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Mr Johnstone  


Application 2018/2081P - 7/8 Jeffrey's Place London NW1 9PP

I write to object to the application 2018/2081/P which I hope will be refused, like the previous attempts by this developer to add an additional floor to 7/8 Jeffrey's Place.

There are 5 pages to this objection, and my grounds for objection are as follows:

1. Camden Council previously stated that the previously proposed extension protruded 2.3m above the parapet of the parent building, appearing over-dominant in terms of its bulk and out of proportion with the existing building. This new proposal is now considerably higher at 2.85, so once again it must appear over-dominant in terms of its bulk and out of proportion with the existing building.

2. Detriment of all properties on Jeffrey's Place, Ivor Street and Prowse Place due to the "unreasonable overlooking of neighbouring properties, to the detriment of the amenities of the occupiers of those premises".

Planning history: All applications over many years for both balconies and a roof terrace to properties on Jeffrey's Place, have been refused by planning and also on appeal, due to "unreasonable overlooking of neighbouring properties, to the detriment of the amenities of the occupiers of those premises"  
Applications: H12/18/A/20400, P9602609 & PE9800921

3. I completely disagree with the light report, loss of direct sunlight and general light into the windows of all properties on Jeffrey's Place, as all south facing windows to the front of these houses will be placed into additional shade for longer periods to their detriment.

4. The additional bulk (particularly as the extension is to the south of all Jeffrey's Place properties) will be oppressive in an already narrow enclosed street, even when perceived obliquely.

5. There seems to be not enough adequate bin storage or waste provision to enable the current 6, number flat residents of 7-8 Jeffrey's Place to use resulting in waste being left on the street. This is not how I think the council wish it's streets to look. A further 3 bedroom development will only make matters worse.

6. No cycle storage for an additional 3 bed flat, with the possibility of 6 residents.

7. No lift, which I thought was required by Lifetime homes.

8. The impact of the proposal on the Jeffrey's Street conservation area and the environmental and social consequences were this planning application to be granted. It is obvious that the developer has no concern for those living in the surrounding streets, and for those who actually care about the conservation area, and all it's listed properties.

For these reasons and those already stated by many other letters of objection I would hope that the application will be refused again.



**The new application shows a design that has increased in scale and with a roofline considerably higher than before. The roof design has absolutely no relationship with the architecture of its parent building**

(scale drawings shown are those directly supplied by the architects)

The previously proposed extension protruded 2.3m above the parapet of the parent building, appearing over-dominant in terms of its bulk and out of proportion with the existing building. This new proposal is now considerably higher, 2.85m above the parapet so again must appear over dominant in terms of its bulk and out of proportion with the existing building.

The increased height, size, a 75% increase in terrace, additional window will block more sunlight and further shows the unreasonable overlooking of neighbouring properties, to the detriment of the amenities of the occupiers of those premises.

The previously refused application at least maintained the privacy of those living opposite.

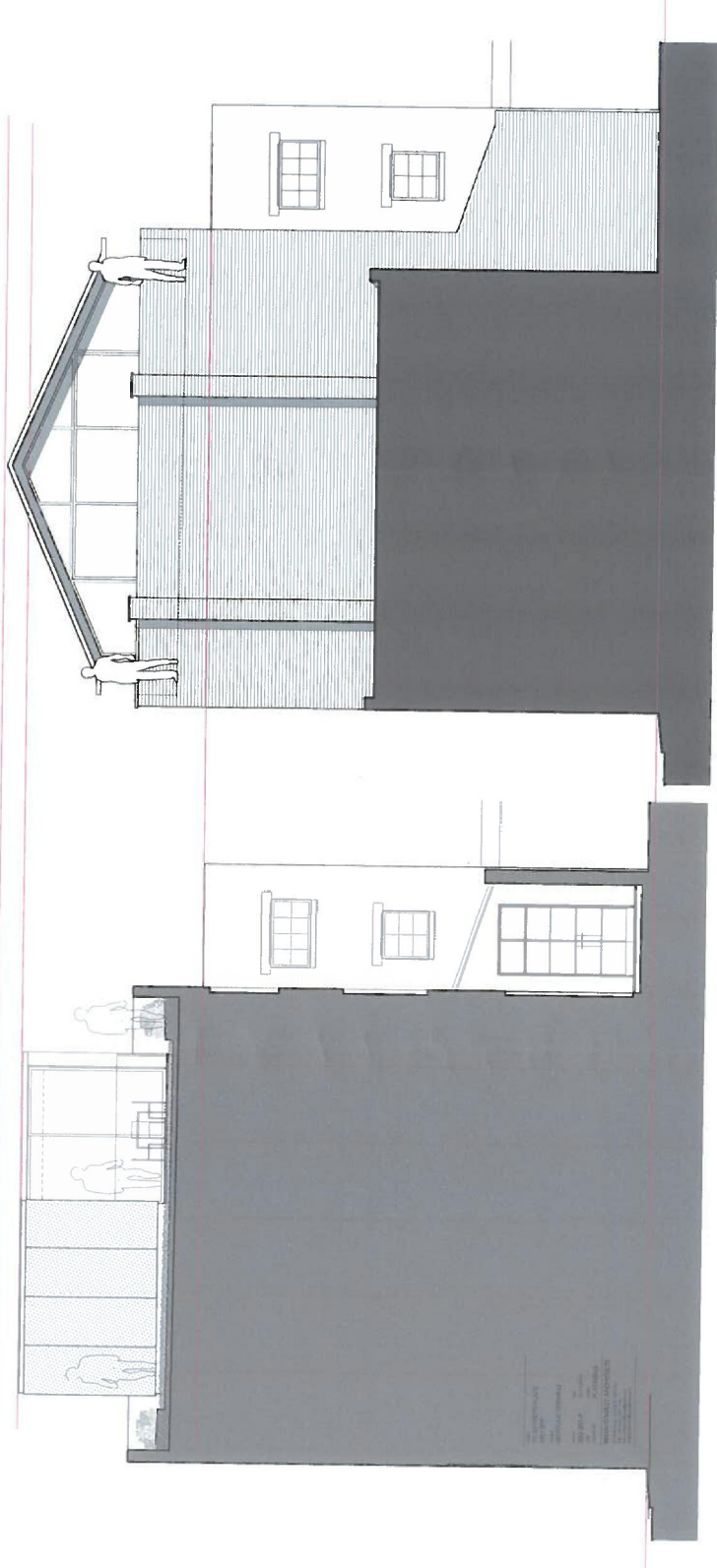


**New application with increased roofline and added windows facing front**

**Old application lower roofline, refused by Camden Council and on appeal**

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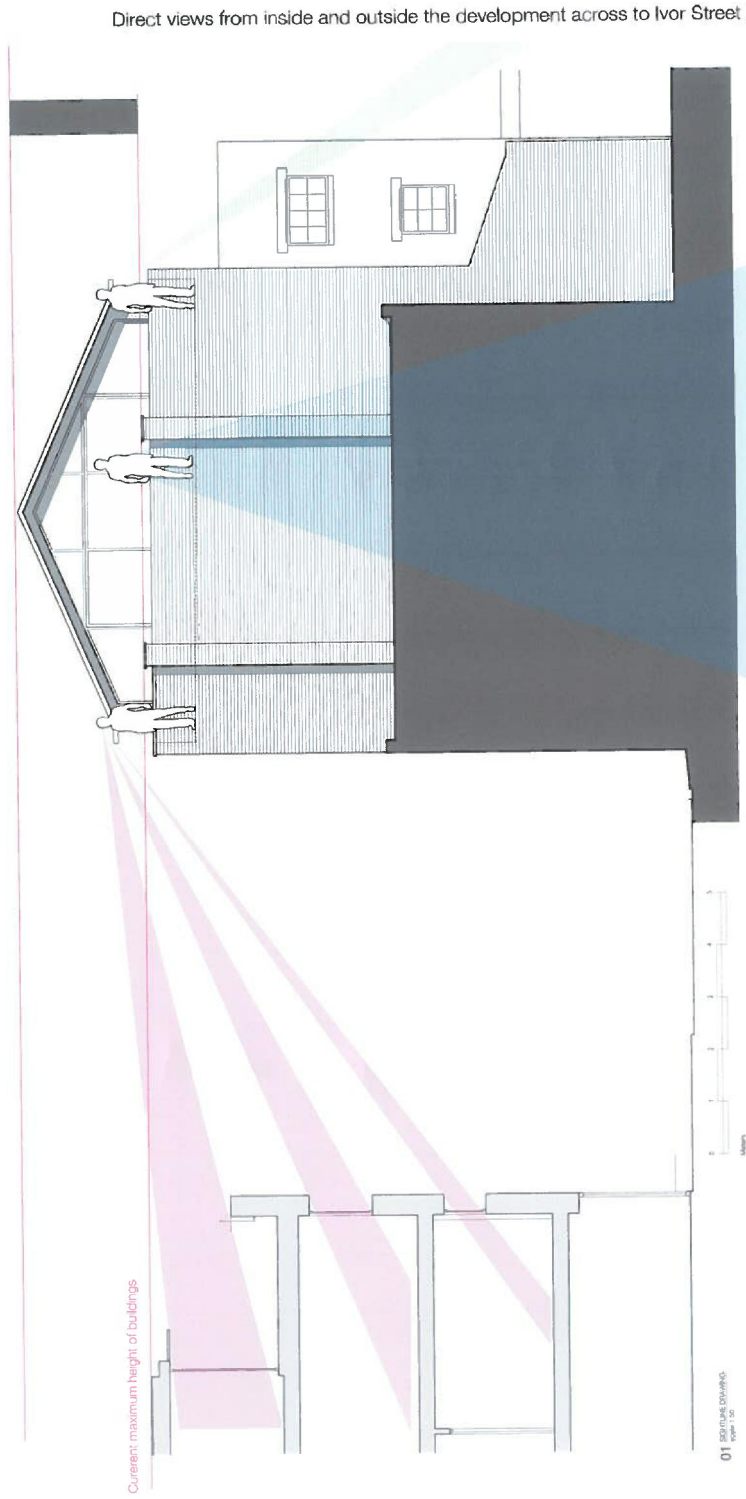
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Overbearing views from the development at 7-8 Jeffrey's with views directly overlooking across into 16 Jeffrey's Place.

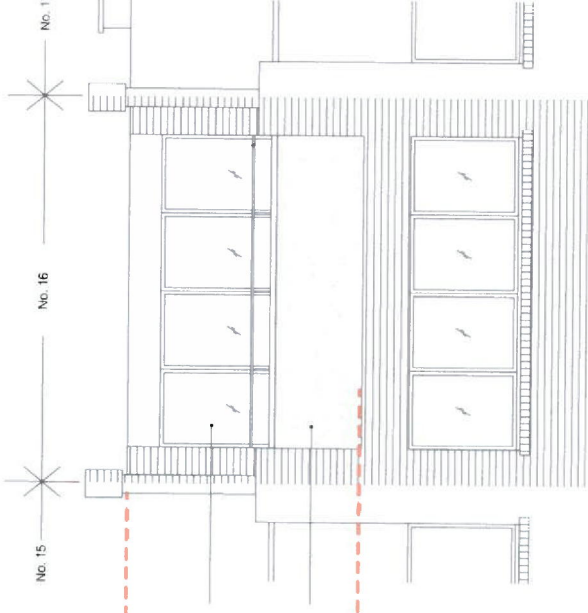


Direct views from inside and outside the development across to Ivor Street

Direct views from inside and outside the development to the gardens of Prowse Place

01 SECTION DRAWING  
FORM 1.50

The photo taken from the roof of the development shows how the application will tower above all other immediate buildings and has an "unreasonable overlooking of neighbouring properties, to the detriment of the amenities of the occupiers of these premises, especially into the private bedrooms and living spaces situated on the upper floors.



Full glazed windows with 4m x 3m south facing terrace