

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/0758/P	Gus Gazzard	4 Grove Terrace London NW5 1PH	09/03/2016 18:40:48	OBJ	<p>1 The new building would be completely out of keeping with the special architectural and historic significance of the Grade II* listed Grove Terrace. It would be out of place in the setting and inappropriate to the character of the Dartmouth Park Conservation Area, to the Grove Terrace Mews and to Grove Terrace.</p> <p>2 If approved, the development would set a terrible precedent for further development in the Mews, which risks even greater harm to the character of the Conservation Area and to the listed Grove Terrace and its setting.</p> <p>3 The design is wholly inappropriate for the context. The scale, the volume, the style are all wrong and excessive for the position. It would inappropriately dominate the other buildings in the Mews.</p> <p>4 The proposed building would adversely affect the quality of life and amenity of neighbours, particularly the outlook, with overlooking, reduced security and newly damaging artificial light levels. It will directly conflict with the current layout of the houses in Grove Terrace and Boscastle Road and the area of green and open space between them, which contributes significantly to the character of the Conservation Area and to the setting of the listed Grove Terrace.</p> <p>5 There is no public benefit to the development at all and certainly none that would outweigh the harm that will be caused.</p> <p>6 The application does not adequately describe how they will gain access either for building or after construction. The easements that are alleged to exist do not apply to a new dwelling and cannot be transferred. No new right of access will be granted. Access from Grove Terrace Mews is not available and would in any event be inappropriate for an elderly or disabled person.</p>

This would be an act of architectural vandalism for crude personal financial gain. To allow this would be a triumph of greed over the rational preservation of beauty.

Context

Sir Geoffrey Jellicoe, one of the most eminent landscape architects of the 20th century and a long-time resident of Grove Terrace, described the unique nature of the Terrace and its setting as follows:

‘The Terrace is a unique example of 18th century comprehensive landscape architecture: buildings, front enclosures and the long walled gardens are all part of the original well planned use of space.

It was for this reason described by an eminent authority (the late Sir Albert Richardson) as the finest remaining terrace of its kind left in London.’

(Extract from a letter from the Grove Terrace Association (Sir Geoffrey Jellicoe, Chair) to the Director of Planning and Communications, London Borough of Camden, 22.3.72)

Oliver Cox, himself an eminent architect and town planner and at the time the owner with his wife of Grove Terrace Mews, described the Mews in a letter to residents of Grove Terrace as follows:

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‘It was Sir Geoffrey’s view that the Terrace, together with the Green in front, its long walled gardens and single story outbuildings facing the Mews at the back was almost unique in surviving intact from the Eighteenth Century. It has been described as the finest remaining Terrace of its kind left in London.

The Mews is an integral part of this comprehensive architectural landscape, still serving the purpose for which it was originally planned. For this purpose it is important to ensure that its future is safeguarded.’

(Letter from Oliver and Jean Cox to the residents of Grove Terrace, 22.3.1999)
