



Head of Development Planning
Westminster City Council
PO Box 732
Redhill
RH1 9FL

2nd August 2018

FAO: Matthew Mason

Dear Sir,

Town and Country Planning Act 1990
Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990
Land at 1-11 & 13-15 Carteret Street and 40 Broadway, London, SW1
Application reference 18/01395/FUL

I understand that clarification will be sought at next week's meeting about the intentions of Committee when it considered the above application at its July meeting. In particular clarification is being sought as to whether the Committee wanted to restrict access (save maintenance) to all of the proposed terraces which face the Queen Anne's Gate (QAG) properties or just the terrace (at second floor level) on the northern building.

The Committee's debate was framed by the issues we raised in our objection letter on behalf of residents. That letter referred to all of the terraces that faced the QAG houses as did Councillor Mitchell in his presentation and did not draw a distinction between those on the north building and those on the south.

I have now had the opportunity of listening to the recording of the committee meeting and my colleague attended the meeting as did several of the residents. We are all of the view that the clearly expressed wish of Committee Members (bar one who did not feel it was necessary to restrict access 'apart from the North building' which demonstrates that the discussion had been about all the terraces) during the debate was to restrict access to all of the terraces that face QAG and not just the northern terrace. The recording confirms this was the view expressed by members during the debate and to help you I set out below the comments (so far as we can hear them) of Members during the debate. You will see it shows they wanted to restrict access to all of the terraces and did not seek to distinguish between the northern and southern terraces. It was all terraces they were concerned with.

- Chair – I am very happy for a restriction on terraces to maintenance only (02.06.02).
- Councillor Bush – Generally think it is a bit mean not to allow people onto terraces, though I can live with that if other people think it is ok to address concerns of residents but I think it's a bit mean (02.11.20).
- Councillor Boothroyd – Overlooking, mindful it is an office. Hours quite well controlled. It is also further away than no. 50. Would have thought excessive to limit overlooking from office apart from north building which would be worth restricting (02.18.30).
- Councillor Hitchcock – About the terraces. I don't see the point of them. It's just 1 minutes' walk from St James Park. It would just serve to aggravate the residents in QAG (02.22.40).

- Councillor Gassanly – Like minded with you Chair. Easier to enforce if there is no public access to those terraces except maintenance. Just not used for people sitting out overlooking QAG houses (02.26.55).

I would be minded to approve this subject to restrictions not allowing access to the roof terraces (02.29.05).

- Councillor Freeman – I agree with most comments that have just been made (02.29.32).

I also endorse the comments about the outdoor terraces. I think that's important (02.29.52).

We believe the Committee's intention was clear. It sought a restriction on all terraces (save for maintenance) that face the QAG houses. We hope this view is endorsed when clarification is sought at next week's meeting. Doing so will protect the residents of the QAG houses from unacceptable disturbance (noise and overlooking) by office workers using the terraces which are in very close proximity to their houses.

Would you please ensure that a copy of this letter is provided to all Members of next week's Committee.

Yours faithfully,

A handwritten signature in blue ink, appearing to read 'R. Birtles', with a long horizontal stroke extending to the right.

Roger Birtles

Director