

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/0232/P	Kathryn Gemmell	3 Ivor Street NW1 9PL	22/01/2015 14:51:21	OBJ	<p>7-8 Jeffrey's Place NW1 9PP should not be allowed to be changed to residential use. This road has always had workspace within the buildings and recent applications had required the development to retain workspace within the building.</p> <p>Camden is loosing significant amounts of office and work space and this is yet another developer trying to take advantage of high residential prices.</p> <p>They state that there is a daily refuse/recycling collection. That is false. As you will be aware the waste and recycling is collected weekly at this time. They have made no provision for the storage of waste within the building.</p> <p>There are no Mayor of London cycle docking stations opposite the building. Kentish Town tube is 15mins walking.</p> <p>There is no proposed rear elevation submitted and we believe there will be an issue of overlooking a number of properties to the rear.</p> <p>If you were to allow this application we would seek a condition of the planning approval that rear and rear side windows be obscured and no access to the roof allowed.</p>
2015/0232/P	Martyn Goddard	5 Ivor Street London NW19PL	21/01/2015 16:58:31	COMMEM AIL	<p>The application shows no improvements to the plans rejected recently. The applicant keeps stating there is collections of rubbish and recycling daily which is not the case. The design fails to provide space for services and storage of the occupants. I also think the reduction of small office space in the area effects the availability for small businesses and employment. Over the last few years many of the B1 spaces in the area have been converted to flats putting a strain on local services.</p>

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2015/0232/P	Patricia Evans	14 Jeffrey's Place NW1 9PP	21/01/2015 20:09:34	INT	<p>To Olivier Nelson 5142 5142 West Area Team</p> <p>Reference: Planning Application - 2015/0232/P 7-8 Jeffrey"s Place London NW1 9PP</p>

As residents of Jeffrey's Place we strongly object to the amended proposal above.

We ask Camden Council to refuse permission for this change of use. The infrastructure of a small mews like Jeffrey's Place will not support more residential properties. There is insufficient space for cars to pass, no parking or storage, additional traffic will be dangerous as children play ball games in safety here now, as well as noisy and polluting, therefore contributing to already poor air quality.

Specifically we object to the proposed conversion of the B1 offices at 7-8 Jeffrey's Place to residential use on the following grounds

- Loss of light and the privacy of neighbours – Jeffrey's Place windows overlook those opposite and residential usage will seriously contribute to loss of privacy through being overlooked at all times.
- The impact of new uses of buildings or of land - The amenity of Jeffrey's Place hinges on its mixed use combining commercial and residential use in a cobbled mews. The conversion of this building to residential use would destroy that amenity (contrary to the claim of clause 3.5 of the Design and Access statement accompanying the application)
- Noise from new uses will seriously affect the quiet enjoyment of the current amenity of the mews, where houses are built at the road's edge, and any additional vehicle traffic will impede sleep at night.
- The impact of development on traffic parking and road safety: children make use of the street at weekends and in evenings in the summer when in particular young children from neighbouring streets met to play ball games. Additional vehicular traffic will destroy this amenity. Also there is a narrow passage for vehicles that will be dangerously congested if the density is increased and there is no room for residents' parking.
- Access for disabled people will be further impeded by additional traffic and lack of proximate parking.
- The impact of new uses of buildings will also have a serious deleterious effect on increased and unmanaged waste disposal (already a problem in the other leg of Jeffrey's Place where dumping is an on-going issue that the Council cannot manage). Waste collection is weekly, and if residents (in the proposed development) do not have rubbish storage space they will dump it on the street attracting

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foxes, rats, cats, and of course spreading the mess everywhere.

- In addition we support and echo the issues raised by our neighbours below:
- Camden needs places for people to work as well as reside (as set out in Development Policy DP 13). This building remains has been busy and fully occupied in the past 20 years.
- The proposer offers no evidence that (to quote DP13 clause 13.5) “there is no realistic prospect of demand to use the site for employment use”.
- The proposer offers no retention of business space as would be required by DP 13 clause 13.6
- Clause 3.2 of the Design and Access statement claims this is a permitted development under “the Town and country Planning Order” yet Camden Council direction made under Article 4(1) dated 7th October 2014 shows this building in Area 1 should not be a permitted development.

We trust the council will refuse this application

Baz Bamigboye & Patricia Evans

21 January 2015

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/0232/P	Geoff Stevens	18 Jeffreys Place	21/01/2015 10:49:38	OBJ	<p>I am astonished this application has been resubmitted essentially unchanged since its refusal just a few weeks ago. I urge Camden Council to continue to refuse permission for this speculative development by City and Provincial Properties. It removes what the Borough needs; commercial spaces for people to find employment and replaces it with yet more residential property burdening the existing overstretched infrastructure. Its single change from the refused application is derisory; addition of one cycle space per unit.</p> <p>I object to the proposed conversion of the B1 offices at 7-8 Jeffrey’s Place to residential use on the following grounds</p> <ul style="list-style-type: none"> • The amenity of Jeffrey’s Place hinges on its mixed use combining commercial and residential use in a cobbled mews. The conversion of this building to residential use would destroy that amenity (contrary to the claim of clause 3.5 of the Design and Access statement accompanying the application) • Camden needs places for people to work as well as reside (as set out in Development Policy DP 13). This building remains has been busy and fully occupied in the past 20 years. Only now is the owner terminating leases, displacing current tenants and apparently making no effort to offer the premises for future commercial use. This remains a viable commercial property which is being exploited for developer gain at the expense of local employment. • The proposer offers no evidence that (to quote DP13 clause 13.5) “there is no realistic prospect of demand to use the site for employment use”. Far from 2 years of failed marketing, this building has been in continuous commercial use for over 2 years • The proposer offers no retention of business space as would be required by DP 13 clause 13.6 • Clause 3.2 of the Design and Access statement claims this is a permitted development under “the Town and country Planning Order” yet Camden Council direction made under Article 4(1) dated 7th October 2014 shows this building in Area 1 should not be a permitted development. This application appears as a hasty attempt to establish development rights simply to raise the sale value of the site. • Clause 3.4 states that access is by foot but this will clearly not be acceptable to the proposed residents who will want to unload vehicles (CAF is in operation 7 days a week) and park in the already limited resident’s parking spaces. The council should not allow future residents to apply for parking permits nor park to block access to the existing garages in Jeffrey’s Place. • Clause 3.5 states there will be no increase in the building massing. The council should stipulate that the flat roof may not be used as roof terraces and that no application for an additional floor will be considered • Clause 3.8 states there is daily waste collection which is incorrect (there is a weekly residential collection). The failure to make adequate refuse provision would turn Jeffrey’s Place into a site of permanent litter and discarded waste. <p style="text-align: center;">I hope the council will refuse this application</p>

2015/0232/P	Geoff Stevens	18 Jeffreys Place	21/01/2015 10:49:32	OBJ
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Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/0232/P	Andrew Gemmell	3 Ivor Street NW1 9PL	22/01/2015 14:52:20	OBJ	<p>7-8 Jeffrey's Place NW1 9PP should not be allowed to be changed to residential use. This road has always had workspace within the buildings and recent applications had required the development to retain workspace within the building.</p> <p>Camden is loosing significant amounts of office and work space and this is yet another developer trying to take advantage of high residential prices.</p> <p>They state that there is a daily refuse/recycling collection. That is false. As you will be aware the waste and recycling is collected weekly at this time. They have made no provision for the storage of waste within the building.</p> <p>There are no Mayor of London cycle docking stations opposite the building. Kentish Town tube is 15mins walking.</p> <p>There is no proposed rear elevation submitted and we believe there will be an issue of overlooking a number of properties to the rear.</p> <p>If you were to allow this application we would seek a condition of the planning approval that rear and rear side windows be obscured and no access to the roof allowed.</p>
