

6 Jeffreys street
London
NW1 9PR

29th September 2015

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

Dear Mr Clark,

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

I have just recently received your notification letter dated 3rd Sept. and wish to voice my objections to the proposal listed above.

The building owner appears to be doing development work by stealth using loopholes in planning legislation and in this third application the owner now proposes to add a further storey to the building and 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 gully. 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 proposed additional floor will impact the light available to the existing terrace 12-19 Jeffreys Place. 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 Georgian Buildings in Jeffrey's Street" will suffer permanent loss of amenity if the "out of scale" roof development at 7/8 Jeffreys Place is permitted.
5. The scale and positioning of the windows in 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.
6. If stripped to its original red brick and topped with an additional storey in modern glass and aluminium 7/8 Jeffreys Place will become an eyesore degrading the quality of the conservation area.

On the grounds of scale, intrusion into the privacy of existing buildings, loss of light to existing buildings and degrading the building stock of the Jeffreys Street conservation area, I hope the Council will reject this application.

Yours sincerely



Gillian McCabe