

Peter Clapp RIBA FCSD
12 Jeffrey's Place
London NW1 9PP
telephone 020 7267 2445
mobile 07984 677344
peterclapp@ymail.com
25th September 2015

James Clark
London Borough of Camden
Development Management
London
WC1H 8ND

Dear James Clark

Re: 2015/4920/P – 7-8 Prowse Place London NW1 9PP - OBJECTION

First, I received your notification letter dated 3rd Sept. on **18th Sept.** in common with all my neighbours. Even snail-mail cannot explain this delay?

The building owner first evicted longstanding small business tenants from the premises, in order to apply for change the use to 6 No 2 bedroom flats. Once approval was granted, they immediately applied to change the existing windows, making no mention of grit blasting all the white external brickwork, now in progress. The colour (red) and type of brick (common) makes this most inappropriate, it will both reduce light to the houses immediately opposite and fundamentally change the external appearance of a building in a Conservation Area. In this third application they now propose to add a further storey to the building.

This is development by stealth, using loopholes in planning legislation, and being economical with the truth in terms of the change to the brickwork. Throughout the period, no consultation has been attempted with longstanding residential neighbours.

I object for the following specific reasons:

1. The existing three storey commercial building already dominates all other buildings in the street, clearly evident from the elevations. The additional storey would be detrimental to the character of the Conservation Area
2. Sedum roofs have to be maintained, particularly when they are confined to a shaded 1.5 Metre wide gulley. This area would rapidly become a terrace around the proposed flat, causing overlooking and loss of privacy to many houses and gardens in Ivor Street, Jeffreys Place and Prowse Place.
3. The proximity to the “upside down” houses opposite, with living rooms on the upper floor, means there will be serious overlooking from the proposed windows
4. The lack of a lift to a third floor apartment has only come about because of the planned “stealth” approach to the applications. It was easy enough to include a lift when planning the lower floors.

I object in the strongest terms to this cynical application.

Yours sincerely

Peter Clapp.

Peter Clapp