Albany House, 98 Petty France, London SW1H 9EA (25/07812/FULL) 9 January 2026

Because Blue Orchid is a corporate member of The Thorney Island Society we wish to fully disclose this relationship to decision makers. We were pleased to be consulted on the initial proposals for Albany House. This was, however, at an early stage and the full scope of the work was not described.

Since then we have studied the application and have the following comments:

1) The addition of more landscaping to enhance the existing protected trees is an undoubted improvement, although the overall reduction in size of the entrance courtyard is problematic.
2) The reuse of an existing building is to be supported.
3) The change of use to a hotel is problematic in an area that is supposed to be mixed use, but which is becoming dominated by hotels, with several existing hotels nearby and other very large ones in the pipeline.
4) The use of the building as a hotel will bring a large number of vehicles and visitors to the reduced entrance courtyard from a narrow road. Arrivals and departures at night will generate a great deal of noise for the neighbouring residential blocks that overlook the courtyard.
5) The increase in height, by three floors for the tower and two for the extension, is unacceptable in such a heavily developed area. We do not agree with the Heritage and Townscape Assessment that the 'overall effect' on views around the site would be neutral or positive (1.4.1). We agree that the removal of the existing communications and plant equipment from the roof would be beneficial to the townscape (6.3), but this could be achieved by judicious redesign of the existing roofs, which will need upgrading anyway.
6) Some near neighbours have not received notification of this application.