

31 Jeffreys Street
London
NW1 9PS
22 November 2014

Camden Planning Department
Town Hall
Judd Street
London
WC1H 8ND

Re: REVISED PLANNING APPLICATION 2014/4777/P - REDEVELOPMENT OF GARAGES 1-3, 5-6 JEFFREYS STREET AND 29 PROWSE PLACE. NW1

To whom it concerns,

0. Summary

- 0.1 We are responding as the owners of 31 Jeffreys Street NW1 9PS.
- 0.2 We object to the proposed development laid out in the revised planning application 2014/4777P and ask that it be rejected for the reasons laid out within.

1. Character of the Proposed Development

- 1.1 The proposed development falls within the Jeffreys Street Conservation Area, the details of which can be found in "Jeffreys Street Conservation Area Statement 21" (JSCAS 21), which describes the area as one of "special architectural and historic interest, the character or appearance of which it is desirable to preserve or enhance".
- 1.2 We acknowledge the comments in JSCAS21 citing the Garages 1-6 Jeffreys Street as detracting from the character of the area. We also note that from the 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.*"
- 1.3 We do not consider that the styling of the proposed development achieves the aims set out in 1.2 above.
 - 1.3.1 The buildings on the opposite side of the street to the proposed development (3-9 Jeffreys Street) are two storied and the proposed development is three storied and thus of significantly greater height.
 - 1.3.2 The proposed development leaves Garage 4 in situ and as such a material component of the detraction to the Conservation Area cited in JSCAS 21 will remain.

1.3.2.1 We note that the proposed development cites that the forms of the two new properties linked by Garage 4 “echo the buildings across the road at 3-7 Jeffreys Street which are of a mirrored villa typology separated by a lower linked block”

1.3.2.2 In response to the above, we would note that the lower linked block between 3-7 Jeffreys Street is in keeping with style of the blocks either side as it was constructed contemporaneously and utilises the same materials as the blocks either side. The proposed development consists of a lower linked tier constructed in the early part of the fourth quarter of the 20th century between 2 buildings of the style of the second decade of the 21st century and whose proposed usage is materially different from that of either side.

1.3.3 The planning application indicates that the front of the proposed development extends beyond the line of the existing terrace and beyond the frontage of Garage 4. Such a proposal raises two

1.3.3.1 The appearance of Jeffreys Street will be materially altered in respect of the view down the terrace from the Royal College Street end and does not respect the building lines of the rest of the street.

1.3.3.2 The Prowse Place end of the street is close to the Kentish Town Road. Kentish Town Road attracts significant footfall late at night and in the early hours of the morning, as a result of its proximity to the amenities of Camden Town and Kentish Town. The resulting recessing of Garage 4 we believe poses a material risk of that recess being used as an area for urination and defecation.

1.3.4 The projection of the first and second floor flats beyond the baseline of the development, is out of place in a street of predominantly flat fronted houses.

Conclusion

2.1 We would ask Camden Council to note that as the legal owners of a property in Jeffreys Street are not averse to the principle of development in the street and believe that the site of the proposed development offers a substantial opportunity for a suitably sympathetic development to enhance the characteristic of the conservation area, for example:

2.1.1 Construction of a two storied building or buildings across the site of Garages 1-6 (without interruption) sympathetic and respectful to the Georgian style of the rest of the terraces of Jeffreys Street and one whose frontage is consistent with the remainder of the terrace, would enhance the character of the street. Such a proposal we believe be consistent with the aims of JS 17, cited in paragraph 1.2 above.

2.2 The proposed development as laid out in revised planning application 2014/4777P is not consistent with the aims cited in JS 17 cited in paragraph 1.2 above for the reasons stated and we ask that the proposal is rejected.

2.3 We are happy to discuss this response further with you informally, or appear at a formal hearing.

Yours faithfully.

Ed and Sarah Jenkins
31 Jeffreys Street