

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/3482/P	G stevens	11/09/2021 10:40:31	COMMNT	<p>I hope the twin applications 2021/3482/P and 2021/4055/L will be refused because they ignore several aspects of Camden Planning Guidance which could lead to degradation of an important terrace of listed buildings within the Jeffreys Street Conservation Area.</p> <p>The application specifically flouts the following planning guidance</p> <p>1 ¿Amenity¿ January 2021 section 2.2 page 4 which advises ¿extensions, roof terraces, balconies and the location of new windows should be carefully designed to avoid overlooking¿.</p> <p>2 Jeffreys Street Conservation Area statement (2003) specifically UDP Policy EN31 JS19 page 24 which advises ¿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.</p> <p>3. CPG 1 Design July 2015 specifically section 4.13 p 33 states ¿extensions that rise above the general height of neighbouring projections and nearby extensions, will be strongly discouraged.¿</p> <p>What is proposed would become the only three storey rear extension to the Jeffreys Street Terrace. This means the proposed extension would not be subordinate to the rear elevations of this grade 2 terrace (which currently has extensions only at the lower ground floor level of other houses).</p> <p>The proposed three story extension with its rear window intermediate between first and second floor height greatly increases the overlooking of neighbouring properties and gardens without offering any mitigation.</p> <p>I hope the council agrees this application fails to respect Camden¿s Planning Guidance to the detriment of the Jeffreys Street Conservation area and will refuse the applications 2021/3482/P and 2021/4055/L</p>