

President: Sir Nicholas Underhill

Chairman: Miss June A Stubbs MBE MCSD FRSA



Friends of St. James's Park and The Green Park

39 Westminster Mansions Great Smith Street London SW1P 3BP Telephone (020) 7222 2449

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

By email also : southplanningteam@westminster.gov.uk

Dera Mr. Walker

11th November 2012

Ref 12/09149/NMA

70 Horseferry Road London SW1P 2AX

Amendments to planning permission dated 30 May 2012 (RN:12/00258) for demolition of the former Magistrates Court and redevelopment to provide 129 residential units at ground to tenth floor level with private balconies, terraces and rooftop gardens. associated parking at basement and lower basement level and landscaped communal area at ground floor level fronting Romney Street, installation of mechanical plant at ninth and tenth floors and roof level, installation of solar panels at roof level, namely alterations to the external elevations, roof top plant, basement car park ventilation and internal plan layout.

The Society is concerned by the proposed amendments to the Planning Application; on which we have previously registered objections. We have difficulty in determining the actual amendments and their implications for the final physical form. Whether relevant information might be included in any of the documents listed as "proposed non material amendments to Planning Permission", is not known since they were not accessible

According to plan L(PA)111 of the Roof Level, the roof is virtually covered with PV panels and what are taken to be 20 AC units - there is no explanation on the drawing as to what the latter might be. The North Elevation drawing E(PA)101 does not indicate any of the proposed service additions, or there possible visual impact.

The floor plans for 9th and 10th floor indicate a "plant location" which is screened by "louvres" as shown on North Elevation in front of the two storey high plant volume. There is no information regarding the material, nor is there any indication as to what the plant material might be. Is there necessity for sound absorption and insulation to prevent noise nuisance to nearby residential properties.

The above points are of concern. It maybe we that the information exists and we have not been able to locate it from the WCC Internet listing. We trust our observations will be of assistance and ask that our comments be made known to the Committee and full Council.

Yours Sincerely
For and on behalf of the Thorney Island Society

PP Tom Ball

June A Stubbs
Chairman

Registered Charity Number : 1000751

