

I write to object to the construction of an additional floor at 9 Jeffreys Place on the grounds that its scale and appearance would harm the character and appearance of the host building, and would fail to preserve the character and appearance of Jeffrey's Street Conservation Area.

**Jeffrey's Place** is a cobbled lane that branches off Prowse Place. On its south side the conservation area statement mentions Nos. 5 and 6 are three storeys with gabled fronts and hoists while No. 9 has a tall, garage opening with hoist above. Rather than develop the site to match the gables of Nos 5 and 6 the proposer has opted to add a modern box on top of the nineteenth century workshop.



It would appear the developer proposes to remove the hoist, add a balcony out of keeping with the existing facade and has chosen fenestration which may be cheap, but makes no attempt to match the character of the existing windows

The additional height detracts from the views from Jeffrey's Place of the largely unspoilt roofs of the surrounding terraces, in Ivor Street, Jeffrey's Street and Royal College Street which are mentioned in the Conservation area statement

## **“IMPORTANT VIEWS**

Jeffrey's Place to rear of Royal College Street properties.

Jeffrey's Place to rear of Ivor Street properties.”

The proposal alters one of the buildings picked out as contributing the the character of the conservation area

## **“BUILDINGS WHICH MAKE A POSITIVE CONTRIBUTION**

### **Jeffrey's Place 5, 6, 9 (S side)”**

The proposal clearly fails to offer a good new design which enhances the Conservation Area. Specifically the proposed development detracts from the character and appearance of the Conservation Area through

- lack of respect for historic context, (loss of hoist, addition of balcony)
- use of inappropriate materials, (exposes additional floor in zinc)
- inappropriate bulk or height. (adds an additional floor without adopting the gable form of nos 4, 5 and 6)

The proposed alterations degrade the Conservation Area because of the unsympathetic additions to the roof and facade and failure to match the original windows. It fails to conform to JS24 because the roof extension fundamentally changes the existing roof form in a way which is uncharacteristic of the Conservation Area and adversely affects the skyline and surrounding street scene.

I hope the planning authority will refuse this application because in the words of the previous planning inspection report :-

“The development would harm the character and appearance of the host building, and consequently would fail to preserve the character and appearance of Jeffrey's Street Conservation Area and the setting of the Grade II listed building at 8-10 Ivor Street.



The development would therefore be contrary to Policy CS14 of the Camden Local Development Framework Core Strategy 2010-2025 (CS), adopted November 2010, Policies DP24 and DP25 of the Camden Local Development Framework Development Policies 2010-2025 (DP), adopted November 2010 and Policies 7.4, 7.6 and 7.8 of The London Plan, March 2015 (as amended), together with the associated guidance within the Camden Planning Guidance 1: Design, July 2015. When considered together these policies seek to ensure new development is of a high standard of design which contributes positively in complementing and reinforcing local character through respect for scale, proportions and setting, whilst preserving or enhancing the significance of the historic environment, including conservation areas and listed buildings”