



Friends of St. James's Park and The Green Park
10 Old Pye Street London SW1P 2DG

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

By e-mail also SouthPlanningteam@westminster.gov.uk

For the attention of Matthew Mason Esq.,

26th March 2014

Dear Mr Mason

14/01553/FULL

1 Chadwick Street London SW1P 2ES

Demolition of existing building and erection of two replacement buildings comprising a seven storey building and five storey building to provide a total of 44 residential units with associated basement for 27 car parking spaces and 55 cycle parking spaces and mechanical plant, together with associated works including landscaping.

Thank you sending the planning application with your letter dated 27th February 2014. The application is full and the presentation detailed. It contains a very thorough assessment of the issues in the Design and Access Statement and in the Planning documents.

The approach to the design of the two buildings is similar to that of the approved application for number 73 Great Peter Street, which is currently under construction. From an urban design point of view, this has the advantage that the three buildings present a co-ordinated development, with the two buildings of this application visually linked to Great Peter Street - rather than appearing as an isolated in-fill development. The illustrations in the Design and Access Statement show clearly the way in which the development as a whole forms a total visual integration with its siting. The care taken in achieving this solution is appreciated.

We note that the previous application for the site was refused on the grounds that the taller of the two buildings, 'Building A', was considered too tall for its location. In this application Building A has been reduced to seven storeys, to meet the Planning objection, but with a loss of residential units which we regard as unfortunate.

The Thorney Island Society supports the application and considers it a sensitive solution to addressing complex and related issues of central urban development.

We trust our observations and comments are of assistance, and ask that our comments be made known to the Committee and Council.

Yours Sincerely
for and on behalf of the Thorney Island Society

Tom Ball

