

From: Richard Cotton (Councillor)

Sent: 17 July 2024 14:50

To: Bethany Cullen

Cc: John Green; Mark Duff; Patricia Callaghan (Councillor)

Subject: FW: New Planning Application: 13 Jeffreys Place. 2024/1558/P

Dear Bethany,

PLANNING APPLICATION 2024/1558/P

I write as a local councillor for the Camden Town ward to support the objections made by John and Priscilla Green in their letter dated 15 July 2024 (see attached). Please log my objection. I reserve the right to speak in support of my objection at committee.

Sincerely,

Richard

(Cllr) Richard Cotton
Councillor for Camden Town ward

Advice Surgeries (Shared with Cllr Pat Callaghan)

1st Friday of each month from 6 pm at Castlehaven Community Centre,
23 Castlehaven Road, NW1 8RU

3rd Friday of each month from 6 pm at The Pirate Castle, 33 Oval Road,
NW1 7EA

No appointment necessary

We are all faiths and none; We are many, we are One.

PLANNING APPLICATION 2024/1558P

Comments Dated 15 July 2024

From

John and Priscilla Green

4 Jeffreys Street

NW1 9PR

OBJECTION

Please read our submission below in conjunction with our letter of OBJECTION of the 25th February 2024 to the applicant's similar proposals in their application 2023/5081/P.

The concept of an inset roof terrace - less than 18 meters from our rear bedroom windows is appalling. We are dismayed that this applicant and their architect continue to in their words 'test' how far they can push the invasion of our privacy and that of our neighbours in Jeffreys Street. The owner's desire to bring light into the proposed kitchen we can understand, and to be able to sit on a roof terrace and look around at neighbouring houses is probably very attractive - but *not* in this location. What the applicant is clearly failing to understand is that their ability to stand in the open air and look directly into our bedroom and downward into our living-room, bathroom and garden is extremely intrusive and an invasion of our privacy. I use the present tense because this is already the case with the existing second floor balconies at #12 and #14 Jeffreys Place.

The perception of intrusion is far greater if the observer is in the open air rather than behind the glass of a window and in this case looking across and down into habitable rooms. The plan form of the Jeffreys Place town houses is unusual in that it has the most frequently used rooms - kitchen and living rooms on the upper floors - in this instance at #13 JP, the proposed kitchen/dining area is being moved to the very top of the house and directly opposite the quietest rooms i.e. the bedrooms at the rear of the listed houses in Jeffreys Street. Having lived in Jeffreys Street for 25 years we know that sounds in this densely built up network of streets are accentuated and reverberate off the neighbouring buildings in Prowse Place, Jeffreys Place and Jeffreys Street - the proposed high level outside terrace to the kitchen dining area will add considerably to the disturbance we already experience.

The applicant has shown in their drawing JFR/GA/101/G that the distance from the proposed inset terrace is 18m horizontally to our rear bedroom window - in reality it will be less at 17.3m. This is particularly important as the Council's Planning Guidance on Amenity published in 2021 is clear that this is too close. In Section 2, 'Overlooking, Privacy and Outlook' it states that:

'Interior and exterior spaces that are overlooked lack privacy which can affect the quality of life of occupants'

and that 18m is a minimum distance. This is not a new building, or new estate on a constrained inner city site, it is an existing building where alterations such as those being proposed will have a considerable impact on existing residents. The applicant doesn't have to have the kitchen on the topmost floor and isn't lacking outside space - that already exists on the ground floor where the kitchen could very easily be located and would be next to an outside secluded and private dining space.

The applicant is proposing that on the first and second floors the rear high level windows are removed and replaced with floor to ceiling fully glazed double doors together with balconies. Again these are going to be highly intrusive, allowing occupants to step outside and look directly into habitable rooms - our living room, kitchen and garden opposite. In this case the distance between the balcony balustrade and our rooms is 15.8m - considerably less than Camden's planning guidance of 18.0m. When the eight town houses in Jeffreys Place were designed and approved, the design took into consideration their close proximity to the listed houses in Jeffreys Street. Accordingly rooms at the rear of the new houses were designed with high level windows to minimise overlooking and intrusion - the need for privacy has not

changed in the 50 years since they were built and remains as relevant now as it did then.

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 - directly behind #12 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 to 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.'

END

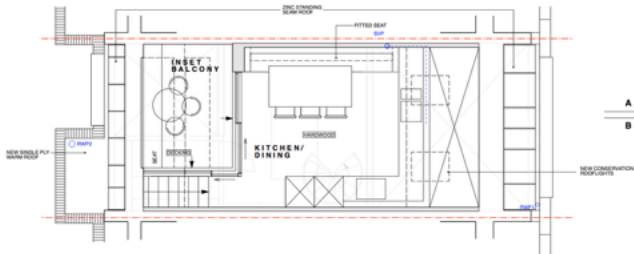
Please be aware that the Jeffreys Street CAAC has not been notified of this application.

John Green
Priscilla Green
4 Jeffreys Street
London
NW1 9PR

REAR
ELEVATION

FRONT
ELEVATION

14 JEFFREY'S PLACE
INTERIOR NOT SURVEYED



12 JEFFREY'S PLACE
INTERIOR NOT SURVEYED

REAR
ELEVATION

FRONT
ELEVATION

Lisa Shell
architects

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Registered Architect, St. Vincent & the Grenadines

REVISIONS/ ISSUE

01/10/2023
ISSUE TO CLIENT
FOR COMMENTS RPO
02/10/2023
ISSUE TO PLANNING
FOR THE APP
03/10/2023
ISSUE TO CLIENT
FOR RPO

01/10/23
ISSUE TO SOLAR & K&MP
FOR QUOTE
02/10/23
ISSUE TO CONSULTANTS & BUILDING CONTROL
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FOR APPROVAL

CONSTRUCTION KEY

NEW WALLS
DEMOLITIONS
EXISTING BLOCKWORK
EXISTING BLOCKWORK

DRAINAGE KEY

EXISTING BELOW GROUND DRAIN
ASSUMED EXISTING BELOW GROUND DRAIN
PROPOSED BELOW GROUND DRAIN
PROPOSED ABOVE GROUND DRAIN
HANDHOLE
RAINWATER PIPE
SOIL VENT PIPE

13 JEFFREY'S PLACE, NW1 SPP

THIRD FLOOR PLAN
AS PROPOSED

JFR / GA / 004 / G
1:50 @ A3

DO NOT SCALE FROM THIS DRAWING
REFER ALL DIMENSIONS TO ARCHITECT



0 1 2 3 4 5 6 7 8 9 10

