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10th October 2021

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

Dear Adam Greenhalgh

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

Thank you for your recent E-mail advising me of changes to the application above and asking me to review my objection to the earlier proposals.

First, may I thank the Council sincerely for refusing the possibly more outrageous application No: 2021/3382/P, for this same property. This did however retain three bedrooms, three bathrooms and a garage. i.e. it remained a "family house".

Second, may I make clear that I have never met my new neighbours at No.17, and there is absolutely nothing personal about my views, expressed as a local architect, with a very keen interest in Camden Town in general and this Conservation Area in particular. You may be aware that I have been involved in the Hawley Wharf re-development scheme from it's earliest stages, and am one of Camden's 12 representatives on the Hawley Wharf Client liaison Group.

I repeat, that 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 Jeffreys Place houses provoked considerable interest at the time as "upside down living". **Now after 50 years they still provide an excellent model for family living.** Nos 25 and 27 Prowse Place have had their ground floor garages removed, to be replaced by bedrooms, but in these cases, car parking spaces remain on the frontages.

The current proposals are to take a three bedroom, two bathroom family house with garage and turn it into a one bedroom, one bathroom house without a garage. Clearly these residents have bought the wrong property.

Three bedroom houses **with a garage** are like gold-dust in Camden. With the encouragement towards electric cars, these become even more valuable.

We are constantly being told by Camden that housing is in short supply. Indeed, Planning Permission was granted by the Planning Inspectorate for the three bedroom penthouse, on the fourth floor, without lift access, on the Barling and Sons industrial building opposite No.17.

One can only assume that the current owners wish to have huge parties on the ground floor, Why else would one build a 12 metre long room with adequate daylighting only at one end. The tiny windows proposed in the upper part of the garage doors would provide very little daylight. The phoney timber "garage doors" proposed are not in keeping with the remainder of the terrace.

The existing bin store on the ground floor (unlabelled, but beside the boiler) has been removed, but there is no indication of bin storage in the proposals.

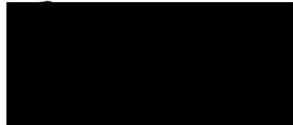
The Design and Access Statement has not been amended to reflect the changes shown on the drawings, and there is therefor a dangerous mismatch in the current proposals, which needs to be amended.

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.

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

I OBJECT very strongly to the revised proposals and sincerely hope that you will refuse them.

Yours sincerely

A solid black rectangular box used to redact the signature of Peter Clapp.

Peter Clapp