

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/7318/P	Christopher Harrison	26 Grove Terrace London NW5 1PL	24/12/2014 10:49:40	OBJ	I am writing to object to the application for the following reasons: 1) The development would create excessive light pollution in this dark part of the Conservation Area. 2) The additional roof light and the enlargement of the existing rooflights would be intrusive and spoil the line of the Boscastle roofs. 3) The cladding material for the rear wall would be inappropriate. 4) The digging out of the garden should not be permitted in the Conservation Area.
2014/7318/P	Astrid Sharkey	21 Grove Terrace NW5 1PH	22/12/2014 17:21:41	COMMNT	We object to this application. The inclusion of large glass doors at the rear would lead to considerable light spillage within a natural area of darkness which has been listed in the DPAACC conservation statement. The Grove Terrace and Boscastle gardens make up a square that enhances the setting of the houses, and the lack of external light is rare and to be cherished. We also oppose any proposed shed which impinges by size on the rural nature of the gardens, taking away from their specific character. Any over large construction would affect the setting of the listed Grade 11* Terrace. Further, we maintain that blackened metal cladding does not comply with materials that should be used within the conservation area.

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2014/7318/P	Ellen GAtes	11 Grove Terrace London NW5 1PH	22/12/2014 11:54:00	OBJ	<p>I am the chair of the Grove Terrace Association and am responding on behalf of the residents of Grove Terrace. Grove Terrace lies immediately behind Boscastle Road, with only the gardens of the two streets and Grove Terrace Mews between them. Nos 6-27 Grove Terrace is a Grade II* listed property, and the gardens to the Terrace form an important aspect of its setting, as is reflected in the Dartmouth Park Conservation Area Appraisal and Management Statement.</p> <p>We object to the application for the following reasons:</p> <p>1 We have serious concerns about potential light pollution from the proposed development. In addition to large glass doors at ground level, there seems to be a new large roof lantern over the dining room, as well as a new large rooflight at third floor level. The existing three lights in the roof will be replaced, apparently with larger lights. We believe that cumulatively these changes would introduce an extensive area of glass which would create night-time illumination and significantly increase the risk of light pollution visible from Grove Terrace. Day-time reflection would also be intrusive to residents in Grove Terrace.</p> <p>The Dartmouth Park Conservation Area Appraisal and Management Strategy specifically notes the 'quality of darkness at night' that characterises the conservation area. The Grove Terrace and Boscastle Road gardens contribute significantly to that quality. At present, they constitute a large area of darkness with minimal external lighting; this is extremely rare in London. The extensive areas of new glass in this proposed extension would erode the character of this dark area. There are no enforceable means of preventing this.</p> <p>2 The proposal would make the first floor balcony much more visible and intrusive than at present, through use of reflective glass for the balustrade. It would also increase the degree of overlooking of a number of gardens in Grove Terrace.</p> <p>3 We also have concerns about the size and location of the proposed garden 'shed'. The size suggests that the building might in fact be used as a home office. If so, again this would present issues of light pollution.</p> <p>4 There seems to be a proposal to dig out half the garden area to create a 'lowered seating area'. This is at odds with the current green nature of the gardens in Grove Terrace and Boscastle Road, and we believe it would therefore affect the setting of the listed Grove Terrace.</p> <p>5 The rear wall of the extension will be clad in blackened metal cladding. This is at odds with the materials generally used in the Conservation Area.</p> <p>This development would set a precedent that, if followed by other properties in Boscastle Road, would substantially harm the setting of the Grade II* listed Grove Terrace and should be rejected.</p>