



Friends of St. James's Park and The Green Park

39 Westminster Mansions Great Smith Street London SW1P 3BP Telephone (020) 7222 2449

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

For the attention of Zulekha Hosenally

By e-mail southplanningteam@westminster.gov.uk

3rd September 2013

Dear Miss Hosenally

Ref 13/06804/FULL

16 Great Peter Street London SW1P 2BX

Use of the ground floor for retail purposes (Class A1). Alterations to the ground floor frontage to provide a new shopfront.

Thank you for your letter dated 19th August 2013 along with copies of the documents associated with the application. This is a critical application. The Society has a number of major objections to this proposal particularly concerning the detail changes to the two principle elevations. The Society is not necessarily opposed to the change of use in principle, but much would need to be done before the Society would consider it to be acceptable as is described by this letter.

Location and appearance We wish to emphasise that the location is not a 'high street' but an historic area of mixed uses including residential, office and modest supportive retail facilities. The proposed change in appearance to the ground floor elevation by covering the brickwork with white glass panels to the vertical elements and at first floor level a similar colour deep fascia. The impact is considered totally out of place. Even more so since the proposed use anticipates 84.5 % of its business to be "cold take away food". We consider the proposals to be over bearing and out of character with its surroundings.

Fenestration The vast increase of the window areas is unacceptable given the impact that this would have on the architectural and urban environment of the area. The full floor to ceiling glass windows, without any subdivisions is scaleless and crude. We consider that it is highly questionable as to the reasoning for doing this: and it is questionable also as to whether there would be any significant retail advantage. These proposals have a substantially deleterious affect on the two elevations as well as to the character of the area.

Fascia The placing of a continuous 700 mm high fascia running round both elevations is unacceptable; adding nothing to the building and being out of place. The advertising of the changed use should be achieved by a more sensitive and subtle means.

Deliveries and rubbish collection We were not able to find an indication as to how refuse is to be stored and disposed of; collection etc. There are already concerns relating to this aspect on the opposite corner's commercial activities. How are deliveries to be handled being on a busy corner with traffic lights? There is no indication as to hours of opening. The pavements outside both elevations are narrow and totally insufficient for tables and chairs. While the applicant states the high percentage of take away service, it is a well experienced circumstance that many with 'take away' may be found sitting on seats outside a similar enterprise - the take away declaration being a means of paying less. Where would the 84.5% of the customers actually be anticipated to eat their purchase - there are no open spaces or gardens readily available?

The Society finds the application to be unacceptable for the reasons given above and objects to the proposals as such. We trust our observations and comments will be taken into account in full while being of assistance; and ask that our comments be made known to the Committee.

Yours Sincerely
for and on behalf of the Thorney Island Society

PP Tom Ball

June A Stubbs

Chairman

