

From: <planning@camden.gov.uk>

Date: 1 October 2014 10:11:35 BDT

To: [REDACTED]

Subject: Comments on 2014/4777/P have been received by the council.

COMMENT ON PLANNING APPLICATION 2014/4777/P - REDEVELOPMENT OF GARAGES 1-3, 5-6
JEFFREYS STREET AND 29 PROWSE PLACE. NW1 9PN

This Planning Application is for the demolition of the single storey brick garages 1 - 3 and 5 - 6 Jeffrey's Street, and the redevelopment of the site into two flats and one expanded flat linked to 29 Prowse Place. Of the present six garages, three will be rebuilt and continue as garages, one becomes part of the ground floor flat to 29 Prowse Place and one remains as it is at present and not part of the redevelopment.

The proposed development is in the Jeffrey's Street Conservation Area which is described in detail in the Jeffrey's Street Conservation Area Statement 21. The Conservation Area Statement sets out to give a clear indication of the Council's approach to the preservation and enhancement of the Jeffrey's Street Conservation Area. The Council see this area as one of 'special architectural and historic interest, the character or appearance of which it is desirable to preserve or enhance'

Jeffrey's Street is one of the oldest complete streets in Camden laid out in the early 1800's and has 31 late Georgian Grade II listed buildings. The garages to be demolished are at the SW end of the street close to the junction of Kentish Town Road, Hawley Road and Camden Street and were built in the late 1970's.

This is an unacceptable proposal for the Jeffrey's Street and the broader Jeffrey's Street Conservation Area. It neither enhances or preserves Jeffrey's Street, the Jeffrey's Street Conservation Area or the local area outside of the Conservation Area for the following reasons:

- The proposed development is overbearing in its height. It does not relate to the general parapet height of the two terraces of listed houses in Jeffrey's Street and is two storeys higher than the late eighteenth listed cottages (3 - 9 Jeffrey's Street) which are directly opposite. The architects appear to have taken the height for their development from the houses in Camden Street and have ignored what is obvious to even the most casual of observers that building heights step down to three storeys above ground in Jeffrey's Street and to two storeys in Prowse Place.

- The dominant architectural style of the Jeffreys Street Conservation Area and in particular of Jeffreys Street itself is of brick built, flat fronted houses with parapets and partially hidden slated roofs. Gable fronts are in a minority in the Conservation Area and in several examples are domestic conversions from commercial buildings. Where gables exist in the street they are generally shallower than those being proposed and in the case of 29 Prowse Place an unfortunate suburban anomaly.

- The proposed development unacceptably extends beyond the main building line of the south-west terrace of Jeffrey's Street (10 Prowse Place and 4 - 30 Jeffreys Street) by 1.0m on the ground floor and by 1.5m on the upper floors. The architects justify this extension beyond the main building line of Jeffrey's Street by using the flank wall of 174 Camden Street as their guide - however this is a single storey lean-to entrance and not the main structure which observes the main building line of Jeffrey's Street. Any new development should continue to respect the existing main building line of the street.

- The proposal to build a three storey flank wall along Prowse Place will completely dwarf 25 - 29 which are essentially two storey houses. The junction of Prowse Place and Jeffrey's Street will be dominated by two three storey walls 5.8m apart which at times will be an unacceptable wind tunnel.

- The setting and outlook of listed buildings - particularly domestic buildings is very important and needs to be carefully considered. For example the view from 3 - 9 Jeffrey's Street into the canyon like entrance to Prowse Place, the extremely odd gap between the new houses above the remaining garage and onto the gable end of 29 Prowse Place and the overall excessive height of the development.

- A serious flaw in this development is the failure by the developer to secure ownership of garage 4. This will remain as it is and on the existing building line. As a consequence the recess would become an ideal spot for hidden urinating and defecating which is already an every day occurrence in the concealed corner by garage 1 and the rear garden wall of 174 Camden Street. The architects have attempted to justify the failure to incorporate garage 4 into the development by suggesting that it is a reflection of the architectural style of the two semi-detached villas opposite (3 - 9 Jeffrey's Street) - this is absurd as it does no such thing.

- The projecting bays on the first and second floors are an alien architectural feature in the street and in the wider Conservation Area.

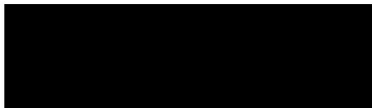
This development if approved would be a major architectural disaster for Jeffrey's Street and for the surrounding Jeffrey's Street Conservation Area. The present garages do not enhance the the Conservation Area or Jeffrey's Street and this is acknowledged in the Conservation Area Statement - it says - 'a row of shabby graffiti-ridden single storey garages opposite 1-5 detracts from the overall appearance of the street' - the graffiti has gone thanks to the efforts of the residents, however the garages whilst now considerably improved in appearance do not enhance the street and a thoughtful redevelopment of all the garages and of a modest height would be welcome - this emphatically is not it.

Finally from the Jeffrey's Street Conservation Area Statement - Paragraph JS17 ' New development should be seen as an opportunity to enhance the Conservation Area. All development should respect existing features such as building lines, elevation design, and where appropriate, architectural characteristics, detailing, profile and materials of adjoining buildings. The development being proposed for this site, fails everyone of these key guidelines and should be refused.

John Green

4 Jeffrey's Street. NW1 9PR

Comments made by John Green of 4 Jeffrey's Street, Camden, London



Preferred Method of Contact is Email

Comment Type is Comments made-Email (personal)

Consultation Response (30/09/2014): Peter Langworth - 16 Jeffreys St

1. Neither the Jeffreys St Association nor Jeffreys St Conservation Committee (CAAC) have been consulted on this proposal. This is an abuse of proper procedures.

2. Conservation Area developments are required to enhance or preserve the conservation area. This development is out of sympathy with a Georgian St so does neither. It is possible to design a modern building to be worthy of the street, this is not it.

3. The height is unacceptable compared to Jeffreys St and compared to the listed houses opposite 3-7. It will block sunlight on the street and on to 3-7 from the south. It would also dominate the approach/hide the view of Jeffreys St from the junction with Kentish Town Road.

4. The proposal is fundamentally flawed in the middle. Leaving the garage No.4 makes a very odd gap and will create a nasty corner for fly-tipping and defacing, already a problem and Council expense here.

5. Design: the projecting bays/balconies are very crude & obtrusive & not in character with the street

6. The roofing & facing of copper bronze will look stark and are not in character with the street. Low level bare facings will attract defacement and graffiti.

7. The view from Prowse Place is very stark and obtrusive The curved wall is not in character. The height is also over-dominant for that corner of Prowse Place with high walls far above the level of houses in Prowse Place.

8. A good sympathetic development would be welcome to replace the garages

From: <planning@camden.gov.uk>

Date: 25 September 2014 13:05:46 BDT

To: 

Subject: Comments on 2014/4777/P have been received by the council.

Although I would welcome the modern redevelopment of these unsightly garages, at present a focus for litter and street urination, I am concerned that these proposals are extremely unsympathetic to the subtlety and fine detailing of the listed terraces in Jeffreys Street. They are also at least one storey too high and out of scale with the rest of the street and with much of Prowse Place, particularly Nos 29 and 10 which abut the garages.

Comments made by Priscilla Green of 4 Jeffreys St



Preferred Method of Contact is Post

Comment Type is Objection-Email (personal)