

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/4777/P	Roland Denning	3 Jeffreys Street London NW1 9PS	14/11/2014 17:48:36	OBJ	Very simply, Jeffreys Street is a Conservation Area predominantly made up of Grade II listed Georgian terraced houses. This development would be invasive and dominating and completely out of character with the street.

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2014/4777/P	Ralph Picken and Harold Bush-Howard	15 Jeffreys Street	15/11/2014 17:52:48	NOBJ	<p>We have already commented on the first set of drawings provided with the planning application. In our first comments we stated that we had no objection to the redevelopment. Many of our comments remain the same, and we do not propose to reiterate them all again.</p> <p>The revised drawings have been prepared with a sensitivity to the original height, so that the height of the redevelopment is no higher than the properties in the terraces in 4-28 Jeffreys Street and 9-33 Jeffreys Street.</p> <p>As we have already stated the six garages in Jeffreys Street have no architectural merit, and are an eyesore, and as they get older, with asbestos roofs they may well become an environmental hazard. We have also observed that the area around garages 1 and 2 is used as an ad-hoc urinal by passers by and also a fly tip area notwithstanding the Camden signage.</p> <p>So we start from the premise that it would be in the best interests of the Conservation Area that there is a redevelopment of this site.</p> <p>Everyone is able to read the Conservation Area statement. But we reiterate the statement on page 9: "A row of shabby, graffiti-ridden single story garages opposite Nos. 1-5 detracts from the overall appearance of the street..."</p> <p>On page 12 there is a specific statement about how the garages detract from the character of the area.</p> <p>The proposed development is intended to address this eyesore. Even in a Conservation Area residents have to accept that architecturally the area has to move on, and it would not be sensible to create a Quinlan Terry pastiche for that site.</p> <p>As the Conservation Area contains a number of properties built not in the same style as the Jeffreys Street terraces, namely Philia House at the end of the street, and numbers 30, 35 and 37 Jeffreys Street, the terraced houses in Jeffreys Place, and the pair of houses in Prowse Place, and also the inelegant houses that face Royal College Street, a modern sensitive development can only enhance the Conservation Area. The Conservation Area statement states that "this part of the Conservation Area appears run down and the buildings are in need of sensitive restoration and regeneration...". Page 15 makes a specific statement about how the Royal College Street shopfronts detract from the character of the area.</p> <p>Page 21 of the Conservation Area statement states that "The Council supports good new design, where the quality of the development enhances the Conservation Area.</p> <p>We are of the opinion that that the proposed development, in its revised form, enhances the Conservation Area and therefore support the planning application.</p>