

25 May 2018

**B Farrant Esq
Planning Solutions Team
Camden Town Hall
Argyle Street
London
WC1H 8EQ**

Dear Mr Farrant,

Re Planning Application 2018/2081/P

We are local residents and wish to **object** to the above planning application for the apparently speculative development of a roof top extension at 7-8 Jeffrey's Place. This objection principally is on the grounds of the adverse effect on the:

- character and appearance of the host building;
- Jeffrey's Street Conservation Area; and
- setting of the Grade II listed buildings at 8-10 Ivor Street.

We also have concerns about the adverse effect of the development on local residents. These are noted below.

Further, we are concerned about the rationale for a developer to submit a planning application for such an extension giving rise to the associated time and work for its consideration, when earlier planning permission for a considerably smaller scheme was rejected by both Camden Development Control and an independent planning inspector within the last few years. Furthermore, the grounds for that rejection appear to be as, if not more, relevant to the current proposal.

The host building

The host building is a large three storey former industrial building now converted to six flats. The surrounding properties in Jeffrey's Place display some variation of scale, height, age and architectural style. Nevertheless, it is notable for its substantial scale compared to the smaller buildings to either side.

The host building is already taller than surrounding properties but recent alterations have been sympathetic to the character and appearance of the building and those surrounding and it does not materially detract from the significance of the Conservation Area recognising both the historic character of the building and its previous use. The building has a balanced façade facing Jeffrey's Place with symmetry of window positions and detailing, including a characteristic hierarchy of windows that reduce in scale from the ground floor upwards.

Jeffrey's Street Conservation Area

The Jeffrey's Street Conservation Area is characterised by its group of predominantly residential streets. In the immediate surroundings of the development site, the mainly three storey Georgian

terraces of houses on Jeffrey's Street and a taller terrace on the east side of Kentish Town Road are listed buildings. The adjoining narrower cobbled streets of Jeffrey's Place and Prowse Place comprise predominantly residential terraces.

Ivor Street listed buildings

8-10 Ivor Street is a Grade II listed two storey terrace of double fronted stuccoed properties located immediately to the rear of the development site.

These houses are of a modest scale compared to surrounding properties due to their two storey height. Currently only glimpses of the host property can be seen above the parapet of the listed buildings. Arguably, this makes the current format of the host building not appear to be unduly prominent nor to have an adverse effect on the skyline above 8-10 Ivor Street which positively contributes to the setting and significance of these listed buildings.

Significant Impairment of Character and Appearance

The application seeks to add what is in effect a three bedroomed bungalow to the roof of the host building with little or no attempt to disguise it.

The scale, bulk, proportions and contemporary design of this extension would, inevitably, introduce a harmful contrast at odds with the traditional architectural composition of the existing building. The proposed extension should therefore be viewed as an incongruous addition to its roof.

The extension would be visible and unduly prominent along Jeffrey's Place and also from Ivor Street as it would further increase the height of a building which is already taller than surrounding properties. The proposed development should therefore be viewed as an overly dominant feature in the townscape and would fail to preserve the character and appearance of the Jeffrey's Street Conservation Area.

The additional height and bulk of the proposed extension would significantly increase the prominence and visibility of the building above 8-10 Ivor Street. The resultant dominance of the extended building within the skyline and the townscape would overwhelm the modest scale of 8 - 10 Ivor Street, particularly when viewed from the opposite side of Ivor Street and towards the junction with Prowse Place. The development would therefore detract from the setting of the listed building.

Further, it is not apparent how the inevitable issue of additional bin and cycle storage will be dealt with. It is our contention that however it is dealt with will potentially add to the impairment of character and appearance.

The impact on local residents

Coincidentally, there will also be potential harm to the living conditions of occupiers of neighbouring properties in Ivor Street and Jeffrey's Place itself. This would include being overlooked, the consequent loss of privacy and the loss of sun and daylight. We are not planning experts and suspect that these considerations are low down a planning officer's priorities but they are nonetheless real. This is particularly so as all the properties at 12-19 Jeffrey's Place have their principal living accommodation on the upper floors facing the host building and its roof.

Conclusion

In conclusion, the proposed extension appears to do little or nothing to complement or reinforce local character through respect for scale, proportions and setting as evidenced by the negative impacts on the character and appearance of the host building. It clearly fails to preserve the character and appearance of either the Jeffrey's Street Conservation Area or the setting of the listed building. It also risks potential harm to the living conditions of the occupants of neighbouring properties.

Further, it is hard to envisage how the extension could provide any meaningful trade-off by public benefit contribution for, as a single dwelling, its impact on housing supply, local area taxes and revenue generation and the construction industry well-being will surely be limited if not insignificant.

We hope that the above objection will be received constructively and, in due course, the Council will reinforce its earlier decision and refuse this application also.

Please do not hesitate to contact us if we can be of any assistance.

Yours sincerely,



David Callear



Victoria Black

