

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/4777/P	Andrew Gemmell	Andrew Gemmell 3 Ivor Street NW1 9PL	29/09/2014 08:58:18	OBJ	I object to the application 2014/4777/P as it is completely out of style with Jeffrey's Street which is Georgian and within a conservation area. The proposals are too high and dwarf the terraced houses opposite and indeed higher than any house in Jeffrey's Street and the adjoining two story dwellings in Prowse Place. It is a classic case of over development on a small site. In addition, the fact the developer doesn't even control the entire site produces a ridiculous design and leave and empty space that will encourage anti-social behaviour and drug dealing. The existing garages are of no architectural merit and residents would welcome a design that was more appropriate and to the location.
2014/4777/P	Martyn Goddard	5 Ivor Street London NW19PL	29/09/2014 08:08:23	COMMEM AIL	I object to the application 2014/4777/P as it is totally out of style with Jeffrey's Street which is Georgian and within a conservation area. The design is too large and too high dwarfing the terraced houses opposite and indeed higher than any house in Jeffrey's Street not to mention the effect on the small two story dwellings in Prowse Place the development will overshadow!. It is a classic case of over development on a small site. In addition the fact the developer doesn't even control the entire site produces a fractured design and the empty space resulting will create a dead space that could be used for rubbish collection or worse drug dealing. The existing garages are of no architectural merit and residents work to keep them free of graffiti. A design that was more appropriate and to scale for the site and harmonious with the historic existing facades would be acceptable.

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2014/4777/P	Tom Walker	12 Jeffrey's Street	18/09/2014 14:48:38	COMMNT	<p>Hello,</p> <p>Firstly, as a resident of Jeffrey's Street I should have been consulted directly about these proposals- we've not received any information about this proposal at all and have only found out by chance. Surely the council should write to local residents directly about this?</p> <p>I strongly oppose this development. This proposal would cause significant harm to the character of Jeffrey's street which is not only a conservation area but has a Grade 2 listed terrace within it.</p> <p>The proposal is the laziest, most cynical architecture imaginable.</p> <p>The prominent pitched roof is absurd and insulting and takes the building line way over the listed terrace at 2-20 Jeffrey's street.</p> <p>The current buildings on site are single story and, whilst of no particular significant, balance the street much better. This is, in effect a two story extension.</p> <p>The proposed materials (aluminium windows, bronze facade, white render) aren't at all in keeping with the conservation area statement, and will stick out like a sore thumb.</p> <p>Parking is at a premium on the street and this development will clearly put more pressure on that, not to mention additional pressure on local services.</p> <p>Furthermore, Jeffrey's street is a one way street with the only vehicular access from Prowse place, a narrow cobbled street - there would be no possibility of getting construction traffic down there.</p> <p>There is no affordable housing proposed in this development and it will, thus, be of no benefit whatsoever to the local community.</p> <p>This is a deeply flawed proposal purely motivated by the greed of the developer which would indelibly harm the character of the street, one of the most civilised in Camden, whilst bringing no benefit whatsoever.</p>
2014/4777/P	Priscilla Green	4 Jeffreys St	25/09/2014 13:05:46	OBJEMPER	<p>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.</p>

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2014/4777/P	Kathryn Gemmell	3 Ivor Street Camden Town NW1 9PL	29/09/2014 08:52:12	OBJ	<p>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 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"</p> <p>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:</p> <ul style="list-style-type: none"> - 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 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. Where gables exist in the street they are generally shallower than those being proposed. - 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 building line of the street. - The proposal to build a 3-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 may form 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 anti-social behavior and drug dealing. 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.

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A thoughtful redevelopment would be welcome - this emphatically is not it.

We urge you to reject this application for the above reasons.
