



Your ref: Wimpole Clarke's
Our ref: 23/08774/LBC

Please reply to: Shaun Retzback
Tel No: 07866039589
Email: centralplanningteam@westminster.gov.uk

Mr William Clutton
Iceni Projects Ltd
Da Vinci House
44 Saffron Hill
London
EC1N 8FH

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

26 January 2024

Dear Sir/Madam

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

Address: 24 Upper Wimpole Street, London, W1G 6NE,

Proposal: The demolition of the existing mews house at 3 Clarkes Mews and rear extensions at lower ground and ground floor of 24 Upper Wimpole Street, excavation to provide new basement level (including beneath rear garden of 24 Upper Wimpole Street), erection of replacement 3-bedroom home (Class C3), a new connection from 24 Upper Wimpole through to Clarkes Mews, replacement rear extensions to 24 Upper Wimpole Street, and other associated works. (Linked with 23/08773/FULL) [SITE INCLUDES 3 CLARKES MEWS]

I refer to your application for listed building consent received on 19 December 2023. Your application was made valid on 26 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 22 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

Shaun Retzback

Shaun Retzback

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



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Please reply to: **Julian Tanton**

Direct Line / Voicemail: 07803857385

Email: jtanton@westminster.gov.uk

Mr William Clutton
Iceni Projects Ltd
Da Vinci House
44 Saffron Hill
London
EC1N 8FH

District Surveyors
13th Floor
Westminster City Hall
64 Victoria Street
London SW1E 6QP

Date: 26 January 2024

Dear Sir/Madam

THE BUILDING ACT 1984 - THE BUILDING REGULATIONS 2010

Address: 24 Upper Wimpole Street
London
W1G 6NE

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