor level, installation of air conditioning units throughout, installation of replacement doors, repairs to existing windows, alterations to layout at ground, second and third floor, alterations to the staircase from basement to first floor and alterations to mechanical and electrical details and replacement of flooring throughout (linked to 21/00162/FULL).**

I refer to your application for listed building consent received on 12 January 2021. Your application was made valid on 14 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](http://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 11 March 2021 you may appeal to the Planning Inspectorate at [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs). 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

*Toby Cuthbertson*

**Toby Cuthbertson**

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



Your ref: 47 Upper Brook Street S73

Your ref: 21/00163/LBC

Please reply to: **Julian Tanton**

Direct Line / Voicemail: 07803857385

Email: [jtanton@westminster.gov.uk](mailto:jtanton@westminster.gov.uk)

Jay Patel  
SE1 7AB  
10 Consort House  
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W2 3RX  
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**District Surveyors**

20<sup>th</sup> Floor  
Portland House  
Bressenden Place  
London SW1E 5RS

Date: 15 January 2021

Dear Sir/Madam

**THE BUILDING ACT 1984 - THE BUILDING REGULATIONS 2010**

**Address: 47 Upper Brook Street**  
London  
W1K 2BW

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