

**Peter Clapp RIBA FCSD**

**12 Jeffrey's Place**

**London NW1 9PP**

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7<sup>th</sup> September 2021

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

Dear Adam Greenhalgh

**Re Application 2021/3382/P – 17 Jeffreys Place NW1**

I am equally amazed at this second, alternative, application for this house and wish to **OBJECT** most strongly.

The present house owners seem determined to deface this little terrace in one way or another. If the house was too small for their needs they should never have bought it. We are each in our turn custodians of a property, particularly one in a Conservation Area.

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.

The set of plans does not include an existing and proposed Ground Floor, yet from the rear elevation it appears that the ground floor is being extended outwards, as there is no vertical line on the ground floor elevation.

The destruction of the sloping zinc roof at the rear, very evident on the section, vandalises the form of this terrace. Furthermore, there is plenty of space within the top mezzanine floor to accommodate a bedroom and en-suite bathroom without disturbing the existing roofline.

The type of rooflight proposed increases the height of the building, and access can again be as easily provided by a different type of rooflight.

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

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Peter Clapp