



*Friends of St. James's Park and The Green Park*  
10 Old Pye Street London SW1P 2DG  
[info@thethorneyislandsociety.org.uk](mailto:info@thethorneyislandsociety.org.uk)

Response submitted to WCC on 8<sup>th</sup> August 2017

17/06614/FULL

62-64 Horseferry Road London SW1P 2AF

Although we are pleased that this building is being kept in office use, rather than being converted into yet another luxury flat development, we object to the proposed enlargement, on several grounds:

#### Architectural

The extra storey conflicts with the strongly articulated language of this listed building. Two storeys above the significant string course is wrong.

#### The effect on neighbouring buildings

The daylight and sunlight loss on the neighbouring buildings, especially those in Romney Street, will be too extreme.

The problem is clear from the photograph on page 11 of Appendix 6a. This is born out by the modelling on pages 16 and 18, which shows that the part of the building closest to Romney Street increases from a height of 18.355m to 26.469m, with results evident from the model.

In 5.18 it is suggested that a drop in level of Annual Probable Sunlight Hours of one point more than the four points allowed by BRE guidelines is acceptable. We would argue that this must be one point too far. The same goes for other windows that do not meet BRE guidelines in the report.

#### Faults in the Daylight and Sunlight Report

It also appears that not every Romney Street window has been considered. Why have only two houses (47 and 55) been examined? What about Nos. 49 & 51 – 53 ?

The assumption made in paragraphs 5.17 and 5.18, that the windows at the rear of 55 Romney Street mainly serve bedrooms contradicts the earlier statement in 5.14 that it was impossible to deduce their use.

#### Privacy

The new roof terrace in particular will be very close to the Romney Street houses, presenting privacy problems both visual and auditory.