

## Planning Application 2023/5081/P - 13 Jeffreys Place. London. NW1 9PP - OBJECTION

Comments on the application from John and Priscilla Green, 4 Jeffreys Street. London NW1 9PR

There are six proposed alterations to which we **OBJECT** as follows:

### 1.0 REAR ELEVATION:

- 1.1 **Insertion of two balconies and full height glazed doors** - the applicant and his professional advisors have perhaps overlooked just how close the buildings in Jeffreys Place are to their listed neighbours in Jeffreys Street. The rear elevations are 15.8 metres apart, considerably closer than the 18 metres suggested in Camden Planning Guidance - Amenity. January 2021 Section 2 - Overlooking, Privacy and Outlook. See also attached Photograph 1.

The key message contained in Section 2 is:

*'Developments should be designed to protect the privacy of occupiers of both existing and proposed dwellings'*

*'Mitigation measures should be introduced to avoid overlooking'*

Paragraph 2.2 goes further

*'.....Interior and exterior spaces that are overlooked lack privacy, which can affect the quality of life of occupants.....roof terraces, balconies and the location of new windows should be carefully designed to avoid overlooking.'*

Paragraph 2.2 states

*'.....The places most sensitive to overlooking are typically habitable rooms and gardens at the rear of residential buildings. in existing properties directly facing the proposed (either residential or non-residential) development.'*

Paragraph 2.3 makes an important point relevant to all the listed houses in Jeffreys Street:

*'....habitable rooms are considered to be residential living rooms, bedrooms and kitchens. The area of garden nearest to the window of a habitable room is most sensitive to overlooking.'*

Camden's guidance for separation measured between balconies is a minimum distance of 18 metres - see Paragraph 2.4. Most importantly this paragraph states:

*'To ensure privacy, it is good practice to provide a minimum distance of 18m between windows of habitable rooms in **existing** properties directly facing the proposed (either residential or non-residential) development.'*

In September 2001 the owner of 12 Jeffreys Place was refused on appeal on an application to form a roof terrace at the rear of the property Appeal reference: APP/X5210/A/02/1089536. The appeal inspector had visited 8 Jeffreys Street to consider the effect of the proposal from the garden and first floor living room - following that visit, the appeals inspector writes -

*'The rear of the property faces towards the rear of the dwellings in Jeffrey's Street. The distance between these dwellings is limited at about 15 metres. The sensitivity of adjacent dwellings to overlooking was reflected in the original design of dwellings in Jeffrey's Place which had high level windows looking towards Jeffrey's Street.'*

It is apparent from this statement, that the appeal inspector appreciated that the architect for this terrace of 1970's town houses, was aware of the potential loss of privacy to the occupants of Jeffreys Street that his new development was going to cause, and had accordingly designed high level windows along the rear elevation to mitigate that. It is a great shame that a succession of architects and owners since then have lacked the original architect's sensitivity and have greatly enlarged these windows by replacing them with fully glazed doors and balconies. These alterations have over the years comprehensively destroyed the privacy previously enjoyed by the occupants of Jeffreys Street. If approved this latest application will continue the destruction.

The applicant's Design and Access Statement which also includes a Conservation Area Impact Statement makes no mention of the SPG Amenity in its list of the planning documents it has consulted when preparing these proposals.

## **1.2 Two 'Velux' style rooflights in the rear pitched roof**

Referring again to the current Camden Planning Guidance - Amenity. January 2021. This application is proposing extensive alterations to the rear elevation of this house, lowering window cills, and introducing fully glazed doors together with two roof lights. Apart from the issues of overlooking and noise, there is also increased light spillage especially from the proposed roof lights. The CPG Cl: 4.10 refers to light pollution and its impact on neighbouring properties - in this instance the listed houses in Jeffreys Street which are 15.8m from the rear of 13 Jeffreys Place. Light spillage of this type is being resisted by Camden Council as part of the 'Dark Skies' initiative. The proposed fully glazed, floor to ceiling doors will similarly radically increase the amount of artificial light spilling into neighbouring gardens and domestic properties disturbing neighbours and wildlife alike.

## **1.3 Air Source Heat Pump (ASHP)**

The planning requirement is that siting of an ASHP should not be closer to any boundary than 1.0 metre. Drawing JFR/GA/001/E clearly shows the ASHP to be considerably less than a metre away from the boundary wall and rear garden of 12 Jeffreys Place - such close proximity to the neighbouring garden will be disturbing to the owners quiet enjoyment of their garden. As has been mentioned earlier, the neighbouring properties in Jeffreys Street and Prowse Placer are very close to each other, this results in all sounds from the surrounding houses and gardens being amplified, the introduction of an ASHP even when tucked into a brick niche will add to this phenomenon.

## 2.0 FRONT ELEVATION:

### 2.1 Insertion of a front terrace at roof level

We object to the construction of an inset roof terrace on the front elevation. Whilst the alteration may not be apparent from street level, its construction will mean the destruction of the mansard roof which is a prominent architectural feature of this terrace of town houses and which should be retained. There is a major issue of loss of privacy for the occupants of houses and flats opposite. The ex-factory known as B.Barling & Co has been converted recently into six flats, plus a large penthouse on the roof, the habitable rooms of which will be overlooked by anyone standing on the proposed terrace. Similarly the offices at 9 Jeffreys Place and the house at 9 Prowse Place will also suffer from overlooking. Reference is made back to our objection to full height doors and balconies in paragraph 1.1 and Camden Planning Guidance - Amenity. January 2021 Section 2 - Overlooking, Privacy and Outlook.

16 Jeffreys Street was granted permission for a similar roof terrace in March 2015 Application Ref: 2014/7644/P - it was asserted by the applicant that no residential properties were overlooked at that time. However since that approval, the conversion of the B.Barling & Co factory into residential units has taken place in 2015/16 and a penthouse constructed on its roof in 2023. It should also be noted that the SPG states"

*'To ensure privacy, it is good practice to provide a minimum distance of 18m between windows of habitable rooms in existing properties directly facing the proposed (**either residential or non-residential**) development.'*

### 2.2 Alterations to the front door and garage doors

The eight town houses are a coherent and harmonious whole with a limited palette of materials and colours. The Jeffreys Street Conservation Area Statement states:

*'These buildings fit in comfortably with the scale and character of Prowse Place and are good examples of modern backland development providing four story buildings which succeed in being subordinate to the Georgian buildings in Jeffreys Street in terms of scale' (p10)*

They are identified specifically later in the Statement *'As buildings which make a positive contribution to the special character and appearance of the area'* p17. This application proposes major alterations to the garage and front door which would result in a totally discordant change in the existing harmonious street frontage.

### 2.3 Change of the ground floor integral garage into an entrance lobby

The alterations to the garage door and front door stem from the removal of the integral garage see 1.2 and the introduction of a bike store and enlarged entrance lobby. This change should be refused by the Council - in the original planning approval for the townhouses of the 27th April 1972 it states

*'Any other use of the garage would be prejudicial to the amenities of the residential buildings or of the area generally'*

this is as relevant now as it was then. There is no on-street parking in Jeffreys Place, and very limited on-street parking in nearby Prowse Place. The pressure for on-street parking spaces in neighbouring streets is extremely high. These town houses are almost unique in the Jeffreys Street Conservation Area in having garages, and with the growth of electric cars they are surely an asset for owners recharging their vehicles and must be retained.

We would expect the owner to have any residents on-street parking permission removed and the property formally become a car free dwelling.

END



Photograph 1

Rear of 12, 13 and 14 Jeffreys Place from the rear of 4 Jeffreys Street.

This illustrates the extremely close proximity of the rear windows at 13 Jeffreys Place to the rear of the listed Georgian houses in Jeffreys Street.