

Olivier Nelson  
5 Pancras Square, London N1C 4AG  
020 7974 4444 ext 5142

29/Nov 2014


Reference:  
**Planning Application - 2014/6648/P 7-8 Jeffrey's Place London NW1 9PP**

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

- 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 busy and apparently fully occupied by offices so it is in demand.
- 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 since I moved opposite in 1994
- 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 7<sup>th</sup> 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 (refuse from 3 Jeffrey's Place illustrates the potential from such residences)

I hope the council will **refuse** this application

Mr. & Mrs. Y K SATO  
15 Jeffreys Place.  
London NW1 9PP



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Yours sincerely

Trish Evans & Baz Bamigboye  
14 Jeffrey's Place  
NW1 9PP  
28 November 2014