

From: Lindsay Douglas [REDACTED]
Sent: 01 March 2024 18:07
To: Planning
Subject: Attn Daren Zuk re application 2023/5081/P-13 Jeffreys Place

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Jeffreys Street Residents' Association

Response to Planning Application 2023/5081/P-13 Jeffreys Place London NW1 9PP.

The Committee of the Jeffreys Street Residents' Association has met and discussed the details of this plan. It notes and agrees with the objections of the Jeffreys Street Conservation Area Advisory Committee and has objections to the planning application for 13 Jeffreys Place that is currently under consideration.

- 1) We object that the proposed insertion of two balconies and full-height glazed doors overlooking the rear elevation of Jeffreys Street destroys privacy and the right not to be overlooked for residents on our South side. The proposed balcony viewing platforms and fully-glazed areas are only 15.8 meters from private bedrooms, which does not meet Camden's own planning guidance of 18m, and all areas of the adjacent previously secluded garden will be in full gaze.
- 2) The rear of these 1970's town houses were designed with high windows to mitigate potential loss of privacy for Jeffreys Street residents. Any further erosion of that privacy should not be tolerated. It could be seen that homes with so little privacy will not just be devalued in the housing market but will permanently affect the wellbeing, mental health and enjoyment of life of Jeffreys Street residents.
- 3) The proposed Air Source Heat Pump should not be any closer than 1 metre from the boundary wall from any adjacent property. In the position proposed it will be a noise nuisance. This is currently a quiet enclosed space where any sound that does occur is also amplified and carried by the brick elevations on both sides.
- 4) We object to the proposed destruction of the front mansard roof of 13 Jeffreys Place. It is a unifying architectural feature of this row of town houses on Jeffreys Place that contributes to the special character of the wider Conservation Area. No precedent should be set for its loss.
- 5) Similarly, proposed alterations to garage doors and the erasure and change of use of the garage area at the front elevation, cannot be supported.
 - a. Firstly, these major alterations also undermine the unity of this architectural feature. These changes, just like those proposed for the mansard roof would have wide impact in devaluing architectural integrity within the Conservation Area.
 - b. Secondly, such a proposal would be prejudicial to the amenities of the residential buildings in that it would add to the high pressure for on-street parking in the surrounding streets. Residents, even the infirm who require vehicles for mobility, already have to regularly park some streets away, such is competition for spaces. The building would have to strictly and permanently have permission for on-street parking removed. But this mobility restriction would be ableist and ageist as well as discriminating against, predominantly women, who have the responsibility of transporting babies and young children.
 - c. Following the failure to supply Jeffreys Street with electric car charging we encourage all private parking spaces to think towards the future and wider environmental goals and retain garage space in order to plan for personal electric car charging.

The Jeffreys Street Residents Association objects strongly to the proposal to attempt to increase personal monetary gain for the building developers at the expense of the mental health and wellbeing of Jeffreys Street residents, the destruction of the character of the Conservation Area and the loss of amenities for local residents.

Signed by:

Lindsay Douglas
Secretary
Jeffreys Street Residents Association

[Redacted signature]

The following people have also requested to be signatories to this objection:

Rosanna and Mark Duff

[Redacted signature]

Jake Doxat and Rebecca Pepler

[Redacted signature]

Christopher Bevis Sale and Susanna Briony Sale

[Redacted signature]

Philip Kemp

[Redacted signature]

Ralph Picken

[Redacted signature]

Paul Watkins

I am strongly in support of the objections put forward by the Jeffreys Street Residents Association to the planning application.

[Redacted signature]

Christine Hoodith

[Redacted signature]

Peter John Hodgeman

[Redacted signature]

Peter and Eileen Langworth

[Redacted signature]

Rosalind Glasgow von Daniken

[Redacted signature]