



Your ref: Eaton Mews North - Section 73  
Our ref: 23/07844/FULL

**Please reply to:** Seana McCaffrey  
Tel No: 07866037773  
Email: southplanningteam@westminster.gov.uk

Brian Kavanagh  
NTA Planning LLP  
46 James Street  
London  
W1U 1EZ

**Pending Applications**  
Town Planning & Building Control  
City of Westminster  
PO Box 732  
Redhill, RH1 9FL

17 November 2023

Dear Sir/Madam

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

**Address: 17 Eaton Mews North, London, SW1X 8AR,**

**Proposal: Variation of condition 1 of planning permission dated 21 June 2023 (RN: 23/02625/FULL) for erection of a mansard roof extension to existing house and alterations to front and rear elevations.; NAMELY, to amend the drawings to introduce louvred grille to rear mansard roof to facilitate internal air conditioning unit.**

I refer to your application for Planning permission received on 13 November 2023. This letter acts as confirmation of receipt of the correct fee of £234.00. Your application was made valid on 13 November 2023 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 8 January 2024 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

Seana McCaffrey

**Seana McCaffrey**

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

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73  
Your ref: 23/07844/FULL

Please reply to: **Julian Tanton**

Direct Line / Voicemail: 07803857385  
Email: jtanton@westminster.gov.uk

Brian Kavanagh  
NTA Planning LLP  
46 James Street  
London  
W1U 1EZ

**District Surveyors**  
13<sup>th</sup> Floor  
Westminster City Hall  
64 Victoria Street  
London SW1E 6QP

Date: 17 November 2023

Dear Sir/Madam

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

**Address: 17 Eaton Mews North**  
London  
SW1X 8AR

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