

**S. Stallion**

**19. Boscastle Road NW51EE**

10th March 2016

LBCamden Planning Dept  
Town Hall WC1H 8ND  
att. Mr.Ian Gracie

**Planning Application ref. 2016/0758/P**

**Proposed new house on garages and garden at**

**17. Boscastle Road NW51EE.**

Dear Mr. Gracie,

I write as an elderly Council tenant of the adjacent property, No.19 to strongly object to the above planning application for a house in the rear garden of No.17 Boscastle Road.

We have lived at No.19 for over 35 years and enjoyed the wonderful amenities that the gardens of Boscastle road and Grove Terrace provide. The privacy, the openness and the sense of community that the area and the Mews offers to all local residents. This quality of life will be eroded for us 'and all future owners' if this application is granted.

During this time, we have been able to appreciate first hand the importance of the open space that is found between Boscastle Road and the terrace of Grade II\* houses on Grove Terrace. My ability to appreciate this open space, and the ability of future owners of our and nearby properties, will be very severely eroded if the application is approved.

I write to object to the application for planning permission to build a house in the rear garden of number 17 Boscastle Road NW5 1EE. The house would be entirely out of character with the area and would harm the Dartmouth Park Conservation Area, and so would conflict with local and national policy, as well as the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990.

We wish to raise the following matters in opposition to the application.

Heritage matters

- In respect of gardens, it is explained that "front and rear gardens within the residential streets make an important contribution to the streetscape and character of the residential area. The Council will resist the loss of soft landscaping ..."
- Reference is also made to the importance of preserving gaps between buildings due to such gaps providing relief in an otherwise densely developed environment. The gardens to the rear of Boscastle Road and the Grade II\* listed Grove Terrace likewise provide such relief, in addition to making an important contribution to the character of the residential area, which has managed to retain its originally intended spacious character since first being laid out in the 1860s.

We totally disagree that building a new house in the rear garden of number 17 will in any way enhance the Conservation Area. Instead, it will directly conflict with the spacious layout that has been maintained since houses were first erected on Boscastle Road and so will severely detract from the character of the residential area. On no view can it be said that infilling a garden with a new house will in any way preserve or enhance the conservation area. The harm that would be

caused by the proposed house is a matter to which considerable importance and weight should be given when assessing this application.

The Planning Statement's attempt to suggest that there will be enhancement of the Conservation Area is simply wrong. It is misleading to suggest that there will be only a modest increase in footprint so only a modest increase in appreciation of built form. The new house will dominate the whole of the site area. With its high roofline and boundary walls, the current unobtrusive rear garage will be replaced by a dominant and entirely out of character block of development. It will bring a clear, obvious and harmful building line much closer to the rear of number 17 and also to the adjacent properties, including myhome at number 19.

It is also misleading to suggest that the building of a new house in this location has limited potential to create a precedent for similar developments. We disagree that other rear gardens are too narrow to accommodate rear, in-fill houses like this one. There is also no reason why a house could not be built spanning two rear gardens. The precedent of this house is very clear and it will undoubtedly lead to the potential for yet further harm to the character of the Conservation Area.

#### Design matters

The proposed house will clearly occupy an excessive part of number 17's garden and will lead to a loss of garden space which contributes to the historic character of the area. Points:

- Read as occupying all of site area
- Land raises to rear of garden, making new house even more dominant
- Reference to permitted development rights misses the point – no realistic possibility that a building would be erected to the full extent of permitted development rights. Not in any way a meaningful comparison of the proposed house
- Again say would create precedent

#### 3)Section 7 Design & Heritage.

a) We consider the architectural solution to be totally out of context with the garden environment it occupies. The roof height at 3.5m is unjustified over a hall, bathroom and bedroom.

b) Camdens preferred brick is London Stocks. This brick has been used for our garage and both garden walls. The applicants choice of brick as a roofing material will be a much lighter color than all surrounding area and weather to a sad green colour due to the surrounding greenery.

c)There is no lighting to the rear gardens of Grove Terrace or Boscastle Rd.and we have a pitch black outlook at night, a very rare amenity so close to London. The design includes 3 large roof lights which will produce a substantial light pollution for all houses that surround this area.

Thank you for taking the time to consider our objection. We have thought very carefully about the proposed new house and the impact it would have not just on us but also the wider area. Given the very clear harm and significant loss of amenity that we would suffer, we urge you to refuse the application.

Yours sincerely,

  
S.Stallion