

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/7405/P	Ellen Gates	11 Grove Terrace London NW5 1PH	22/12/2014 12:04:29	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. The rear ground floor elevation will consist almost entirely of glass. There will also be a new large rooflight at ground floor level. 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. This will be made worse by the fact that the internal walls at ground level will be opened up, making light from throughout the house visible. The rear wall is also being brought closer to Grove Terrace, increasing the intrusion of the light.</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 We also have concerns about the proposed installation of solar panels on the roof. It is difficult to interpret the drawings provided. However, we are concerned that the solar panels will be visible from the upper floors of the houses in Grove Terrace. Not only would they be visually intrusive, but they are likely to create day-time reflections.</p> <p>3 We object to the proposed removal of trees from the garden. As the property is in the Dartmouth Park Conservation Area, permission for the removal of the trees is required. Not only would the removal harm the green aspect of the garden as seen from Grove Terrace, but it would remove a potential partial mitigant for the additional light pollution.</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>
2014/7405/P	Christopher Harrison	26 Grove Terrace London NW5 1PL	24/12/2014 10:31:24	OBJ	<p>I object to the application for 3 reasons.</p> <p>1) The solar panels would be intrusive and visible from Grove Terrace. They would spoil the line of the roofs of Boscastle Road.</p> <p>2) The development at the rear of the house would create excessive light pollution in this important dark part of the Conservation Area.</p> <p>3) It cannot be right that so many trees should have to be removed, which anyway would require permission in the Conservation Area.</p>