

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/4124/P	Dominic Power	31/10/2020 17:34:28	COMMNT	<p>Our garden, at 5 Jeffreys Street, is located close to the angle where the Jeffreys Street houses intersect with the houses built along the KentishTown Road. It is extremely small - approximately 26 sq metres - and enclosed on two sides by the rear elevations of my house and that of no 3 Jeffreys Street. The garden is therefore largely dependent for daylight and outlook on the low garden walls on its north and north east boundaries. The side brick wall of the proposed extension to no 7 Jeffreys Street's lower ground floor would extend approximately 2 metres above my north east boundary wall. This would have an extremely detrimental effect on our garden.</p> <p>The proposal claims that the extension 'is of an appropriate size and height so as to not dominate the house rear elevation, obscure important architectural details or have an impact on neighbouring amenities'. In fact the reverse is true. In its disregard for neighbouring properties the proposal runs contrary to the planning guidance published over many years by Camden Council. For example:</p> <p>Camden Planning Guidance March 2019 Altering and extending your home states in section 2 para 2.2 'Contemporary design approaches in alteration and extensions must be sensitive to the property and its context. The addition or alteration must compliment the property without eroding or harming its character and the surrounding area or having a negative impact on neighbouring amenity. Section 3 3.1 point f states that proposals should 'not cause loss of amenity to adjacent properties with regard to daylight, sunlight, outlook, light pollution/spillage, privacy.'</p> <p>If this extension were built as proposed, I would suffer the following loss of amenity:</p> <ol style="list-style-type: none"> <li>1. Loss of light - our garden is very small and its light levels are already affected by surrounding buildings to a large extent. On two sides it is bounded by the high walls of buildings – our own back wall and the wall of no 3 Jeffreys Street. At the bottom of our garden is a wall approx 1.20 metres high, and there is a similar height of wall between our garden and the present garden of no 7 Jeffreys Street. The proposed extension's side elevation, shown in the plan as a solid brick wall, would extend upwards above the total length of my north east garden wall by about 2 metres. This would have a significant effect on the daylight levels in our garden, as well as to the light levels reaching the glass door and windows of the lower ground floor at the back of our house.</li> <li>2. Light pollution - according to the plans submitted, the extension will have a substantial 'glass skypod' of about 4 x 2 metres in its roof. At night this would cause light spillage into our garden and the back of my house.</li> <li>3. Outlook - the outlook from our garden is already somewhat restricted by the surrounding buildings in this densely built end of Jeffreys Street. The solid brick side wall of the proposed extension would completely block the view from our garden to the north east.</li> </ol> <p>Home Improvements Camden Planning Guidance Draft July 2020: 2.1.1 Rear Extension states that rear extensions should 'not cause sense of enclosure to the adjacent occupiers' and 'retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area'. The document also points out in section 5. Gardens that 'Gardens have become particularly prone to development pressures where the loss of soft landscaping has resulted in the erosion of local character, amenity, biodiversity and their function as a sustainable drainage system to reduce local storm</p>

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				<p>water runoff.' The proposed loss of approximately a third of the already small garden of number 7 Jeffreys Street would be significant in this context.</p> <p>Jeffreys Street is situated in a conservation area and most of its buildings, including 5 and 7, are Grade II listed. Guidelines: Rear extensions/conservatories Para JS19 of Conservation area statement Jeffreys Street 21 states that 'Rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or the Conservation Area. In most cases such extensions should be no more than one storey in height, but its general affect on neighbouring properties and the Conservation Area will be the basis of its suitability.' This paragraph makes it clear that conservation area planning approval should be based on a consideration of the effect a proposal would have on neighbouring properties, as well as the conservation area itself.</p> <p>Dominic Power Judy Cooke</p> <p>No. 5 Jeffreys Street, NW1 9PS</p>
2020/4124/P	F Hobson	01/11/2020 20:10:57	OBJ	<p>I write to register my concern that the proposal will have a detrimental effect on the residents at 5 Jeffrey's Street who have a very small garden. The proposed works would, as I understand it, result in a significant restriction of light both in the garden and in the lower ground floor of the property. That will cause a substantial loss of amenity. I would ask that the impact on the residents of 5 Jeffrey's Street is taken fully into account in considering whether to approve the proposal and/or any mitigation.</p>