



Your ref:	6 Bendall Mews - P2	Please reply to:	Fraser Fikrie
Our ref:	23/06052/FULL	Tel No:	0753424 7967
		Fee Queries:	0207 641 6500;
		Email:	planningreception@westminster.gov.uk;
Mr Mirsad Krasniqi KAS Architects 2 8 Kidderpore Avenue London NW3 7SU United Kingdom		Incomplete Applications Town Planning & Building Control City of Westminster PO Box 732 Redhill, RH1 9FL	
			8 November 2023

Dear Sir / Madam

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

Address: 6 Bendall Mews, London, NW1 6SN,

Proposal: Use of part of ground floor and first and second floors as a single dwelling house (Class C3).

Thank you for your recent response to our email dated 8 September 2023 requesting further information in respect of your application received on 1 September 2023. Regretfully I am writing to inform you that your application is still incomplete for the following reason(s):

- 1 Please provide a Heritage Statement (sometimes also referred to as a Historic Building Impact Assessment), including clearly annotated photographs detailing the proposed works in terms of the effect on the significance of the building or asset.

INFORMATIVE

Your Heritage Statement should (a) explain the significance of the heritage asset(s) affected including any contribution made by their setting(s); (b) explain the impact of proposed works on significance of that asset; (c) where any harm is caused provide full justification, setting out the degree of harm caused (whether substantial or less than substantial), alternatives which have been considered to avoid harm and any public benefits (including heritage benefits).

Your Heritage Statement should be proportionate to the nature of the proposal and can be included within the Design and Access Statement where one is required, but should form a clearly identified separate section. For further guidance please refer to our website: www.westminster.gov.uk/planning-building-and-environmental-regulations/planning-

applications/advice-planning-application-supporting-documents/heritage-statements.

- 2 You have signed Certificate A declaring that nobody other than the applicant has ownership of the building. This is unlikely to be correct, unless you are the sole owner of the building(s) affected by the development, Certificate B should be completed and notice served on the freeholder and all those with a leasehold interest in the property with seven or more years remaining. Please provide a list of names and addresses of those you have served notice on. A copy of the certificate form can be found on the City Council's website. Please use the link below to download a copy of the form.

www.westminster.gov.uk/planning-building-and-environmental-regulations/planning-applications/ownership-certificates-and-agricultural-land-declaration

- 3 Please provide an air quality assessment which assesses the impact of the proposed development on air quality in accordance with Policy 32 of City Plan 2019-2040.

INFORMATIVE

The assessment should follow the methodology detailed in paragraphs 9.1.5 to 9.1.13 of the London Plan and the guidance provided in the Environmental Protection UK document 'Land-Use Planning & Development Control: Planning for Air Quality' (January 2017).

- 4 **INFORMATIVE:** The description you included on the application form has been amended to better reflect your proposal, please confirm that you agree with this amended description (shown above).

Please forward this information to the above email address by
6 December 2023.

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

Fraser Fikrie

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