



Your ref: 45 Northumberland Place
Our ref: 23/08538/FULL

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

Ms Mira Esposito
MIRA A Architecture + Engineering
167-169 Great Portland Street
5th Floor
London
London
W1W 5PF

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

16 January 2024

Dear Sir/Madam

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

Address: 45 Northumberland Place, London, W2 5AS,

Proposal: Excavation beneath front garden in connection with conversion of existing cellars into a utility plant room, new external staircase from lower ground to ground level, new planters and refuse storage structure in front garden and associated works

I refer to your application for Planning permission received on 9 December 2023. This letter acts as confirmation of receipt of the correct fee of £258.00. Your application was made valid on 15 January 2024 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 11 March 2024 you may appeal to the Planning Inspectorate at 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

Richard Langston

Richard Langston

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



City of Westminster

Your ref: 45 Northumberland Place

Your ref: 23/08538/FULL

Please reply to: **Julian Tanton**

Direct Line / Voicemail: 07803857385

Email: jtanton@westminster.gov.uk

Ms Mira Esposito
MIRA A Architecture + Engineering
167-169 Great Portland Street
5th Floor
London
London
W1W 5PF

District Surveyors
13th Floor
Westminster City Hall
64 Victoria Street
London SW1E 6QP
Date: 16 January 2024

Dear Sir/Madam

THE BUILDING ACT 1984 - THE BUILDING REGULATIONS 2010

Address: 45 Northumberland Place
London
W2 5AS

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