

President: Sir Nicholas Underhill

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Friends of St. James's Park and The Green Park
10 Old Pye Street London SW1P 2DG

John Walker Esq.,
Operational Director
Development Planning
Westminster City Hall
64 Victoria Street
London SW1E 6QP

By e-mail also SouthPlanningteam@westminster.gov.uk
For the attention of Matthew Mason Esq.,

Dear Mr. Mason

9th October 2014

14/05686/FULL

2 Monck Street London SW1P 2BQ

Application dated Thursday 12 June 2014 but has been modified

Demolition of existing buildings and erection of replacement building comprising of eight storeys to provide a total of 51 residential units above 348m² commercial floor space at ground floor level on Monck Street for either A1 (retail), A2 (financial and professional), A3 (restaurant), B1 (office) or D1 (non residential institution) with associated basement to provide 25 car parking spaces, 102 residential cycle parking spaces, commercial cycle parking spaces and mechanical plant together with associated works including landscaping.

Please note that the description above is as it was in the application dated 12th June 2014. However our comments in this letter are based on the Applicant's Design and Access Statement documents listed on the Council's web site as 1st October 2014.

Further to our letter dated 6th August 2014, much time in negotiation has taken place between the architectural team and the Planning Department. We referred to a number of issues in that letter as 'conditions' which should be addressed.

We are of the opinion that the modifications that have taken place as a result of such discussions and responding to residents' concerns have greatly improved the original position. This has included setting back the 5th and 6th floors. The Applicant has reported that their 'daylight consultants' have reassessed the day light factors resulting from these physical changes. Their assessment shows a substantial statistical improvement. In assessing such calculations the variety of the ultimate real conditions and variability has to be remembered.

The Society considers the application to be reasonable and a sensitive addition to the area. The reassessment of the day light calculations improve the original application. We therefore consider the proposals acceptable in principle.

We trust our observations and comments are of assistance, and ask that our comments be made known to the Committee and Council.

Yours Sincerely
for and on behalf of the Thorney Island Society

Tom Ball

Registered Charity Number : 1000751

