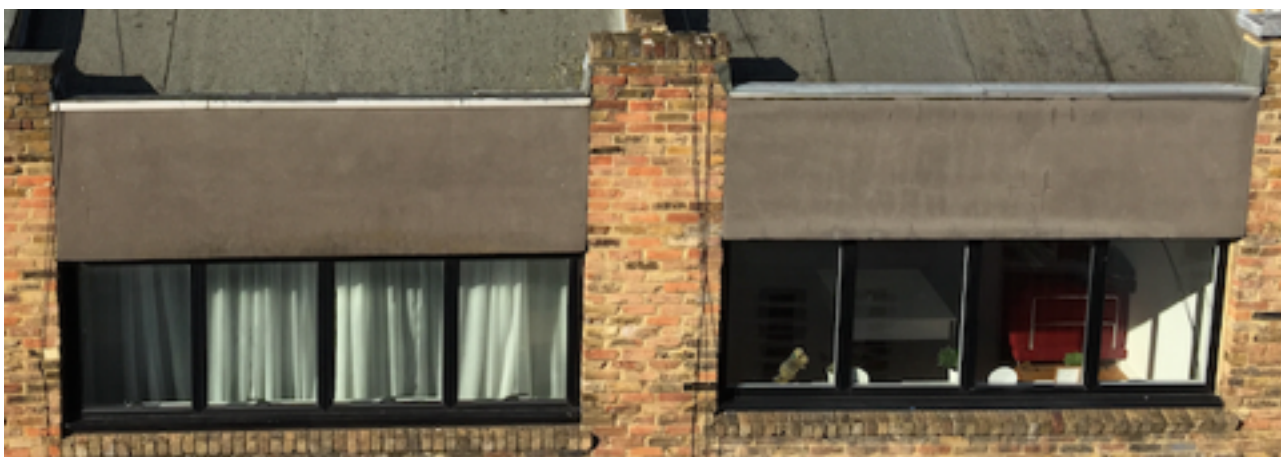


Comments on Application 2015/4920/P

Application 2015/4920/P seeks to raise further the roof of what is already the highest building within the Jeffreys Street Conservation area. Clause 5.8 of CPG1 states that addition to a roof is unacceptable on “Buildings already higher than neighbouring properties where an additional storey would add significantly to the bulk or unbalance the architectural composition”. The aerial photograph of the site in the Design and Access Statement shows 7-8 Jeffreys Place already dominates the buildings it surrounds, indeed the conservation statement notes "No. 7/8 is out of scale and character with the surrounding area". The application should be refused because it exacerbates this imbalance by adding further to the bulk of the existing structure.

Apparently pre-application advice was sought from council officers but this advice appears based on misguided principles. The view from street level (in a narrow mews) cannot be a sensible criterion to judge if the proposed additional storey will be hidden. The proposed extra floor will be very evident from the first and second floor windows of the opposite terrace (12-19 Jeffreys Place) from the rear windows of houses on Ivor Street and from the Prowse Place and Jeffreys Street approaches.

Clause 5.25 of CPG1 requires that a terrace at roof level “should not result in overlooking of habitable rooms of adjacent properties”. The attached photograph taken from the position of the proposed terrace demonstrates the extent of overlooking.



The temptation for an Estate Agent to market the proposed “penthouse” flat with a panoramic terrace is unlikely to be resisted just because there is a sedum roof. It means only residents of neighbouring buildings who choose to live behind drawn blinds will be free from visual intrusion.

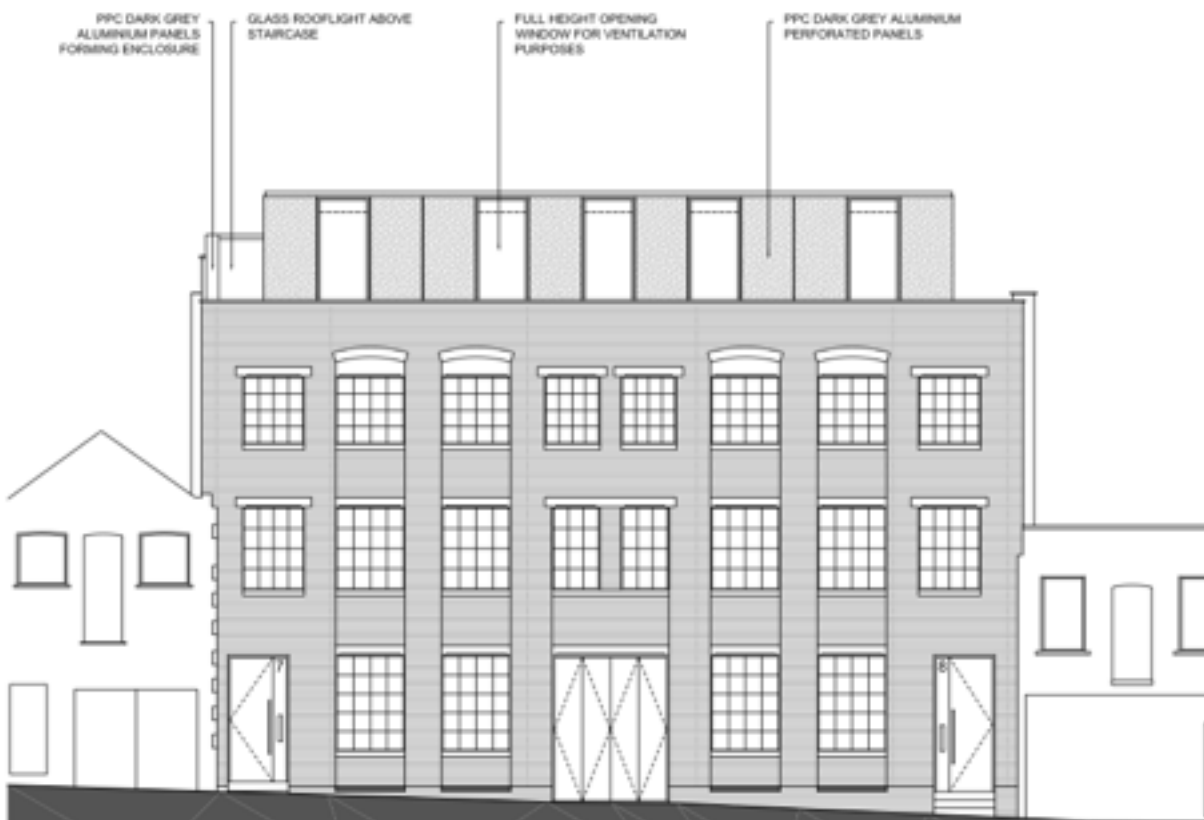
If the environmental benefits of a green roof were a serious consideration, the large expanse of new roof would also be designed as sedum. It seems clear the proposal to restrict sedum to the narrow strip at existing roof level is a fig leaf to disguise the intention to offer a panoramic terrace.

The proposed additional floor will impact the light available to the existing terrace 12-19 Jeffreys Place as shown on the attached photograph taken midday in Summer when the sun is high.



The shadow of the existing building is apparent and it is evident that an additional storey will put the first floor of these properties in year round shadow. These buildings, described in the conservation statement as “ good examples of backland development...which succeed in being subordinate to the the Georgian Buildings in Jeffrey’s Street” will suffer permanent loss of amenity if the “out of scale” insubordinate roof development at 7/8 Jeffreys Place is permitted.

The aesthetic impact of the proposed extension is clear from the elevation drawings



The scale and positioning of the fenestration to the proposed additional storey is completely out of keeping with the existing facade and far from enhancing the conservation area, degrades the neighbouring structures which remain authentic nineteenth century artisan buildings in London Stock featuring gables and hoists. 7/8 Jeffreys Place if stripped to its original red brick and topped with an additional storey in modern glass and aluminium will become an eyesore detracting from the quality of the conservation area.

On the grounds of scale, intrusive overlooking of existing buildings, loss of light to existing buildings and negative impact on the building stock of the Jeffreys Street conservation area, I hope the Council will reject this application