

London Borough of Hammersmith & Fulham

Development Management, Regeneration, Planning and Housing
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Muro Blanco
Flat 2
27 Sisters Avenue
London
SW11 5SR

30th March 2017

Case Officer: **Barry Valentine**
Telephone Extension:

Your Reference: **124A St Stephens**

Application Reference: **2017/01176/FUL**

Dear Sir / Madam

Town and Country Planning Act 1990

Address: **124A St Stephen's Avenue London W12 8JD**

Proposal: **Demolition of existing single storey storage building and erection of a replacement part three storey plus-basement level property comprising of 2 x one bedroom self-contained (C3) flats.**

Thank you for your application which was registered on: **28th March 2017.**

This application was submitted via the Planning Portal under reference: **PP-05931766**

I will be the case officer for your application and would be grateful if you would quote the application reference number **2017/01176/FUL** in any correspondence.

I am currently checking the application for validity. If you are not subsequently informed that the application is invalid then the statutory period for determination will expire on: **23rd May 2017.**

If, by that date:

- you have not been informed that your application is invalid; or
 - you have not been told that your fee cheque has been dishonoured; or
 - you have not received a written decision; or
 - you have not agreed in writing to extend the period in which the decision may be given;
- then you may appeal to the Secretary of State under section 78 of the above Act. Any appeal must be made within 6 months of the expiry date quoted above on the appropriate form, which can be obtained by post from:

**The Planning Inspectorate, Temple Quay House,
2 The Square, Temple Quay, Bristol BS1 6PN**

or from the Planning Inspectorate website: www.planning-inspectorate.gov.uk

Telephone: **0117 372 8000.**

This does not apply if your application has already been referred to the Secretary of State or called in for determination.

Before making a decision to appeal please telephone me to discuss the progress of your application on: .

Jo Rowlands
Regeneration, Planning and
Housing Lead Director

The submitted fee of £770.00 is correct for this application. If the fee was paid by cheque which is dishonoured I will be unable to issue a decision on this application.

Yours faithfully

Barry Valentine
Acting Senior Planning Officer
for **Head of Development Management**
Planning Division

Party Wall Act 1996

Please note that if building work is proposed which involves one of the following categories:

- a) work on an existing wall or structure shared with another property (section 2 of the Act);
- b) building a free standing wall or a wall of a building up to or astride the boundary with a neighbouring property (section 1 of the Act);
- c) excavating near a neighbouring property (section 6 of the Act);

then the developer or owner must find out whether the work falls within the Act. If it does then the owners of all adjoining properties affected by the work must be notified by the owner or developer undertaking the work.

Your attention is drawn particularly to the fact that the provisions of the Party Wall Act are enforced by the respective owners and their appointed surveyors and not by the Council.

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APPROVAL**



Now your planning application is in, it's time to get your building regulations approval.

We have an expert team in-house to help you through the process.

Visit our website at www.lbhf.gov.uk/building-control

Call our duty officer on 020 8753 3387 (Monday to Friday 9.30am - 12.30pm)

Or email us at buildingcontrol@lbhf.gov.uk

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