

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/1695/L	Matthew Justice	6 Grove Terrace	12/04/2015 12:07:27	OBJEMAIL	<p>We strongly object to the proposed rear extension and courtyard excavation at no.18 Grove Terrace. We live on the Terrace which forms a really unique part of Camden's Georgian heritage and which is particularly beautiful because although there is some small variety between the designs of the buildings, they form a coherent whole and also have particularly lovely and unique long gardens which provide welcome green views and nighttime darkness for the Terrace and the three surrounding streets whose houses back on to the gardens. The very reasons the Terrace and gardens have been given a Grade II* listing. We do not object to internal alterations to the house but we do think an extension almost as long as the footprint of the house itself would be a real mistake. We are seriously concerned about the impact of such extensive excavation on the foundations of the whole terrace. The houses have minimal foundations and currently move as a whole. It doesn't appear that the architects have done any research to investigate how such deep excavations will impact the stability of the Terrace. This is an area of London clay already prone to subsidence. The risk is that this enormous extension could destabilise the whole listed Terrace. Beyond that, we feel the extension itself is massively out of proportion the house and to the other extensions on the Terrace which are all small by comparison. It will encroach hugely into the garden and cause light pollution as well as interrupting the views across the gardens - which are listed because of their harmony and similarity. It would set a very sad precedent if this was allowed to go ahead as it would mean that any new owners could effectively destroy the landscape that makes the Terrace unique. It seems to us that while it's great to have owners who want to update the houses on the Terrace within the remit of listed building consent to make them work as family homes (as we did ourselves), adding a huge modern extension is out of the spirit of the Terrace.</p>
2015/1695/L	Christopher Harrison	26 Grove Terrace	12/04/2015 19:25:49	OBJ	<p>This repeats the objection I have made to the related application 2015/1217/P. I do hope that this application will be roundly rejected. It suffers from many of the same problems as the previous applications 2014/7024/P and 2014/7203/P. It is tedious to have to comment again, but I think it is important to do so in order to show that applicants cannot wear people down by making repeat applications with just irrelevant changes.</p> <p>No 19 is at the centre of Grade II* Listed Grove Terrace. The II* Listing is, of course, rare. It reflects the great importance attached to these beautiful buildings. The Terrace is not just a wonderful heritage asset of Dartmouth Park, but indeed it is one of the most beautiful terraces in Camden.</p> <p>The Terrace is unique, because it has been preserved with both its front and rear gardens, and it is these that make it so special. Surely they must be preserved? The Terrace has stood in the setting of these gardens for more than 230 years - this is a rich and wonderful heritage, and surely it is to be protected? The application seems to be seeking an alteration to the front lightwell. It is a little unclear what is intended, but no alteration should be allowed. The front garden should be protected, not damaged.</p> <p>The application in respect of the rear garden shows no sensitivity at all to the property and its setting or to the Terrace as a whole. It would be a desecration of the garden - and the garden of course is part of the II* Listed curtilage - and so surely this must be rejected.</p> <p>I therefore object to the application very strongly.</p>

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**Total: 7**