

9, GROVE TERRACE, LONDON, NW5 1PH



Ian Gracie
Planning Officer
London Borough of Camden
2nd Floor, 5 Pancras Square
London
WC1H 9JE

7th March 2016

Dear Mr. Gracie

**Planning application 2016/0758/P, 17 Boscastle Road, London NW5 1EE
Erection of a single-storey 1-bed house (Class C3) following demolition of single-storey garages
and garden store to the rear of the property**

I am writing to **OBJECT** in the strongest possible terms to the above planning application on the following grounds:

- Allowing the building of a house at the end of one of the gardens in Boscastle Road would provide the precedent for many more such developments in gardens across the borough to go ahead.
- It would be detrimental to the special historic and architectural significance of Grove Terrace which is listed Grade II* and its Mews and to the setting of Boscastle Road within the Dartmouth Park Conservation Area.
- New development within the borough is supposed to be on previously developed land (Camden UDP) and, although there is currently a garage and shed here, this is hardly previously developed land.
- Grove Terrace Mews is currently a grassy lane, dark at night, maintained as a fairly wild space to encourage biodiversity. If access were to be provided through Grove Terrace Mews, something the owners of the mews will be disputing, the semi rural nature of the mews and its darkness at night will be lost. Its surface would be completely unsuitable for things such as wheelchair access and the pressure of extra vehicles coming to the house.
- Access through the Mews is a further problem as the weight limit at the Mews entrance, imposed to protect the cellars beneath from collapse is 1 ton.
- The building of a house at the bottom of the garden of No 17 Boscastle House would result in considerable nuisance to the neighbours with increased traffic in what is currently a narrow lane, very rarely used by cars and often played in by young children. The extra traffic coming and going in the Mews might lead to increased problems of security for other residents.

Yours sincerely,



Caroline Bloch.