

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/4920/P	Martyn Goddard	5 Ivor Street London NW1 9PL	15/09/2015 18:17:38	INT	<p>I strongly object to the plan to construct an extra story to 7-8 Jeffrey's Place.</p> <p>The increase in height and bulk is totally out of place in the conservation area and indeed so is the the modern design, just dropped on the the existing period warehouse / factory.</p> <p>There is also the impact on storage space within the original design for 6 flats, an extra flat will need extra space for waste and recycling bins .</p> <p>The increase in height will shade the 3 story houses on the North side of Jeffrey's Place and the houses behind the property in Ivor street will be overlooked.</p> <p>This late application to increase the size of the development should be rejected.</p> <p>Yours Faithfully Martyn Goddard</p>

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2015/4920/P	North Camden Town NF Steering Group	c/o 3 Ivor Street NW1 9PL	15/09/2015 15:03:54	OBJ	<p>1. Under CP 25, Camden will “only permit development within conservation areas that preserves and enhances the character and appearance of the area”.</p> <p>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. The adjacent buildings are two-storey and the buildings along Prowse Place are two-story. The existing building is already significantly higher than those around it so an additional storey will be a significant negative impact.</p> <p>2. CPG 1 Design gives the reasons for refusing a roof extension</p> <ul style="list-style-type: none"> <li>• an adverse affect on the skyline, the appearance of the building or the surrounding street scene;</li> <li>• buildings already higher than neighbouring properties where an additional storey would add significantly to the bulk or unbalance the architectural composition;</li> <li>• building is designed as a complete composition where its architectural style would be undermined by any addition at roof level;</li> </ul> <p>The proposals clearly add significant bulk and cause harm to the views of the listed cottages at the junctions of Ivor Street and Prowse Place.</p> <p>3. Under DP26, Camden seeks to manage the impact of development on occupiers and neighbours. This includes</p> <ul style="list-style-type: none"> <li>a) visual privacy and overlooking: A fourth floor, above all other buildings, will create visual intrusion of the whole neighbourhood.</li> <li>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.</li> <li>c) sunlight, daylight and artificial light levels: No sunlight or daylight assessment has been made</li> </ul> <p>The properties opposite have the living space on the upper floor and this proposed additional story is likely to impact their daylight particularly in the winter months.</p> <p>An additional storey to this building providing a single 2-bed penthouse will not assist Camden housing issues in anyway. This proposal is clearly for financial gain by a freeholder who has no regard for the surrounding area or neighbours.</p> <p>I urge you to reject this application.</p>

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2015/4920/P	Geoff Stevens	18 Jeffreys Place London NW1 9PP	15/09/2015 20:53:23	OBJNOT	<p>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.</p> <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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>

The shadow of the existing building is apparent and its is evident that an additional storey will put the

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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.

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