



Your ref:		<b>Please reply to:</b>	<b>Rayhan Ali</b>
Our ref:	23/02390/FULL	Tel No:	07866033247
		Fee Queries:	0207 641 6500;
		Email:	planningreception@westminster.gov.uk;
Mr Andrew Dean Astute Project Services Ltd Downsview Petersfield Lane Clanfield Waterlooville PO8 0PX		<b>Incomplete Applications</b> Town Planning & Building Control City of Westminster PO Box 732 Redhill, RH1 9FL	
			12 April 2023

Dear Sir / Madam

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

**Address: Flat 1 Basement And Ground Floor, 98 Ebury Street, London, SW1W 9QD,**

**Proposal: Variation of Item 16 of the Appeal A Ref: APP/X5990/W/20/3257557of planning permission dated 17 February 2020 (RN 19/08646/FULL) for rear extensions at basement and ground floor level with associated alterations to front and rear fenestration in connection with the ground and basement flat at 98 Ebury Street. NAMELY, to allow the ground floor extension to extend the full width of the rear garden from party wall to party wall, as is the case for both No. 98 and No. 100 Ebury Street.**

Thank you for your application received on 11 April 2023. I am writing to inform you that your application is incomplete for the following reason(s):

- 1 Paragraph 16 of the appeal decision is not a planning condition and cannot be amended. It appears you may be seeking to vary condition 2 of Appeal A. If this is the case, please provide an updated application form with revised description of development. The revised application form should also set out how you wish to amend/ vary condition 2 with clarification of the new drawing numbers that would replace those previously approved.
- 2 The proposals require a fresh/ new application for Listed Building Consent. The listed building application will have to be supported by:
  - Full 'Existing' and 'Proposed' drawings

- Updated Heritage appraisal/ Statement

0 \*Please collate all requested information in a single submission and send to [planningreception@westminster.gov.uk](mailto:planningreception@westminster.gov.uk). Sending your documents individually will not speed up the process. Please do not upload to the planning portal as this causes duplication and may delay the processing of your application. Thank you.\*

Please forward this information to the above email address by **10 May 2023**. Please do not forward the requested information separately, as your application will only be progressed when ALL requested information has been received. Please send revised/new information to the email address, not via the planning portal.

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 when you respond to the above.

**If we do not receive this information within four weeks of this notification we shall take no further action on your application. If you require longer than four weeks to submit the revised information, please contact us.**

If you'd like to make a payment, please call: 020 7641 6500, or for general enquiries call 020 7641 6000. **Please note, for queries relating to this case, please refer to the officer dealing with your case: details at top of the letter.**

Yours faithfully

Rayhan Ali

**Rayhan Ali**

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

