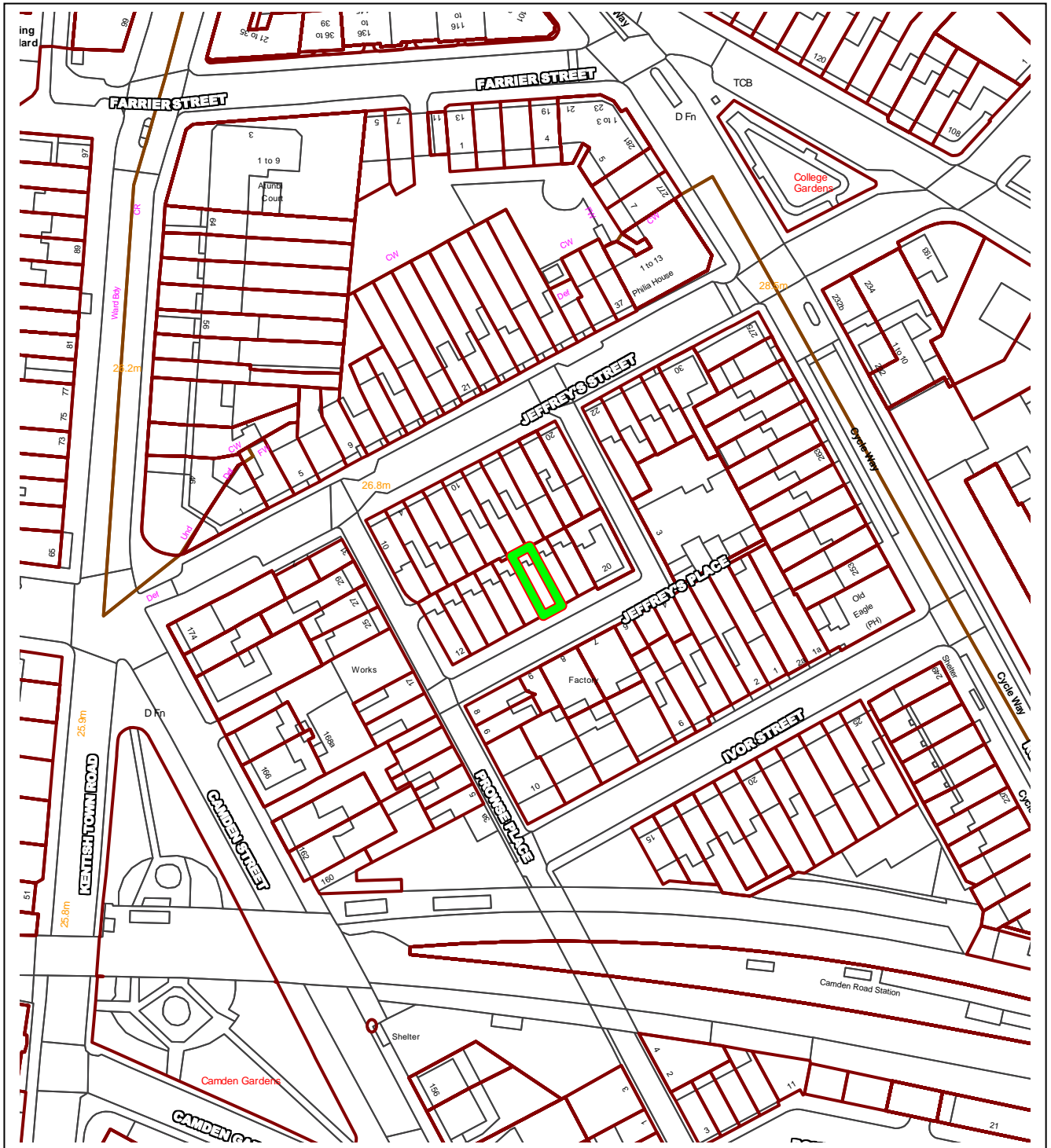


# 17 Jeffrey's Place – Location Plan



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17 Jeffrey's Place – Existing Front Elevation



Existing 1<sup>st</sup> and 2<sup>nd</sup> floor rear balconies (the 1<sup>st</sup> floor balcony would be slightly enlarged – to become flush with the 3 storey bays)



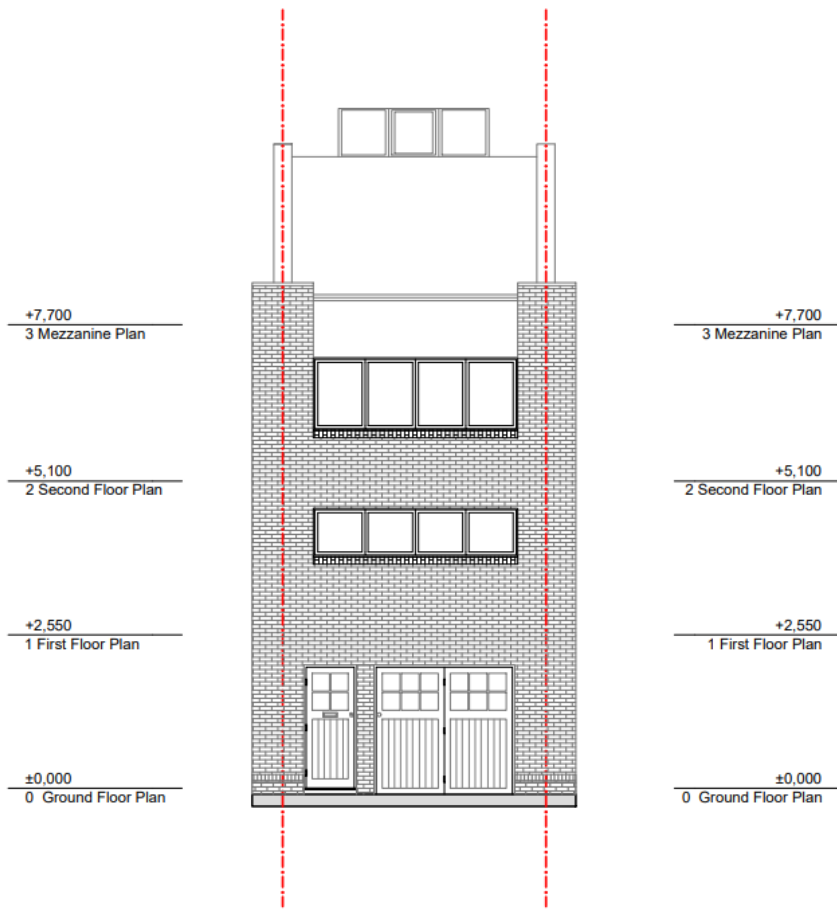
Rear elevation of terrace (Note: Existing windows added to rear bays at 2<sup>nd</sup> floor level)



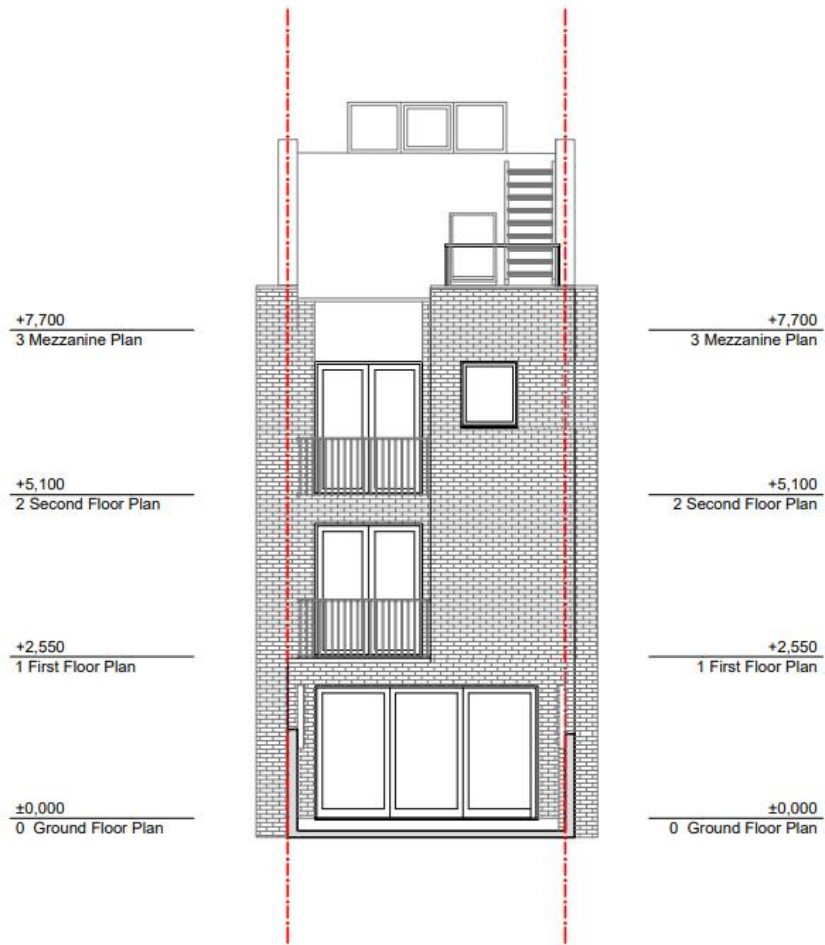
12 – 19 Jeffrey's Place (Existing front pan)



17 Jeffrey's Place Existing Rear Elevation (Note: Ground floor has limited visibility from neighbouring sites)

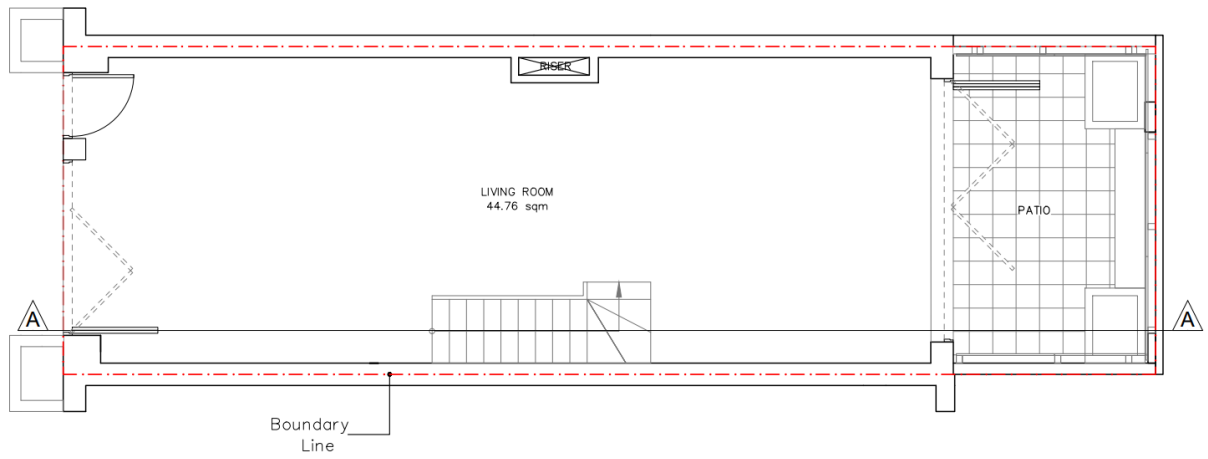


Proposed front elevation



Proposed rear elevation





Proposed ground floor plan

<b>Delegated Report (Members Briefing)</b>	<b>Analysis sheet</b>	<b>Expiry Date:</b>	06/09/2021
	N/A / attached	<b>Consultation Expiry Date:</b>	12/09/2021
<b>Officer</b>	<b>Application Number(s)</b>		
Adam Greenhalgh	2021/3378/P		
<b>Application Address</b>		<b>Drawing Numbers</b>	
17 Jeffrey's Place London NW1 9PP		See draft decision notice	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>
<b>Proposal(s)</b>			
Replacement of garage doors and entrance door with new panelled doors/entrance door and conversion of garage into living room. Removal of boiler room at rear and erection of full width single storey extension at rear with bi-fold glazed doors. Insertion of window at second floor of rear bay.			
<b>Recommendation(s):</b>	Grant planning permission		
<b>Application Type:</b>	Full Planning Permission		

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>			No. of responses	<b>04</b>	No. of objections	<b>03</b>

**Summary  
of consultation  
responses:**

Site notices were displayed on 18/08/2021. The statutory consultation period for these expired on 11/09/2021. A Press Ad was published on 19/08/2021. The statutory consultation period for this expired on 12/09/2021. 4 letters were received (3 from neighbours in Jeffrey's Place and 1 from a neighbour in Prowse Place). 3 raised objections and 1 included comments.

The objections raised related to:

- Inappropriate appearance of new doors in front elevation; harm to appearance of Conservation Area
- Inadequate living conditions; lack of daylight; lack of thermal insulation
- Lack of bin and bicycle storage facilities
- Loss of garage and potential for electric vehicle parking; potential for increased on-street congestion
- Potential for opening of ground floor living room onto street
- Inappropriate alterations to rear elevations
- Change from 3 bedroom house to 1 bedroom house

Officer comments:

Inappropriate appearance of new doors in front elevation; harm to appearance of Conservation Area: See 'Conservation & Design' below

Inadequate living conditions; lack of daylight; lack of thermal insulation: The new ground floor living room would have full height, full width glazed doors at the rear and three sets of windows at the front. It would largely receive adequate daylight. The provision of adequate thermal insulation is a matter for the Building Regulations.

Lack of bin and bicycle storage facilities: Cycle parking and bin storage details are not required for single houses, particularly in a case such as this where there is abundant space on the ground floor for the storage of bicycles and bins for use by the occupiers.

Loss of garage and potential for electric vehicle parking; Potential for increased on-street congestion: The change to a car free house accords with LB Camden (and London Plan) transport policies which seek to reduce car use in the Borough in the interests of climate change mitigation. The transport policies do not require the provision of on-site electric charging facilities for single houses. The site has good access to public transport and it should not result in increased congestion on surrounding roads.

Potential for opening of ground floor living room onto street: The replacement doors at the front are shown as bi-folding and the former garage would potentially fully open but it is not considered that the development would be likely to result in significant noise disturbance or nuisance for neighbouring occupiers. Environmental health and highway legislation exists to control unauthorised acts on the highway or in a neighbourhood.

Inappropriate additions to rear elevations:  
See 'Conservation & Design'

Change from 3 bedroom house to 1 bedroom house

*The proposal shows a double bedroom on the first floor and living/kitchen/dining areas on the other floors. However, the house would provide satisfactory living conditions for a couple and it would not result in the loss of a significant quantum of family housing in the Borough.*

The Jeffrey's Street Conservation Area Advisory Committee raised two objections as follows:

1. Change of garage doors to living rooms doors is out of keeping with the 1970's architecture of the street
2. Inappropriateness of ground floor living room (lack of daylight/thermal insulation) and concern regarding its use. Questioned whether the development should be 'car-capped'.

Officer comments:

1. *See 'Conservation & Design' below. The design and appearance of the new living room doors would not detract unduly from the character or appearance of the Conservation Area (Additionally, the conversion of the garage to residential accommodation represents a 'sustainable' form of development in accordance with Camden, London Plan and NPPF policies for car-free development).*
2. *The new ground floor living room would have windows at the front and back. It would receive adequate daylight and the issue of thermal insulation is for Building Regulations control. The conversion of the garage to a living room would not need planning permission and as no new dwelling is proposed it would be unreasonable to prevent the occupiers from applying for car parking permits.*

**Jeffrey's  
Street  
Conservation  
Area Advisory  
Committee**

## Site Description

17 Jeffrey's Place is a 1970's 4 storey terraced townhouse situated within a terrace of 8 similar terraced townhouses on the north side of Jeffrey's Place in the middle of the Jeffrey's Place Conservation Area. It is of yellow brick walls and a hipped roof and like the other houses in the terrace, the front elevation has garage doors on the ground floor, horizontal windows on the first and second floors and a third floor in a hipped roof.

Also, like the other houses in the terrace, the rear elevation has a rectilinear three storey bay on one side. It has first and second floor balconies alongside the three storey bay. Single storey rear infill 'lean-to' additions have been added on the ground floors of the recesses alongside the bays on two houses.

The Jeffrey's Street Conservation Area Statement notes : 'On the north side is a row of four storey modern town houses (Nos. 12-19), built in the 1970s, of stock bricks, with the top floor set back behind roof terraces. These buildings fit in comfortably with the scale and character of Prowse Place and are good examples of modern backland development providing four storey buildings, which succeed in being subordinate to the Georgian buildings in Jeffrey's Street in terms of scale'.

The application property (and nos. 12 – 19 Jeffrey's Place) are noted as being 'positive contributors' in the Jeffrey's Street Conservation Area Statement.

## Relevant History

17 Jeffrey's Place:

2021/3382/P - Erection of full width dormer to the rear roof slope including a door onto a rear balcony; removal of existing rooflight on the main roof and formation of a raised skylight, creation of opening onto main roof and formation of decked terrace on main roof with front and rear glass balustrades; installation of three rooflights in front roof slope –refused 29/09/2021

2004/0576/P - Alterations to the rear elevation including new and enlarged window openings, new glass doors at second floor level with aluminium balustrade – granted 26/03/2004

12 Jeffrey's Place:

PEX02014002 - Addition of recessed balcony on rear elevation at second floor level to a single-family dwelling – granted 08/04/2002

15 Jeffrey's Place:

PE9800921 - The erection of a balcony at rear second floor level – refused 28/01/1999

16 Jeffrey's Place:

2014/7644/P - Erection of a single storey conservatory at rear ground floor and provision of roof terrace to front – granted 03/03/2015

P9602639 - Installation of a 900 mm wide x 2000 mm long steel balcony at the second floor level, and lowering of existing cill and fitting of patio doors to provide access to the balcony – refused 16/10/1996

18 Jeffrey's Place:

PE9900232 - Application for the proposed development for the replacement of the rear first floor window with a door and the installation of a steel plant shelf – Certificate of Lawfulness granted 22/06/1999

## Relevant policies

### National Planning Policy Framework 2021

### The London Plan 2021

### The Camden Local Plan 2017

Policy A1 (Managing the impact of development)

Policy D1 (Design)

Policy D2 (Heritage)

### Camden Planning Guidance

CPG Design (2021)

CPG Amenity (2021)

CPG Home Improvements (2021)

### Jeffrey's Street Conservation Area Statement (2002)

## Assessment

### 1.0 Proposal

1.1 The proposal is to replace the existing garage doors at the front with part panelled/part glazed bi-folding doors and to install a new front entrance door. The ground floor would be converted to a 45 sq m living room with a single storey 'infill' extension being undertaken at the rear (of the same depth as the existing rear bay). The single storey rear extension would have full width, full height glazed bi-folding doors (onto the patio at the rear). The infill element would enable the formation of a slightly increased depth of first floor balcony alongside (and flush with) the rear bay.

1.2 A window would be formed at second floor level of the rear bay – alongside the second floor balcony – to serve a kitchen/dining area.

#### Revisions during the course of the application:

1.3 The application originally also included an infill extension of the balcony on the first floor and the formation of a full height window at second floor level in the rear bay. These items were omitted as a result of the consultation responses which were received. Further discussion is included in 'Assessment' below.

### 2.0 Assessment

2.1 The main considerations associated with the application are:

- Conservation and Design
- Impact on amenity

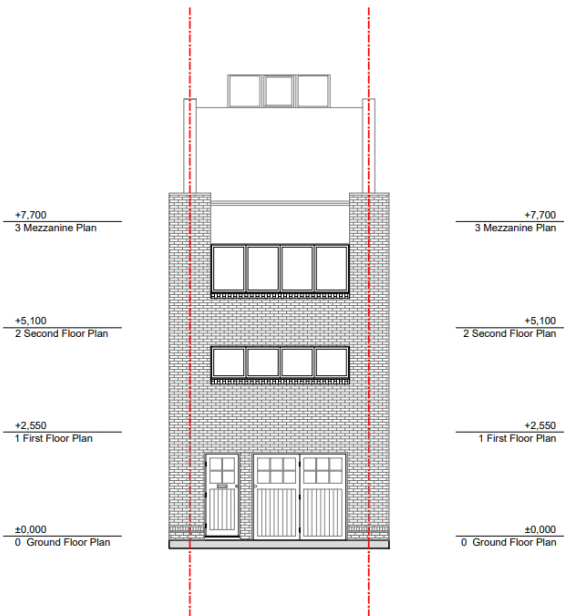
#### 2.2 Design and Conservation

2.3 The proposed doors at the front, single storey rear extension and second floor window at the rear would not detract unduly from the architectural merits of the building, the visual amenity of the site or the terrace or the character and appearance of the townscape.

2.4 The houses in the terrace all have garage doors and solid front doors. However, the proposed part timber panelled/part glazed doors to the ground floor living room and front door would not result in



significant harm to the appearance of the terrace, the visual amenity of surrounding occupiers or the character or appearance of the Conservation Area. The Design & Access Statement confirms that the replacement doors for the garage conversion and front door would be of timber. The conversion of the garage to habitable accommodation does not contravene the Council's policies for sustainable development and the design of the replacement doors represents an appropriate design solution to this part of the proposal, which does not harm the character or appearance of the Conservation Area.



*Figure 1: Proposed Front elevation and Picture of Existing Front Elevation*

2.5 The single storey rear extension would be flush with the existing three storey bay. Flat roofed and matching bricks, it would not result in any harm to the appearance of the building within the townscape or the character or appearance of the Conservation Area. Situated at rear ground floor level, the proposed full width, full height glazed doors would not be unduly incongruous in the townscape or harmful to the Conservation Area. The new window at second floor level in the three storey rear bay would be of modest proportions and similar to the second floor window at the rear of no. 15 it would not harm the appearance of the building, the terrace or the Conservation Area.

2.6 Officers were concerned with the effects on the appearance of the terrace and the Conservation Area from the full height second floor window and first floor extension which were included in the original proposals. However, these elements, which would have included an increase in the size of the first floor balcony were omitted during the course of the application – following consultation – and the now proposed changes on the ground floor, at the front and the back, and the formation of a modest window at the rear on the second floor, are not considered to harm the appearance of the building in the public domain or the character or appearance of the Conservation Area. The changes which were originally proposed on the upper floors – the large window on the second floor and increased balcony on the first floor – were considered to harm the appearance of the terrace and the Conservation Area. But these elements have been omitted and the now proposed ground floor alterations and modest second floor window would not harm the appearance of the building or terrace in the public domain.

2.7 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

## Impact on amenity

2.8 Policy A1 (Managing the impact of development) of the Camden Local Plan seeks to ensure that the existing residential amenities of neighbouring properties are protected, particularly with regard to privacy, outlook, sunlight, daylight and overshadowing, noise and vibration levels.

2.9 The replacement of the garage doors with part panelled/part glazed bi-fold opening doors serving a new ground floor living room would not result in any loss of light at any neighbouring properties. The change would not result in any significant overlooking of any neighbouring rooms or gardens and the alterations would not result in any loss of outlook. Concern has been raised regarding the potential for noise outbreak/disturbance due to the opening doors but it is not considered that this would be excessive for a single house and undue noise/disturbance in the public realm and at neighbouring dwellings is a matter for environmental health/highways/police control.

2.10 The single storey extension at the rear would not project beyond the existing building line. It would result in negligible losses of light and outlook at adjoining sites and it would result in no overlooking of any adjoining rooms or gardens.

2.11 The new window on the second floor of the rear bay would not result in any significant increases in overlooking of any adjoining rooms or gardens and it would not result in any significant loss of outlook or privacy for any neighbouring occupiers.

2.12 In conclusion the proposals would not result in any loss of amenity for the occupiers of any neighbouring properties.

## 3.0 Recommendation

### 3.1 Grant planning permission

## DISCLAIMER

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members' Briefing panel on Monday 25th October, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Application ref: 2021/3378/P  
Contact: Adam Greenhalgh  
Tel: 020 7974 6341  
Email: Adam.Greenhalgh@camden.gov.uk  
Date: 21 October 2021

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)

[www.camden.gov.uk](http://www.camden.gov.uk)

Cubit Consulting  
13- 21 Curtain Road  
London  
EC2A 3LT

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Householder Application Granted

Address:

**17 Jeffrey's Place**  
**London**  
**NW1 9PP**

# DECISION

Proposal:

Replacement of garage doors and entrance door with new panelled doors/entrance door and conversion of garage into living room. Removal of boiler room at rear and erection of full width single storey extension at rear with bi-fold glazed doors. Insertion of window at second floor of rear bay.

Drawing Nos: 10395: 001, 002, 003, 004, 005, 006, 07A, 008, 009, 010

10385: 100, 101A, 102A, 103A, 104, 105, 106A, 107B, 108A

Design & Access Statement

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved drawings/document:

10385: 100, 101A, 102A, 103A, 104, 105, 106A, 107B, 108A  
Design & Access Statement

Reason:

For the avoidance of doubt and in the interest of proper planning.

**DRAFT**

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 4 Please note that the sub-division of the house to form a studio or other unit on one or other of the floors would require planning permission.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Chief Planning Officer

**DRAFT**

**DECISION**