

**John Green**  
Jeffreys Street CAAC  
48 Rochester Place  
LONDON  
NW1 9JX

20<sup>th</sup> October 2021

**Adam Greenhalgh**

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

Dear Adam Greenhalgh,

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

We appear to have missed the email from you advising that a further revision has been made to the application to make changes to the above property. I am therefore commenting on behalf of the Jeffreys Street CAAC by letter sent to you by email

We OBJECT to the proposal on two grounds:

Firstly the proposed alteration to the garage doors is wholly out of keeping with the architecture of the house and of the row of town houses of which it is part. The style of garage doors proposed would be more fitting on a rural or suburban house. Here it jars with the strong 70's architecture.

Secondly the complete removal of all the ground floor partitions to create one large living space is distinctly odd. This appears to leave the house with one bedroom and one bathroom, no garage and no indication of a boiler to heat the house. If the owners intention is to use the open ground floor as a car parking space for one or more cars then there could well be issues with means of escape from the upper floors. Even if the new space is used as a living area, there is no indication in the submitted drawings, or Design & Access Statement, that there is adequate daylighting for the enlarged area or that the insulation requirements would be met if new garage doors were installed.

If these alterations are approved, particularly the removal of the garage, then the CAAC would expect that any right to on-street parking for 17 Jeffreys Place would be removed.

Yours sincerely

John Green  
By email to Adam.Greenhalgh@camden.gov.uk