

**From:** Michael Yule [REDACTED]  
**Sent:** 15 March 2016 17:47  
**To:** Gracie, Ian  
**Cc:** Farhana Yamin  
**Subject:** Objections to planning proposal for 17, Boscastle Road, London NW5 ref.no 2016/0758/P

Dear Sir,

We understand that a number of objections are being raised in connection with the above proposed development and, as resident owners of 13, Boscastle Road we wish to add our voice to these for the reasons set out below. Many of the points are identical to those already raised as we have taken heed of the expert advice already collected.

We 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

The Dartmouth Park Conservation Area Appraisal and Management Statement produced by the Council details what is important about the Conservation Area. It explains that:

- Boscastle Road was first developed in around the 1860s, with the intention of providing “good quality houses set within spacious gardens that included landscaped layouts and street trees to give a semi-rural appearance.” The spacious gardens continue to this day but would be severely harmed by the building of a house in the garden of number 17.
- 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.

The Council is required by s. 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to give special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area. This too is reflected in national policy, at paragraphs 133, 134 and 138 of the National Planning Policy Framework. The open spaces provided by the existing gardens greatly contributes to the significance of the Conservation Area, relating back as it does to the original intention to housing set within spacious gardens, but also by enhancing the character of the Conservation 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 our home at number 15.

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.

There is otherwise extremely limited discussion about the contribution that the rear gardens and open space makes to the significance of the Grade II\* listed properties on Grove Terrace. For the same reasons as apply to the Conservation Area as a whole, the open space obviously enhances the significance of the houses on Grove Terrace. By reason of the built form of the new house but also its precedent effect, there will be harm to the significance of these buildings. This is again a matter to which considerable importance and weight must be given by s. 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

#### Design matters

The Council's policies require high quality design that among other things reflects the character, setting, context and the form and scale of neighbouring buildings. This is by both policies CS14 and DP24. The supporting text to policy DP24 includes the following statements:

“24.11 Given the highly built-up nature of Camden, careful consideration of the characteristics of a site, features of local distinctiveness, and the wider context is needed in order to achieve high quality development which integrates into its surroundings.

24.12 In order to best preserve and enhance the positive elements of local character within the borough, we need to recognise and understand the factors that create it.

Designs for new buildings, and alterations and extensions, should respect the character and appearance of the local area and neighbouring buildings. Within areas of distinctive character, development should reinforce those elements which create the character. ...

24.20 Development within rear gardens and other undeveloped areas can often have a significant impact upon the amenity and character of an area. Gardens help shape their local area, provide a setting for buildings and can be important visually. Therefore they can be an important element in the character and identity of an area (its 'sense of place'). We will resist development that occupies an excessive part of a garden, and where there is a loss of garden space which contributes to the character of the townscape."

In our view 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. The land raises to rear of garden, making the new proposed house even more dominant. The design is wholly inappropriate for the context - the scale and massing of the proposed development is excessive for the location. There is no public benefit that would outweigh the harm that would be caused. We are particularly concerned at the precedent that this would create.

Thank you for taking the time to consider these concerns,

yours faithfully,

Mike Yule and Farhana Yamin

13, Boscastle Road

