86 Horseferry Road London SW1P 2EE

Ref. No: 23/02810/FULL

6th June 2023

While we are pleased that this proposal will increase housing availability in the area and replaces the pub's very undistinguished rear extension, we consider this scheme to be an over-development of the site. We welcomed the scheme (21/01669/FULL) that was given planning permission in November 2021.

Notwithstanding the mansard roof, the very steep slope and the dormer windows will mean that the building will appear as a five-storey building and therefore significantly taller than its neighbours on both sides. A continuation of the existing parapet level and roof height, as in the consented scheme, is much more appropriate.