

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/0758/P	stephen cameron	13 crofdown road dartmouth park london NW5 1EL	11/03/2016 18:23:13	OBJ	<p>13 Croftdown Road Dartmouth Park London NW5 1EL</p> <p>Ian Gracie LB Camden, Planning Dept, Town Hall, Judd Street, WC1H8ND</p> <p>11 March 2016</p> <p>Dear Mr Gracie</p> <p>I wish to object to the proposed development. This is a Conservation Area which must be closely guarded. The proposed development is completely at odds with the Dartmouth Park Conservation area architecture, and with the very special and peaceful arrangement of gardens in which it would sit and dominate. Indeed, the proposed roof height of 3.5m would dominate the surrounding garden sheds and landscape, even more so as there is a slope away from the proposed development making the actual roof height some 4.5m above much of the surrounding gardens.</p> <p>It should be noted that, should this development be granted planning approval, subsequent applications and approvals would completely destroy the environment to the detriment of houses in both Boscastle Road and Grove Terrace.</p> <p>Yours sincerely</p> <p>Stephen Cameron</p>
2016/0758/P	Mr P Smith	27a Grove Terrace London NW5 1PL	13/03/2016 17:04:31	OBJ	<p>I regret that I have to object to this planned development. 'Mews' is almost a misnomer: I have lived in Grove Terrace all my life and when growing up, as children, we actually referred to Grove Terrace Mews as the 'country lane' because it had such a rural feel with its unmade surface and green borders. My overriding concern is that if permission is given for such a building, then it would set a precedent for other developments in the gardens backing onto the lane. In time it would be transformed into an urban mews, changing irrevocably its character to one wholly different to that of now, an enclave of long garden enclosures, which we are told is almost unique in London.</p>

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2016/0758/P	Philip Burnham	3 Boscastle Road LONDON NW5 1EE	10/03/2016 16:34:25	OBJ	<p>As owners of 3 Boscastle Road who have resided at this address for some 35 years, we object to the proposal to construct a residential dwelling at the rear of the garden of 17 Boscastle Road on the following grounds.</p> <p>1.) This proposal is out of keeping with the principles of the Dartmouth Park Conservation Area Appraisal and Management Statement. It will be seriously detrimental to the garden space that is one of the key historic characteristics of the area between the houses of Boscastle Road and Grove Terrace. It will also be a substantial source of light pollution at night in what is presently a largely light-free zone.</p> <p>2.) Contrary to the statement in the planning application, there is every reason to fear that, were the application to be approved, it would set a precedent for more such residential building infill to be undertaken in the gardens of the other properties on Boscastle Road and Grove Terrace. Several rear gardens of these properties are of sufficient size to contain residential plots of the size of the proposed dwelling at 17 Boscastle.</p>
2016/0758/P	Elizabeth Bailey	10 Grove Terrace Highgate Road London NW5 1PH	10/03/2016 10:11:16	OBJLETTE R	<p>I strongly object to this proposed development in Grove Terrace Mews which would be detrimental to the historic, quiet and rural atmosphere of this listed 18th century terrace, mews and the surrounding conservation area. It would impact detrimentally on the rural outlook from the terraced houses as the green area between Grove Terrace and Boscastle Road is a rare gem in London and should be preserved. Creating a house in the centre of this green space would be unsightly, cause light pollution at night, and set a precedent that I wish to avoid having lived in Grove Terrace for 31 years. It is a peaceful rural space and a dwelling would create more traffic in the mews and lessen the security. Construction would cause a nuisance to the current residents and heavy vehicles should not pass over the fragile cellars at the mews entrance. The elderly people who wish to build this dwelling would need to park nearby which would cause congestion in this mews and should be prevented at all costs. Parking in Grove Terrace is already difficult and at a premium so another dwelling would create even more pressure on parking for the current residents. The applicant has not demonstrated how appropriate access to the site will be obtained. Access from Grove Terrace Mews is not clearly available and would in any event be inappropriate for an elderly or disabled person. There is no public benefit to the development that would outweigh the harm that will be caused. The proposed development would have an adverse impact on the neighboring residents who are currently able to use this mews for access, socializing and provides a unique quality of life that I have enjoyed for 31 years and I therefore object to this development destroying this for myself and the other Grove Terrace residents.</p>

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2016/0758/P	Nicholas Haag	23 Grove Terrace NW5 1PL	13/03/2016 18:02:05	INT	<p>I own 23 Grove Terrace so am one of the houses more directly impacted by this proposed development. I can only echo strongly the comments submitted, after wide canvassing of opinion, by the Grove Terrace Association and neighbours in GT and surrounding streets. My concerns are in particular over light pollution which will transform the quality of darkness at night which in this era of urban light pollution should be as sacrosanct an amenity as possible. In addition I am in no doubt about the precedent this development would establish not only in Boscastle but also in GT. As you will see in your records, I was deeply concerned about the erection of an over-sized summer house and garage in the garden of 24 GT and in the event Camden, recognising the error in having granted planning permission, sought retrospectively to alleviate the impact. The proposed development @17 is something on a much more alarming scale (as a larger permanent dwelling house). If planning permission is granted for 17, I have no doubt that the unique (possibly in all of London) character of GT Mews and associated gardens of GT and other streets will be lost to history. I would be very happy to welcome you to visit my house better to visualise, from different heights/angles, the impact of the proposed development on this treasured and Grade 2* listed corner of Camden and London that gives pleasure to not only residents but all who visit and pass by. I am sympathetic to the personal circumstances of the applicant but note that a) when chairman of the Boscastle Road association he vehemently led opposition to much smaller encroachments on the character of this historic neighbourhood b) there are many alternative arrangements that might be made to accommodate his needs and thus the 'driver' for this development appears purely financial, there being no public benefit at all and a serious and all too obvious loss of public and neighbourhood amenity.</p>
