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**GARAGES 1-3, 5-6 JEFFREYS STREET AND 29 PROWSE PLACE. NW1
9PN**

The garages are at the southern end of Jefferys Street, at its junction with Kentish Town Road, Hawley Road and Camden Street. The proposed development is within Jeffreys Conservation Area. The garages are described as an 'opportunity site' in the Jefferys Street Conservation Area Statement

No application for demolition within the Conservation Area is to be found at Camden's web site

However, the proposal is not for full demolition, only for 5 of the six. This is entirely unsatisfactory, as it leaves one in the middle. At present, the six garages together have an integrity in uniformity of style and purpose, even if different from the Georgian and Victorian surroundings. Leaving one is unacceptable. Demolition of part of the block should be refused.

The Design Statement gives no detailed attention to the 200-year history of the street and adjacent developments within the Conservation Area, The proposal for new building is unacceptable on many grounds.

- The proposal is too high, with massing. Adjacent Georgian house have two and three storeys - the development proposes four storeys.
- The design is unsympathetic to the adjacent Georgian houses, which have ground floor front doors and windows - the development proposes blank walls.
- The projecting bays on the first and second floors are not characteristic of other housing within the Conservation Area.

- The adjacent houses have either parapets hiding guttered pitched roofs - the development proposes steep highly visible roofs, to incorporate an extra floor - in a style quite unlike other 'dormer' windows in roofs.
- The proposal for a wall along Prowse Place will be overbearing for nos. 25 - 29, which are two storey houses.
- The proposal extends the front line of the garages forwards into their forecourts, and indeed beyond the line of the adjacent Georgian houses. This loses light and space to pedestrians in this historic road.
- The gap at garage 4 makes a worrisome space with considerable potential for social misconduct (the site is close to Camden Town).

The proposal is for a building that would seriously damage this historic 200-year old street, and should be refused.

Mark McCarthy

Chair, South Kentish Town CAAC