

**Conservation Area Advisory Committee**

Advisory Committee	Jeffrey's Street
Application ref	2021/3482/P
Address	10 Prowse Place London NW1 9PN
Planning Officer	Josh Lawlor
Comments by	19 Sep 2021
Proposal	Erection of a three story half-width extension and deeper lower ground floor extension following the demolition of the existing extension.
Objection	Yes
Observations	<p>Thank you for letting the Jeffreys Street Conservation Advisory Committee know about the proposed alterations to the house at 10 Prowse Place. Sadly, we cannot support these proposals. We OBJECT to the application for the following reasons:</p> <ul style="list-style-type: none"><li>- The proposed increase in height of the existing 2011 mono-pitch extension would create an overbearing structure that would dominate the listed rear elevation of 10 Prowse Place. It would create an excessively high blank brick wall facing habitable rooms at numbers 27 &amp; 29 Prowse Place. If approved, this over-large extension would set a precedent for three storey extensions to the back of every listed house in Jeffreys Street, thus changing the rear of the terrace for ever.</li><li>- The proposed extension would result in loss of privacy as it would overlook habitable rooms and neighbouring gardens locally. If built, it would loom over the garden at 4 Jeffreys Street, the rear half of which is already in shadow due to the fourteen metres (forty-five foot) cherry tree in the rear of 10 Prowse Place. No daylight calculations have been submitted by the applicants to show that the new extension would not overshadow the remainder of the garden.</li><li>- We deplore the loss of historic structure which would result from the removal of the staircase window. The current</li></ul>

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timber vertical sliding sash window may not be original, but its window opening is, and the whole is part of the historic composition both of the house and of the listed terrace. It is visible from Prowse Place. Replicating the staircase window in the gable of the proposed new extension is not an acceptable alternative.

- The architects describe the proposed blank brick wall as fitting in with the 'industrial feel of Prowse Place'. This somewhat eccentric description ignores the fact that 10 Prowse Place is a modest domestic building and all the structures within its immediate vicinity are domestic too, several of them no more than two storeys high.

- Another serious concern of ours is the lateral structural stability of the terrace. The basement 'spine wall' has already gone from no.10 and so has some of the ground floor half-brick partition. The rear basement external wall has been removed to create the single storey rear extension or 'nugget'. Now a corner opening in the flank wall is being proposed in order to re-position the front door. Our fear is that the lateral stability of the house and of the terrace is gradually being eroded and may result in structural movement. There is no indication in the applicants' drawings as to whether or how the new and altered openings will be supported.   

- Whilst we are sympathetic to the needs of a growing family and the desirability of staying in the area for work, it appears that these alterations are attempting to pour a quart into a pint pot. What is to stop more alterations being applied for in a few years time if the family were to grow further? Employment locations can and frequently do change, and there is no immunity from that happening in the medical profession. Perhaps the time has come for the owners to accept that the house is going to be too small for their future needs and they should look for a larger house locally, one more appropriate to the needs of a large family.

The architects' proposed alterations further butcher this already butchered listed property. A new owner, however, might be inclined to reverse some of the inappropriate alterations that have taken place over the decades, and

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restore the house to its original state with the front door facing Jeffreys Street.

**Documents attached**

No details entered

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