

We have some general points to make about this application:

We are disappointed that there has been no change to the mix of residential units, especially in view of the new approach to housing delivery announced last year by WCC.

In the residential tower the windows are still shown as closed on the elevation drawings. It is extremely difficult to assess how the building will look in reality, and in comparison to the present appearance of the facades. The small upper lights may have been openable in the past, but more recently the plane of the façades have been uninterrupted.

The rebuilding of the prow is inevitable with such a radical reconfiguration of the interior, but we are concerned at the implications for extending the basement further into the ground and trust that the work will be monitored by an archaeologist.

Some more specific concerns in the Design and Access Statement are:

p.49 The cross sections are not comparable, but our understanding is that the exterior of the prow will have the same profile and appearance. However we are concerned that the double height space will be conspicuously different from the rest of the façade. The proposed use of the 'lantern' is more appropriate than the former plan of opening it to the space below.

p. 59 It appears in the drawings that the BFI glazing will be clear, in contrast to the existing tinted glass. The glazing in this part of the podium should be the same as on the rest of the façade.

p.62 The 'Proposed' drawing is left blank

p.67 The new hotel windows and the extended plinth below are out of sympathy with the sleek Modernist style of the building, although the design is an improvement on the consented scheme (see 1631-G200-E-N-001 of the 2015 drawings)

p.149 Reduction in the number of Millbank Court parking spaces ' will this affect demand on local streets?