

21 Grove Terrace  
London NW5 1PH

Ian Gracie  
Planning Officer  
London Borough of Camden  
2<sup>nd</sup> Floor, St Pancras Square  
London WC1H 9JE

Email: [planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[lan.Gracie@camden.gov.uk](mailto:lan.Gracie@camden.gov.uk)

14<sup>th</sup> 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**

We write to object in the strongest possible terms to the above application.

We do so on the following grounds:

- 1) The construction of a residential property in Gove Terrace Mews would cause significant harm to the rural character of the Mews. This rural character is an essential and historic part of the 18<sup>th</sup> century development of Grove Terrace itself
- 2) Such construction will set a precedent for further development in each of the gardens abutting the mews and would turn a rural lane devoid of dwellings into a city street. This would do great harm to the character of the Conservation Area and to the setting of the Grade II\* listed Grove Terrace
- 3) Such construction would introduce light pollution into an area that currently is dark at night
- 4) Such construction would have a detrimental impact on the visual amenity of the Conservation Area
- 5) The design proposed is inappropriate for its setting and context; both the scale and mass of the proposed building are too large and too tall. The building will dominate the other, all non-residential, buildings in the mews. The proposed building would affect adversely the quality of life, the amenity and the visual outlook of its neighbours and near neighbours

We contend that the applicant has shown no public benefit to outweigh the harm caused and has not justified the harm.

We also contend that the applicant has not shown how the site is to be accessed, either permanently once completed or during construction. We understand that the owners of the mews, including us, will not allow access.

Yours sincerely,

Astrid and John Sharkey