

Peter Clapp RIBA FCSD

12 Jeffrey's Place

London NW1 9PP

telephone [REDACTED]

mobile [REDACTED]

7th September 2021

Adam Greenhalgh
Development Management
London Borough of Camden
Town Hall
Judd Street
London WC1H 9JE

Dear Adam Greenhalgh

Re Application 2021/3378/P – 17 Jeffreys Place NW1

I am amazed at this application and wish to **OBJECT** most strongly.

This terrace of eight houses was designed in 1973 by two very talented local architects, John Renton and Tony Welch. They designed and lived in Nos. 25 and 27 Prowse Place themselves, which they then used as prototypes when designing 12-19 Jeffreys Place. The houses provoked considerable interest at the time as "upside down living". Now after 50 years they still provide an excellent model for family living.

Why one would buy one of these houses and then chose to re-build, at enormous cost, everything within the party walls is beyond my comprehension. You don't buy a Porsche and then decide to turn it into a Landrover.

Garages are essential if one is to safely and economically re-charge an electric car, and the few houses fortunate enough to have garages should be maintained for the benefit of families with cars. We are each in our turn custodians of a property and should respect the streetscape, particularly within a Conservation Area.

The proposed treatment of dummy garage doors, would a) provide insufficient daylight to such a deep living room and b) not be able to provide sufficient thermal insulation. They are also completely out of character with the aesthetics of this terrace.

The complete re-configuration of the rear façade is equally objectionable. Other owners in the terrace have applied for various permutations over the years and have all been rightly refused.

This terrace is a very important piece of 70's architecture within this Conservation Area and the external integrity should be preserved.

Please refuse this application.

Yours sincerely

[REDACTED SIGNATURE]

Peter Clapp