

Objection

The design statement says that Camden officers, in pre-ap advice, said ‘the proposed extension ...is likely to be considered acceptable’. We disagree.

1. **Under CP 25**, Camden will “only permit development within conservation areas that preserves and enhances the character and appearance of the area”.

The design statement does not describe the conservation area. Camden’s planning guidance has heightened salience within a conservation area. Preserving heritage is a material planning interest.

Jeffreys Conservation Area has buildings from the early nineteenth century, often two-storey. The opposite side of Jeffreys Place has a three-storey modern row.



7/8 Jeffreys Place was a factory used as part of the works of Hilger scientific instruments (with their headquarters nearby at 24 Rochester Place). It is of plain brick, since painted, and a flat roof. It is clearly different from surrounding properties: those directly adjacent are two-storey, and have lower floor heights. The building already stands out from the urban grain: there are no grounds for accepting an additional penthouse suite of new height and style.

2. **CPG 1 Design** gives the reasons for refusing a roof extension

- an adverse affect on the skyline, the appearance of the building or the surrounding street scene:
- buildings already higher than neighbouring properties where an additional storey would add significantly to the bulk or unbalance the architectural composition;
- building is designed as a complete composition where its architectural style would be undermined by any addition at roof level;

The existing building already forms a significant presence on the skyline



Views of 7/8 Jeffreys Place from Prowse Place (southwest) and Ivor Street (southeast)

The proposed roof extension will create excessive visual impact, as can be seen in the application's own drawings



This impact is to all neighbours as well as from the street from several sides

3. Under DP26, Camden seeks to manage the impact of development on occupiers and neighbours.

This includes

a) visual privacy and overlooking: A fourth floor, above all other buildings, will create visual intrusion of the whole neighbourhood.

b) overshadowing and outlook: It will increase overshadowing and outlook on the premises opposite side of the street, which – though new – have restrained height in accordance with the surroundings.

c) sunlight, daylight and artificial light levels: No sunlight or daylight assessment has been made

4. Camden's CS6 sets out housing objectives.

For 7/8 Jeffreys Place, prior approval of change of use from B1 to C3 was given through the national legislation. But Camden has now approved policies against office conversion, and has approved Article 4 exemption. Housing targets are being met already across the borough: there are no pressing social grounds for this roof pent-house in addition to the conversion.