



*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 [southplanningteam@westminster.gov.uk](mailto:southplanningteam@westminster.gov.uk)

For the attention of Hannah Stutchbury

4th February 2013

Dear Ms.Stutchbury

Ref 112/12614/FULL

**7 Maunsel Street london SW1P 3 2QL**

**Demolition existing rear conservatory and kitchen and construct new rear extension to ground floor and first floor level with terrace at first floor level. Installation of four roof lights to main roof.**

Thank you for your letter dated 24th January 2013. along with a copy of the application papers for the above for our comments. The application's Design and Access Statement is extremely brief. We have carefully considered the proposal as presented and make the following comments. We were unable to see the rear of the premises, which is a relevant factor since the proposals have a substantial impact on its neighbours on three sides.

The proposals in seeking to rationalise the ground floor plan, have produced a plan which has substantially less natural day light to the habitable rooms than the existing. This affects the dining and sitting area. To compensate there are six areas of "walk on roof lights" above part of the sitting area. Where an external stair to the roof is provided at the end of the sitting area, the side into the sitting room is glazed which would allow some secondary light into the area.

Whereas the ground floor is under lit, the two relatively small rooms on the first floor level have fully glazed "french doors" opening on to the roof terrace. It is clearly envisaged that the newly created roof terrace is to be used given the ease of access from the first floor rooms as well as from the ground floor stair. The section drawing No 12-477-P-130 indicates railings along the side and the adjoining neighbouring property; although are not indicated on the proposed rear elevation drawing 12-477-P-120..

The context and relationship to the neighbouring properties on three sides is a matter of concern and it is recommended that further details are provided by the applicant.

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

Yours Sincerely  
for and on behalf of the Thorney Island Society

*PP Tom Ball*

**June A Stubbs**  
Chairman

