

20 June 2019

SPECIAL DELIVERY
Camden Council
Planning Department
5 Pancras Square
Kings Cross N1C 4AG

Dear Sirs

Application Number 2018/2081/P
7 Jeffrey's Place, London NW1 9PP

Thank you very much for sending to us the information about the appeal.

As the owners of one of the listed Ivor Street properties I should like to point out the following:

1. 7/8 Jeffrey's Place is already a full story taller than every other building in Jeffrey's Place and Ivor Street and being a former commercial property is particularly unattractive as well as being by far the highest building in the neighbourhood. A photograph of Jeffrey's Place showing this is enclosed. If in the – hopefully unlikely – event that this appeal succeeds it will be a full **two stories** taller than all the buildings in the immediate vicinity. If anything the ugly development comprising the 7/8 Jeffrey's Place eyesore should be **reduced** in height rather than increased.
2. Because it is already one story taller than all the buildings in the neighbourhood, 7/8 Jeffrey's Place currently towers disproportionately over the gardens of the Ivor Street properties. A photograph evidencing this is attached. If another story is added this will exacerbate the problem.
3. You cannot currently see the top of the Jeffrey's Place building from Ivor Street as the enclosed photograph shows. You have to walk round the corner under the railway arch in Prowse Place to be able to see it. If the additional story is added you will clearly be able to see it towering above the listed Ivor Street properties from the front of the road in Ivor Street.

4. The residents in Jeffrey's Place and Ivor Street have recently experienced an enormous amount of disruption from building works as the owner-developers of 7/8 Jeffrey's Place continue to develop their property for immediate pecuniary gain. If this appeal is allowed we will experience yet more drilling, hammering and banging for a period of at least another year.
5. This plan for a three bedroom flat bears no comparison to the minor loft conversions which have taken place in Ivor Street.
6. The owner-developers have clearly spent an enormous amount of money on getting architects'/surveyors' reports, but this expenditure will be insignificant compared to what they will make if the appeal is allowed. A 3-bedroom flat in Jeffrey's Place is currently on the market for approximately £1,300,000. This would hardly be social



The front of Ivor Street. 7/8 Jeffrey's Place cannot currently be seen from the road. This will change if the appeal succeeds. It will tower above these listed buildings



The existing building from one of the gardens in Ivor Street. It already towers above the gardens being 3 stories tall rather than 2 stories as per the other buildings in that road



718 Jeffrey's Place — already a story
taller than the other buildings in that
road