

Peter Clapp RIBA FCSD
12 Jeffrey's Place
London NW1 9PP

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.

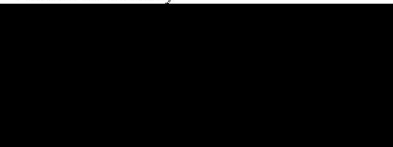
This is development by stealth, using loopholes in planning legislation, and being economical with the truth in terms of the change to the brickwork. Throughout the period, no consultation has been attempted with longstanding residential neighbours.

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 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 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

Comments Form

Name.....YUKIO SATO (MR).....

Address.....15 JEFFREY'S PLACE, LONDON, NW1 9PP.....

Planning application number.....2015/4920/P.....

Planning application address.....7-8 JEFFREYS PLACE, NW1 9PP.....

I support the application (please state reasons below)

I object to the application (please state reasons below)



Your comments

I object to above application by following reasons.

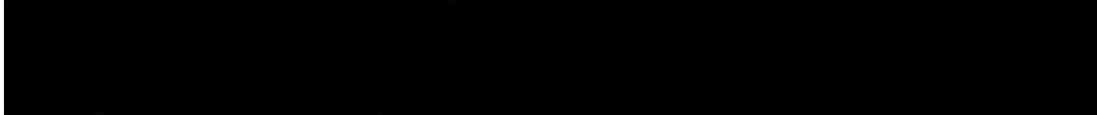
1. As Jeffrey's Place is quite narrow cobbled mews, the application will make an invasion of privacy for current residents.
2. Residence of houses opposite in particular will lose airy view.
3. Increase number of resident will not only create further traffic congestion but also kill the safety.

Please continue on extra sheets if you wish

Comments Form

Name DR Janet Bradley

Address 20 Jeffrey's Place



Planning application number EN15/0737

Planning application address 2015/4920/P

I support the application (please state reasons below)

I object to the application (please state reasons below)

Your comments

THIS Building is directly opposite my house. Apart from the loss of light to me in my lounge & kitchen there are only 3 parking bays to service approx. 16 domestic dwellings and one business. I am a registered disabled pensioner and can never park close to my home. There is no disabled space in spite of the fact there are several.

Please continue on extra sheets if you wish

people like me with blue Badges, the
Mews is only wide enough for one car
to drive up it. and all the works
due to be done will be a nightmare
as already I have had to ask workmen
to move their vans. They were extremely
rude. There is very little light in
this Mews. So I object strongly to
this proposed application.



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