

Mr Johnstone, 16 Jeffreys Place

I would ask that application 2015/4920/P is refused by the planning department.

The proposed single storey roof extension, 7m inset terrace and further 1.5m sedum terrace with full door access to both sides, as this would result in the unreasonable overlooking of all neighbouring properties, to the detriment of the amenities of the these properties.

The 1.5m set back is shown not to be sufficient to prevent overbearing of the neighbouring buildings.

The set back to the extension would not minimise any overlooking to neighbouring properties on Jeffrey's Place or prevent harm to the rear gardens of No 10, 9 & 8 Ivor Street.

I understand this would therefore be contrary to policy EN27 of the emerging Unitary Development Plan (Deposit Draft) regarding the protection of neighbouring amenity and development standard DS5 on minimum distance between properties to protect overlooking.
(Also Contrary to policy EN19 of the London borough of Camden Unitary Development Plan 2000)

A condition to prevent use of the sedum area as a terrace is unlikely to be enforceable.

Specific issues

1. Detriment of the amenities and privacy of all properties on Jeffrey's Place, Ivor Street and Prowse Place due to the unreasonable overlooking of these properties for the benefit of the proposed flat.
2. Loss of direct sunlight and general light into the windows of all properties on Jeffrey's Place, as all south facing windows to the front of these houses will be placed into additional shade for longer periods to their detriment.
3. Loss of privacy due to the overbearing views, loss of south facing light as well as direct sun to 16 Jeffrey's Place approved planning application 2014/7644/P. This outdoor terrace with full glazed windows will be completely overlooked from inside the proposed set back extension to the detriment of 16 Jeffrey's Place. (see photo and elevation on next page).
4. The additional bulk (particularly as the extension is to the south of all Jeffrey's Place properties) will be oppressive in an already narrow enclosed street.. even when perceived obliquely.

Planning history:

All applications over many years for both balconies and a roof terrace to properties on Jeffrey's Place, have been refused by planning and also on appeal, due to "unreasonable overlooking of neighbouring properties, to the detriment of the amenities of the occupiers of those premises".

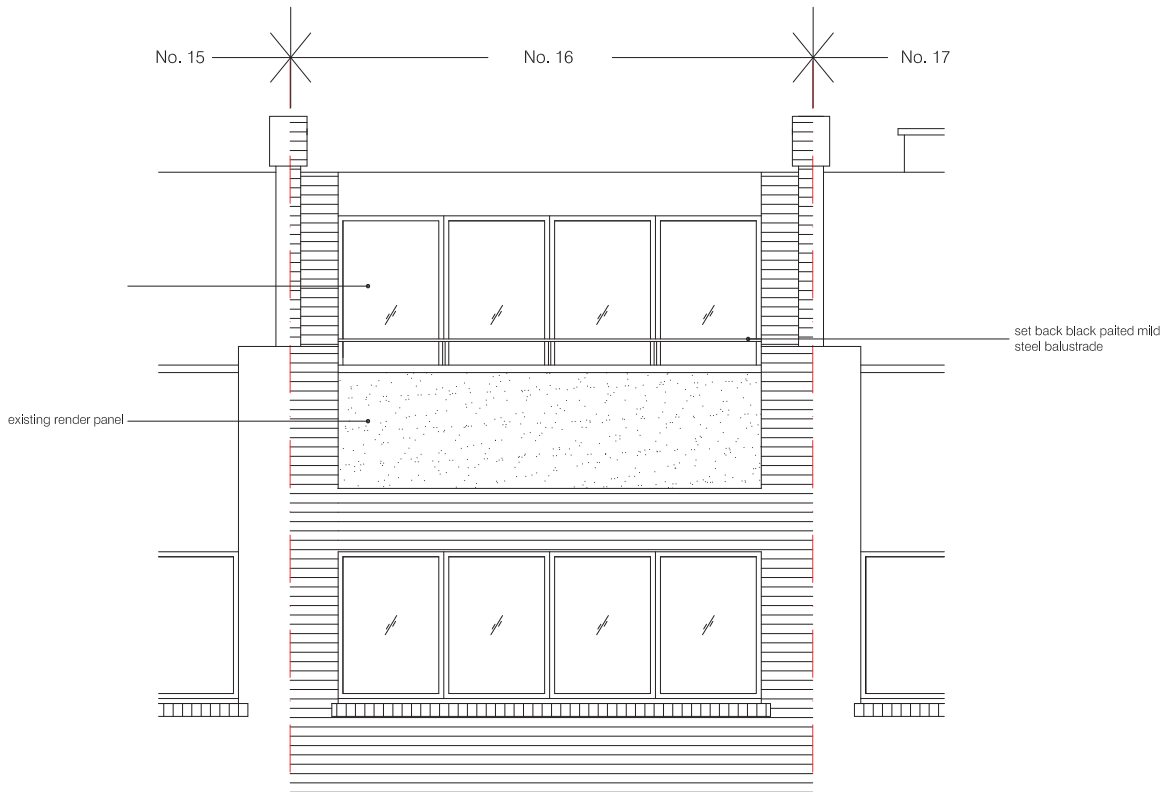
Applications:

H12/18/A/20400,

P9602609 &

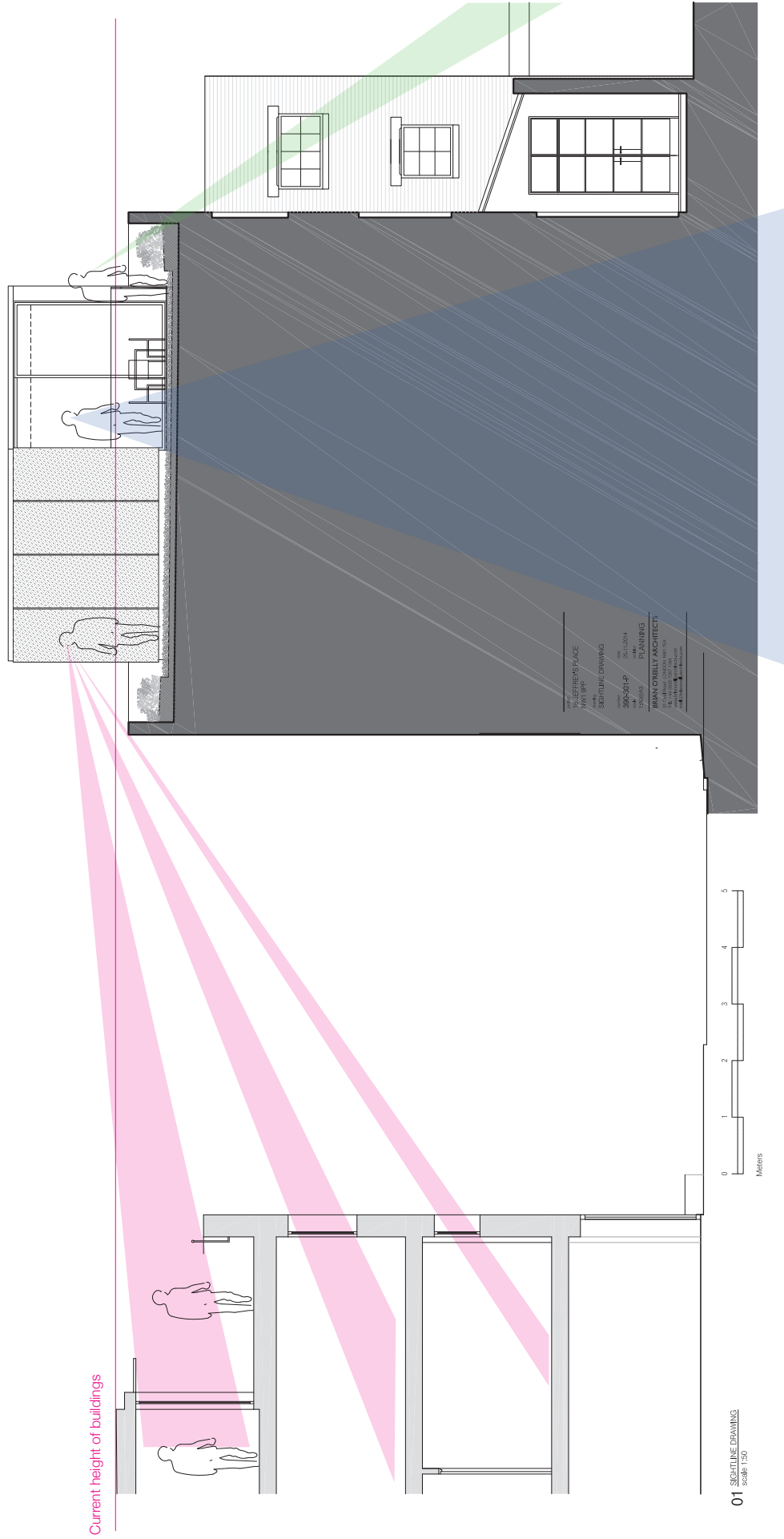
PE9800921

Overbearing view over the new approved terrace from inside this new higher level extension



Full glazed windows with 4m x 3m south facing terrace

Overbearing views from inside the set back proposed development across to 16 Jeffrey's Place terrace and inside all other properties on Jeffrey's Place



Direct overlooking views from inside and outside the development to the gardens of Prowse Place

01 SECTION DRAWING
scale 1:50

Loss of views to the city and London skyline due to this new higher level extension



Gherkin Building

Shard Building