

Application No:	Consultees Name:	Received:	Comment:	Response:
2018/2081/P	Andrew Gemmell	25/05/2018 09:31:52	OBJ	

Re: Ref 2018/2081/P : 7-8 Jeffrey's Place London NW1 9PP, proposal for a 3 bedroom flat on existing building - OBJECTION

I object to the above planning application for the following reasons:

The revised design of this proposed extension is incongruous. It is completely out of character with the host building and the Jeffrey's Street Conservation Area. In the immediate surroundings of the 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 host building is notable for its more substantial scale compared to the smaller buildings to either side and is characterised by its different industrial appearance to the residential properties opposite. From Jeffrey's Place the existing roofline of the host building is compromised. The industrial character of it being changed by the appearance of a 'shed like' structure with pitched roof.

The existing 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. In this respect, the roof shape and contemporary design of the extension would introduce a harmful contrast at odds with the traditional architectural composition of the existing building.

Although the extension would be set back and is lower in height than the previously rejected application, it would remain visible and unduly prominent along Jeffrey's Place and from Ivor Street given it would further increase the height of a building which is already taller than surrounding properties. That would be further emphasised by the use of substantial glazing to its western elevation facing towards Prowse Place. The development would 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.

It will cause harm to the two storey Grade II listed buildings at 8-10 Ivor Street by increasing the prominence of the already taller host building and changing the skyline behind the listed properties with the dark materials and pitched roof proposed. The resultant dominance of the extended building within the skyline and the townscape would be at odds 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.

The view of this proposed 'shed' with a dark pitched roof will cause considerable negative impact when viewed from the living rooms on the upper floors of the neighbouring houses, in particular 12-19 Jeffrey's Place. The proposals are for a 3 bedroom flat with a gross internal floor area of 115 sqm which is a 25% increase from the previous application that was rejected. The increased from a 2-bed flat to a 3-bed flat will increase the amount of waste. I do not believe has been adequately provided for within the store on the ground floor now that waste collections have changed.

I conclude that 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.

Application No:	Consultees Name:	Received:	Comment:	Response:
				<p>Conclusion Any potential economic benefits to the local area would be limited due to the scale of the proposal and are not sufficient to outweigh the harm to the character and appearance of the host building and surrounding area. This application should be rejected.</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
2018/2081/P	Alisdair Hawkyard	25/05/2018 16:22:16	OBJ	

Re: 2018/2081/P - 7 Jeffreys Place NW1 - OBJECTION

I am writing to OBJECT to yet a further proposal to build a 'penthouse' flat above this already large existing building for the following reasons:

The building at 7-8 Jeffreys Place, was for many years an office building providing much needed small units of office accommodation for small businesses.

The owners took advantage of ill-conceived Central Government Legislation, which allowed them to evict the longstanding office tenants and receive planning approval to change the use from offices to 6 No. two bedroom flats. Camden later introduced an Article 4 Direction, preventing such a change of use.

The existing building is significantly larger than most within the Jeffreys Street Conservation area, an area which consists predominantly of modest two and three storey terraced houses. It overshadows the two storey Grade II listed buildings at 8-10 Ivor Street. To add a further floor, however designed, cannot enhance either the existing building or the Conservation Area and the proposals must therefore be detrimental to the character and appearance of this Conservation Area.

The applicant has chosen not to show the cycle and bin storage at ground floor level. Nor incidentally is this ground floor plan available to view on the the Camden Planning site. The former omission is probably deliberate because the cycle storage is already sub-standard for the existing 6 No. flats and cannot possibly accommodate any additional cycles.

Similarly the existing bin storage at ground level is already inadequate for the existing 6 No. flats, frequently resulting in material being left outside the store on the pavement for days at a time.

The proposed roof terrace would overlook adjoining houses in Jeffreys Place, Prowse Place and Ivor Street. 12-19 Jeffreys Place, having their living rooms at 2nd floor level would be particularly overlooked. This terrace would also overlook the first floor roof terrace of the house at 6 Ivor Street, the ground floor living room at 3 Ivor Street and all the rear gardens and living rooms, in Ivor Street.

The proposed dark metal pitched roof, similar in colour to that recently erected at 9 Jeffreys Place, would have a greater effect on the outlook from the 'upside-down' properties at 12-19 Jeffreys Place than the previous proposals. The houses at 16-19 Jeffreys Place would be particularly affected by this tall dark pitched roof, simply blocking out the sky.

This area has already benefitted from very substantial developments at: Twyman House, recently completed; Hawley Wharf, currently under construction; 140-146 Camden Street, shortly to be constructed; Morrisons development, recently given planning approval, shortly to be followed by Gilbeys Yard and Juniper Crescent. These together provide many hundreds of housing units of all types within the immediate vicinity. There can therefore be no justification in providing one sub-standard flat which harms both the host building, the Conservation Area.

Application No:	Consultees Name:	Received:	Comment:	Response:
				It seems clear that virtually all of the Planning Inspectors reasons for dismissing the appeal on the previous scheme are still valid.
2018/2081/P	Fiona Trier	24/05/2018 12:49:59	OBJ	<p>I object to this application on the grounds that it adds nothing positive to the Conservation Area - it is simply another vanity project for sale/rental for the owners/developers. Unless the addition positively adds to the character and quality of the surrounding environment - it should not be permitted. The previous application was rejected and this application is for an even bigger space. The roof terrace and substantial glazing would allow occupants to overlook the gardens of 8-10 Ivor Street and the first floor terrace at 6 Prowse Place.</p> <p>The building at 7-8 Jeffries Street is a symmetrical brick building and already taller than everything else in the Conservation Area. Although it is not in character with the Area it is a handsome building in its way. The proposed design will eliminate that symmetry, destroy its limited integrity and allow the building to further dominate the skyline viewed from the rear gardens of 8-10 Ivor Street and from Prowse Place. It will also be seen from the railway (south) side of Ivor Street. Our two storey listed homes at 8-10 will be further overpowered and diminished. The three storey properties from 7 - 1 Ivor Street will also be effected with the views from their first and second storey rear windows. I imagine that almost no light will penetrate to their ground floors.</p> <p>The development at number 9 Jeffries Street has already made it impossible for me to use my first floor right hand room at no 10 Ivor Street without the blind down. When it is up, and where I used to have a view of a white wall reflecting light and some sky, I now have an eyeful of new yellow brick, thick mortar pointing and dark grey panelling. There appears to be no end to the construction working going on at no 9 Jeffries - clearly there are no constraints on how long the work is allowed to continue.</p> <p>My property at the end of Ivor Street is lower down due to the slope of the Ivor street and looking towards the proposed development site from my garden I already have to lean back to see any sky. Please do not add insult to injury. Please reject this application and any further degradation of the Conservation Area.</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
2018/2081/P	Michel Foex	25/05/2018 12:26:13	COMMMNT	<p>This scheme is a modified version of the concept rejected by the Planning Inspector previously. Whilst the design is an improved solution than that presented previously it does not address any of the issues inherent in the Inspector's decision to reject the Appeal. These were primarily that the additional height bulk and massing added to this newly refurbished and converted industrial building were detrimental to the character of the Jefferies Street Conservation Area and more particularly to the immediate context and Listed properties at 8-10 Ivor Street.</p> <p>The additional height and bulk on the roof of 7-8 Jefferies Place detracts from the character of the area by increasing the already large height disparity between it and the adjacent buildings, especially those flanking it on the same southern side of Jefferies.</p> <p>The addition of the small and set back roof extension on the adjacent 9 Jefferies Place does not support additional height on the already much larger adjacent 7-8 Jefferies Place, nor does it provide significant mitigation between the overall existing heights, let alone the proposed increased height.</p> <p>The additional height bulk and massing primarily detracts from the appearance of the host building and negatively affects the immediate area in a significant manner, and whilst the harm to the much larger overall Jefferies Street conservation area would be less than substantial and the public benefits manifest in terms of additional residential accommodation and choice and economic benefit these do not outweigh the focussed harm it would create and hence it detrimental effects on the immediate context.</p> <p>The conclusion reached by the Planning Inspector, including all of the analysis and rationale behind the conclusion remains valid and sadly unaddressed by this proposal.</p>
2018/2081/P	LAMAGNERE	24/05/2018 09:55:02	COMMMNT	<p>I am against this development because I am afraid of the potential nuisance : noise of the work itself but also of the trucks and machines</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
2018/2081/P	Fiona Foster	25/05/2018 12:40:53	OBJ	<p>Re: Ref 2018/2081/P : 7-8 Jeffrey's Place London NW1 9PP, proposal for a 3 bedroom flat on existing building - OBJECTION</p> <p>I object to the above planning application for the following reasons:</p> <p>The design of this proposed extension is completely out of character with the rest of the building on which it would sit and would be totally at odds with the Jeffrey's Street Conservation Area. It is surrounded by Georgian terraces on Jeffrey's Street and a taller terrace on the east side of Kentish Town Road which are listed buildings.</p> <p>The host building is notable for its more substantial scale compared to the smaller buildings to either side and is characterised by its different industrial appearance to the residential properties opposite and its industrial character would be changed by the appearance of a shed like structure with pitched roof.</p> <p>The existing 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. In this respect, the roof shape and contemporary design of the extension would introduce a harmful contrast at odds with the traditional architectural composition of the existing building.</p> <p>Although the extension would be set back and is lower in height than the previously rejected application, it would remain visible and unduly prominent along Jeffrey's Place and from Ivor Street given it would further increase the height of a building which is already taller than surrounding properties. That would be further emphasised by the use of substantial glazing to its western elevation facing towards Prowse Place. The development would 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.</p> <p>It will cause harm to the two storey Grade II listed buildings at 8-10 Ivor Street by increasing the prominence of the already taller host building and changing the skyline behind the listed properties with the dark materials and pitched roof proposed. The resultant dominance of the extended building within the skyline and the townscape would be at odds 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.</p> <p>The view of this proposed shed with a dark pitched roof will cause considerable negative impact when viewed from the living rooms on the upper floors of the neighbouring houses, in particular 12-19 Jeffrey's Place.</p> <p>The proposals are for a 3 bedroom flat with a gross internal floor area of 115 sqm which is a 25% increase from the previous application that was rejected.</p> <p>I believe the development would harm the character and appearance of the building, and would thus 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.</p> <p>Conclusion</p> <p>The proposal would harm not only the appearance and character of the building itself but also the neighbourhood and conservation area and so should be rejected.</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
2018/2081/P	Karl Peter Giese and Keiko Mizuno	28/05/2018 12:18:52	OBJ	Dear Mr. Farrant,

We [REDACTED] object to this planning application for the following reasons:

- 1) 7-8 Jeffrey's Place is a 108 year-old building, which was a pipe factory. It is located in the oldest part of Camden Town, which is a conservation area. Therefore, this building has important heritage value for Camden Town. The proposed plan requests addition of an extra floor and an aluminium roof. This roof would be seen from various points in the conservation area; in particular from Ivor Street. An aluminium roof is a modern feature, which was not used 100 years ago. Therefore, the proposed plan will destroy the original character of 7-8 Jeffrey's Place.
- 2) It is not only planned to build a 3 bed flat on the roof of 7-8 Jeffrey's Place, but also to have a 16 sqm terrace for the tenants there. This would be highest outdoor space in our neighbourhood. Considering that there is a big echo due the close arrangement of the streets, any spoken word on this terrace can be heard in the surroundings and would pose a significant noise pollution. Additionally, the proposed terrace would be directly above our patio and would cause noise pollution to our patio too.
- 3) Currently, 6x 2 bed flats are in 7-8 Jeffrey's Place. The provided bin space for rubbish is already too small for the 6 households, as often there is an overflow of rubbish. Therefore, the proposed addition of a 7th household would cause a significant problem for rubbish storage. Rubbish would have to be stored on the street, where foxes and rodents wonder around.

Best regards,

Keiko Mizuno and Karl Peter Giese
[REDACTED]

Application No:	Consultees Name:	Received:	Comment:	Response:
2018/2081/P	Jean Hutchison	25/05/2018 12:41:13	COMMENT	<p>I object to the above planning application for the following reasons:</p> <p>The host building is notable for its more substantial scale compared to the smaller buildings to either side and is characterised by its different industrial appearance to the residential properties opposite. From Jeffreyys Place the existing roofline of the host building is compromised. The industrial character of it being changed by the appearance of a 'shed like' structure with pitched roof.</p> <p>It will cause harm to the two storey Grade II listed buildings at 8-10 Ivor Street by increasing the prominence of the already taller host building and changing the skyline behind the listed properties with the dark materials and pitched roof proposed. The resultant dominance of the extended building within the skyline and the townscape would be at odds 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.</p> <p>The view of this proposed shed with a dark pitched roof will cause considerable negative impact when viewed from the living rooms on the upper floors of the neighbouring houses, in particular 12-19 Jeffreyys Place.</p> <p>I conclude that the development would harm the character and appearance of the host building, and consequently would fail to preserve the character and appearance of Jeffreyys 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.</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
2018/2081/P	Kathryn Gemmell	25/05/2018 09:31:00	OBJ	

Re: Ref 2018/2081/P : 7-8 Jeffrey's Place London NW1 9PP, proposal for a 3 bedroom flat on existing building - OBJECTION

I object to the above planning application for the following reasons:

The revised design of this proposed extension is incongruous. It is completely out of character with the host building and the Jeffrey's Street Conservation Area. In the immediate surroundings of the 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 host building is notable for its more substantial scale compared to the smaller buildings to either side and is characterised by its different industrial appearance to the residential properties opposite. From Jeffrey's Place the existing roofline of the host building is compromised. The industrial character of it being changed by the appearance of a 'shed like' structure with pitched roof.

The existing 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. In this respect, the roof shape and contemporary design of the extension would introduce a harmful contrast at odds with the traditional architectural composition of the existing building.

Although the extension would be set back and is lower in height than the previously rejected application, it would remain visible and unduly prominent along Jeffrey's Place and from Ivor Street given it would further increase the height of a building which is already taller than surrounding properties. That would be further emphasised by the use of substantial glazing to its western elevation facing towards Prowse Place. The development would 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.

It will cause harm to the two storey Grade II listed buildings at 8-10 Ivor Street by increasing the prominence of the already taller host building and changing the skyline behind the listed properties with the dark materials and pitched roof proposed. The resultant dominance of the extended building within the skyline and the townscape would be at odds 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.

The view of this proposed 'shed' with a dark pitched roof will cause considerable negative impact when viewed from the living rooms on the upper floors of the neighbouring houses, in particular 12-19 Jeffrey's Place. The proposals are for a 3 bedroom flat with a gross internal floor area of 115 sqm which is a 25% increase from the previous application that was rejected. The increased from a 2-bed flat to a 3-bed flat will increase the amount of waste. I do not believe has been adequately provided for within the store on the ground floor now that waste collections have changed.

I conclude that 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.

Application No:	Consultees Name:	Received:	Comment:	Response:
				<p>Conclusion Any potential economic benefits to the local area would be limited due to the scale of the proposal and are not sufficient to outweigh the harm to the character and appearance of the host building and surrounding area. This application should be rejected.</p>
2018/2081/P	Geoff Stevens	28/05/2018 12:36:37	OBJ	<p>I object to this proposal which:</p> <ol style="list-style-type: none">1. Degrades the Jeffrey's Street conservation area2. Continues the environmental impairment caused by building noise, air pollution and restricted access in this narrow backstreet3. Fails to provide any social benefit to offset its conservation and environmental impairment. On the contrary the activities of this developer around Jeffrey's Place have already damaged irreparably the social fabric of this backstreet.

Application No:	Consultees Name:	Received:	Comment:	Response:
2018/2081/P	Alasdair Hawkyard	25/05/2018 16:19:50	OBJ	

Re: 2018/2081/P - 7 Jeffreys Place NW1 - OBJECTION

I am writing to OBJECT to yet a further proposal to build a 'penthouse' flat above this already large existing building for the following reasons:

The building at 7-8 Jeffreys Place, was for many years an office building providing much needed small units of office accommodation for small businesses.

The owners took advantage of ill-conceived Central Government Legislation, which allowed them to evict the longstanding office tenants and receive planning approval to change the use from offices to 6 No. two bedroom flats. Camden later introduced an Article 4 Direction, preventing such a change of use.

The existing building is significantly larger than most within the Jeffreys Street Conservation area, an area which consists predominantly of modest two and three storey terraced houses. It overshadows the two storey Grade II listed buildings at 8-10 Ivor Street. To add a further floor, however designed, cannot enhance either the existing building or the Conservation Area and the proposals must therefore be detrimental to the character and appearance of this Conservation Area.

The applicant has chosen not to show the cycle and bin storage at ground floor level. Nor incidentally is this ground floor plan available to view on the the Camden Planning site. The former omission is probably deliberate because the cycle storage is already sub-standard for the existing 6 No. flats and cannot possibly accommodate any additional cycles.

Similarly the existing bin storage at ground level is already inadequate for the existing 6 No. flats, frequently resulting in material being left outside the store on the pavement for days at a time.

The proposed roof terrace would overlook adjoining houses in Jeffreys Place, Prowse Place and Ivor Street. 12-19 Jeffreys Place, having their living rooms at 2nd floor level would be particularly overlooked. This terrace would also overlook the first floor roof terrace of the house at 6 Ivor Street, the ground floor living room at 3 Ivor Street and all the rear gardens and living rooms, in Ivor Street.

The proposed dark metal pitched roof, similar in colour to that recently erected at 9 Jeffreys Place, would have a greater effect on the outlook from the 'upside-down' properties at 12-19 Jeffreys Place than the previous proposals. The houses at 16-19 Jeffreys Place would be particularly affected by this tall dark pitched roof, simply blocking out the sky.

This area has already benefitted from very substantial developments at: Twyman House, recently completed; Hawley Wharf, currently under construction, 140-146 Camden Street, shortly to be constructed; Morrisons development, recently given planning approval, shortly to be followed by Gilbeys Yard and Juniper Crescent. These together provide many hundreds of housing units of all types within the immediate vicinity. There can therefore be no justification in providing one sub-standard flat which harms both the host building, the Conservation Area.

Application No:	Consultees Name:	Received:	Comment:	Response:
				It seems clear that virtually all of the Planning Inspectors reasons for dismissing the appeal on the previous scheme are still valid.
2018/2081/P	jeremy skeet	28/05/2018 17:03:15	COMNOT	I strongly object on these grounds The previous application was refused, and again on appeal this new application is 25% bigger there is significant visual harm to the existing conservation area, both in Jeffreys Place and Ivor street. these visual impact will be big on street level. but even more on the upstairs floors of existing buildings why are we making tallest building in the conservation even taller
2018/2081/P	Andrew Mckenzie	15/05/2018 18:13:27	OBJ	A very similar attempt had been refused in the past. There are 3 Grade II listed buildings in front whose character and appearance will be compromised besides that fact that nos 7 and 8 Jeffrey's Place are already considerably taller than any other building in the area. The proposed plan is totally out of keeping of the traditional domestic character of this area.
2018/2081/P	Jeremy Skeet	20/05/2018 19:49:52	INT	I strongly oppose this planning application on a couple of points. Firstly it will ruin the feel of this special area. The original buildings are three storeys high and a further story will change character of the area and ruin it. Secondly the houses in Ivor Street that back onto it will become darker and more overlooked. Again for no real benefit except to add to the wealth of the owner.

Application No:	Consultees Name:	Received:	Comment:	Response:
2018/2081/P	Jennie Bird	20/05/2018 11:45:58	OBJ	<p>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. The policies are consistent with the National Planning Policy Framework (the Framework).</p> <p>14. As the site is in a conservation area, Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 Act requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of that area. Section 66 of the same Act requires special attention to be paid to the desirability of preserving listed buildings and their settings. Paragraph 131 of the Framework requires that account be taken of the desirability of sustaining and enhancing the significance of heritage assets, and of new development making a positive contribution to local character and distinctiveness. Rather than make the positive contribution desired by paragraph 131 of the Framework, the proposal would harm local character and distinctiveness. Paragraph 132 of the Framework states that when considering the impact of a proposal on the significance of designated heritage assets, great weight should be given to the assets conservation. The Framework also makes it clear that significance can be harmed or lost through alteration of a heritage asset or development within their setting.</p> <p>15. The harm caused would be significant in terms of the immediate surroundings of the proposal. However, the harm would be less than substantial to the significance of Jeffrey's Street Conservation Area as a whole and the setting of the Grade II listed building at 8-10 Ivor Street. In these circumstances, paragraph 134 of the Framework requires that the less than substantial harm be weighed against any public benefits</p>
2018/2081/P	Olivia Broquereau	17/05/2018 15:57:51	OBJ	<p>There is no building with 3+ floors in this area, and this building is already one of the highest one. This area (between royal college road and kentish town road) has a stylistic consistency which might be affected by this new development.</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
2018/2081/P	Chloe Hall	18/05/2018 15:07:22	OBJ	<p>I am writing to object to the proposals. Adding to the height of the building will create an imposing giant of a building, much taller than all surrounding buildings and overlooking all the houses in Prowse Place to the west. The proposed plans are not sympathetic to the building it is being built on, nor to the surrounding area. The privacy of neighbours will be impacted, especially those of us in Prowse Place who will be overlooked by this applicant building. This is a conservation area and the proposals impact on this and the grade II listed building in Ivor St.</p> <p>Plus this is building by stealth - first the change from office to residential and now this current application. Whilst the original changes from office to residential were done in a sympathetic and well thought out way, and provide several apartments, this latest application should be rejected - we do not need yet another vanity project for developers to make money on, all for one apartment. The impact on the surrounding neighbours far outweighs the benefit of building just one luxury apartment. In addition we have had non stop building work in the area for over 5 years (the conversion of this building, the conversion of the Jeffreys Street garages, the current development of the commercial building on Jeffreys Place) all of this meaning a constant stream of heavy goods vehicles passing through the narrow Prowse Place streets.</p> <p>PLEASE reject this application.</p>

Application No: 2018/2081/P
 Consultees Name: Adelaide and Louis Citroen
 Received: 17/05/2018 15:09:50
 Comment: OBJEMAIL

Response: Dear Sir, dear Madam,

We have been notified of an application for the erection of an additional floor at #7 Jeffrey's Place to create a 3-bed flat. As leaseholders to Apartment 3, 8 Jeffrey's Place, London NW1 9PP, we would like to raise strong objections to this development.

██████████ we believe this is an overdevelopment of 7-8 Jeffrey's Place:
 ✦ The garbage room on the ground floor – supposedly designed for 6 flats – is already too small, leading occupants to sometimes put garbage on the street since space is lacking (pictures can be provided)
 ✦ The bike storage below the stairs is already small for 3 flats: adding a 4th flat at 7 Jeffrey's Place would exacerbate this issue

The extension would create adverse effects in terms of noise and disturbance:
 ✦ The developer intends to create a balcony: it would overlook Jeffrey's Place and the gardens of houses on Ivor Street, creating noise and disturbances each time it will be used
 ✦ As one of the two top-floor occupants ██████████ adding a new floor will mechanically create noise from the new occupants vs current levels

7-8 Jeffrey's Place is already the tallest building in the Conservation Area: the proposed changes would significantly increase its bulk, visibility and prominence of in a way that's harmful and competitive to the buildings of the surrounding areas. Not only are the changes proposed clearly visible from Ivor Street, Prowse Place and Jeffrey's Place, but they would also have an impact on neighbouring properties existing views – adversely affecting the residential amenity of neighbouring owners.

7-8 Jeffrey's Place is in the middle of a Conservation Area and has been marked on the area map as a building that makes a positive contribution to the character of the Conservation Area. We believe its restoration in 2015/16 – with the removal of the render to the front and replacement of the windows – enhanced its historical value as the former pipe factory for B. Barling & Sons. 7-8 Jeffrey's Place is now a beautiful industrial building that blends perfectly in its historical surroundings. The proposed design for the extension takes a significant step backward with completely out of character dark grey metal perforated panels and a large dark grey metal roof, while its symmetry with the building is questionable. In its 'Design And Access Statement' report, Emrys Architects provides material precedents (p20). Their designs are however not comparable in terms of neighbourhood (Fig 13 shows that one can clearly see new developments across from the building) or in appearances.

In its 'Heritage Statement' report, Iceni Projects notes that the aesthetic value is 'held almost entirely by the front and flank facades however, given that the rear of the building possesses a significantly more utilitarian appearance, appearing rather ugly in its wider context'. We strongly dispute this view, and we believe the back of the building also retains its industrial beauty. The new development would mix two architectures that do not blend and have no respect for historic environment of the area.

The neighbouring site of 9 Jeffrey's Place was indeed granted planning permission for a roof extension. But we would point out that its scale or design have little in common: their extension does not tower over every other building in the street, and its design blends better with the character of its building.

Application No:	Consultees Name:	Received:	Comment:	Response:
				<p>We believe this application should be rejected and hope you will take into account these concerns in your future decision.</p> <p>Best regards,</p> <p>Adelaide and Louis Citroen</p>
2018/2081/1	charlotte banks	18/05/2018 14:50:55	OBJECTION	<p>I object to the above planning application. The original application was for a 2 bed conversion and that was denied. Any building work in this lovely area of Camden will undoubtedly change the character of the place and leave others to follow in planning applications. There is a parking issue already in the streets and other cars (especially in Prowse Place which has limited parking would be compromised. There is a grade 11 listed property directly at the back of the proposed conversion site and I feel very strongly that we, in london, need to preserve our historical buildings and not overshadow them with new builds. The building is already somewhat taller than the surrounding buildings but does not impose. Any building work would unbalance the character of these few roads. At the moment the Jeffrey street conservation area is a fabulously quiet and beautiful few roads and any further development would substantially change that. Light would be obstructed down the junction into Prowse Place and, I feel, that would devalue my property.</p>

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2018/2081/P	Alisdair Hawkyard	25/05/2018 16:22:23	OBJ	

Re: 2018/2081/P - 7 Jeffreys Place NW1 - OBJECTION

I am writing to OBJECT to yet a further proposal to build a 'penthouse' flat above this already large existing building for the following reasons:

The building at 7-8 Jeffreys Place, was for many years an office building providing much needed small units of office accommodation for small businesses.

The owners took advantage of ill-conceived Central Government Legislation, which allowed them to evict the longstanding office tenants and receive planning approval to change the use from offices to 6 No. two bedroom flats. Camden later introduced an Article 4 Direction, preventing such a change of use.

The existing building is significantly larger than most within the Jeffreys Street Conservation area, an area which consists predominantly of modest two and three storey terraced houses. It overshadows the two storey Grade II listed buildings at 8-10 Ivor Street. To add a further floor, however designed, cannot enhance either the existing building or the Conservation Area and the proposals must therefore be detrimental to the character and appearance of this Conservation Area.

The applicant has chosen not to show the cycle and bin storage at ground floor level. Nor incidentally is this ground floor plan available to view on the the Camden Planning site. The former omission is probably deliberate because the cycle storage is already sub-standard for the existing 6 No. flats and cannot possibly accommodate any additional cycles.

Similarly the existing bin storage at ground level is already inadequate for the existing 6 No. flats, frequently resulting in material being left outside the store on the pavement for days at a time.

The proposed roof terrace would overlook adjoining houses in Jeffreys Place, Prowse Place and Ivor Street. 12-19 Jeffreys Place, having their living rooms at 2nd floor level would be particularly overlooked. This terrace would also overlook the first floor roof terrace of the house at 6 Ivor Street, the ground floor living room at 3 Ivor Street and all the rear gardens and living rooms, in Ivor Street.

The proposed dark metal pitched roof, similar in colour to that recently erected at 9 Jeffreys Place, would have a greater effect on the outlook from the 'upside-down' properties at 12-19 Jeffreys Place than the previous proposals. The houses at 16-19 Jeffreys Place would be particularly affected by this tall dark pitched roof, simply blocking out the sky.

This area has already benefitted from very substantial developments at: Twyman House, recently completed; Hawley Wharf, currently under construction; 140-146 Camden Street, shortly to be constructed; Morrisons development, recently given planning approval, shortly to be followed by Gilbeys Yard and Juniper Crescent. These together provide many hundreds of housing units of all types within the immediate vicinity. There can therefore be no justification in providing one sub-standard flat which harms both the host building, the Conservation Area.

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				It seems clear that virtually all of the Planning Inspectors reasons for dismissing the appeal on the previous scheme are still valid.
2018/2081/P	Yukio Sato (Mr.)	24/05/2018 15:01:23	OBJ	7-9 Jeffreys Place is already by far the tallest building in the Jeffreys Street conservation area and has been described as "out of scale and out of character with surrounding area". Adding extra mass in the form of a bungalow surely emphasizes further its undesirable features. Furthermore this application is 25% bigger than previous proposal which was refused.

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2018/2081/P	Tristan Hickey	25/05/2018 12:41:46	OBJ	<p>Re: Ref 2018/2081/P : 7-8 Jeffrey's Place London NW1 9PP, proposal for a 3 bedroom flat on existing building - OBJECTION</p> <p>I object to the above planning application for the following reasons:</p> <p>The design of this proposed extension is completely out of character with the rest of the building on which it would sit and would be totally at odds with the Jeffrey's Street Conservation Area. It is surrounded by Georgian terraces on Jeffrey's Street and a taller terrace on the east side of Kentish Town Road which are listed buildings.</p> <p>The host building is notable for its more substantial scale compared to the smaller buildings to either side and is characterised by its different industrial appearance to the residential properties opposite and its industrial character would be changed by the appearance of a shed like structure with pitched roof.</p> <p>The existing 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. In this respect, the roof shape and contemporary design of the extension would introduce a harmful contrast at odds with the traditional architectural composition of the existing building.</p> <p>Although the extension would be set back and is lower in height than the previously rejected application, it would remain visible and unduly prominent along Jeffrey's Place and from Ivor Street given it would further increase the height of a building which is already taller than surrounding properties. That would be further emphasised by the use of substantial glazing to its western elevation facing towards Prowse Place. The development would 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.</p> <p>It will cause harm to the two storey Grade II listed buildings at 8-10 Ivor Street by increasing the prominence of the already taller host building and changing the skyline behind the listed properties with the dark materials and pitched roof proposed. The resultant dominance of the extended building within the skyline and the townscape would be at odds 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.</p> <p>The view of this proposed shed with a dark pitched roof will cause considerable negative impact when viewed from the living rooms on the upper floors of the neighbouring houses, in particular 12-19 Jeffrey's Place.</p> <p>The proposals are for a 3 bedroom flat with a gross internal floor area of 115 sqm which is a 25% increase from the previous application that was rejected.</p> <p>I believe the development would harm the character and appearance of the building, and would thus 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.</p> <p>Conclusion</p> <p>The proposal would harm not only the appearance and character of the building itself but also the neighbourhood and conservation area and so should be rejected.</p>

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2018/2081/P	Pandora Haydon	22/05/2018 09:35:48	COMMENT	<p>I'd like to object to Planning Application 2018/2081/P for a Residential Conversion with Extension at 7 & 8 Jeffrey's Place, London NW1 9PP.</p> <p>Jeffrey's Street Conservation Area is characterised by its group of predominantly residential streets located to the east of the main roads of Camden Street and Kentish Town Road and adjoining Royal College Street and St Pancras Way. In the immediate surroundings of the appeal 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.</p> <p>Ivor Street is a two storey terrace of double fronted stuccoed properties, it is a Grade II listed building located immediately to the rear of the appeal site. The narrower cobbled streets of Jeffrey's Place and Prowse Place comprise of predominantly residential terraces of between two and four storeys, albeit that the fourth storey is generally a set back conversion of roofspace. A substantial brick railway viaduct subdivides the conservation area Appeal Decision to the south of Ivor Street with Prowse Place continuing through a brick arched tunnel below the railway.</p> <p>The appeal property is a large three storey former industrial building, which has been converted into six flats under a prior approval granted by the Council in 2015. The surrounding properties in Jeffrey's Place display some variation of scale, height, age and architectural style. Nevertheless, the existing building is notable for its more substantial scale compared to the smaller buildings to either side and is characterised by its different industrial appearance to the residential properties opposite.</p> <p>The building is already taller than surrounding properties, but is not currently a dominant feature beyond Jeffrey's Place given the position and scale of surrounding buildings, together with the gentle downward sloped topography from east to west. Recent alterations including the restoration of its brick façade have been sympathetic to the character and appearance of the building and those surrounding. Consequently, the existing building does not detract from the significance of the conservation area and recognises the historic character of the building and its previous use.</p> <p>The design of the roof extension and use of materials would respond to the character of the surrounding area. However, the existing 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. In this respect, the scale, bulk, proportions, fenestration and contemporary design of the extension would introduce a harmful contrast at odds with the traditional architectural composition of the existing building. The development would therefore be viewed as an incongruous addition to the roof of the building.</p> <p>Although the extension would be set back, it would remain visible and unduly prominent along Jeffrey's Place and from Ivor Street given it would further increase the height of a building which is already taller than surrounding properties. That would be further emphasised by the use of substantial glazing to its western elevation facing towards Prowse Place. The development would 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.</p> <p>Ivor Street is of a modest scale compared to surrounding properties due to its two storey height. Only glimpses of the appeal property are currently visible in Ivor Street above the parapet of the listed building.</p>

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Consequently, the existing building does not appear unduly prominent or have an adverse effect on the skyline above 8 - 10 Ivor Street which positively contributes to the setting and significance of the listed building.

Nevertheless, 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.

The increased scale of 7 Ivor Street and properties further to the east might make relevant comparisons to the listed buildings, together with the presence and dominance of the large viaduct. However, these examples are largely viewed in a separate context and have a different influence upon the setting of the listed building. As a consequence, the scale of buildings along Ivor Street and the presence of the viaduct do not offer a precedent for or justify the harm to the setting of the listed building.

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. The policies are consistent with the National Planning Policy Framework (the Framework).

As the site is in a conservation area, Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 Act requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of that area. Section 66 of the same Act requires special attention to be paid to the desirability of preserving listed buildings and their settings. Paragraph 131 of the Framework requires that account be taken of the desirability of sustaining and enhancing the significance of heritage assets, and of new development making a positive contribution to local character and distinctiveness. Rather than make the positive contribution desired by paragraph 131 of the Framework, the proposal would harm local character and distinctiveness. Paragraph 132 of the Framework states that when considering the impact of a proposal on the significance of designated heritage assets, great weight should be given to the assets conservation. The Framework also makes it clear that significance can be harmed or lost through alteration of a heritage asset or development within their setting.

The harm caused would be significant in terms of the immediate surroundings of the proposal. However, the harm would be less than substantial to the significance of Jeffrey's Street Conservation Area as a whole and the setting of the Grade II listed building at 8-10 Ivor Street. In these circumstances, paragraph 134 of the Framework requires that the less than substantial harm be weighed against any public benefits.

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The potential benefits the development offers in terms of housing supply and housing choice are significantly limited by the scale proposed.

I have considered the public benefits of the development and consider that, taken together, they would not be sufficient to outweigh the harm to the character and appearance of the host building and the surrounding area, including the less than substantial harm to the significance of Jeffrey's Street Conservation Area and the setting of the Grade II listed building at 8-10 Ivor Street.

Many thanks

Pandora Haydon
