

**From:** David McKinstry [REDACTED]  
**Sent:** 15 March 2016 18:25  
**To:** Gracie, Ian  
**Cc:** Consult; Planning  
**Subject:** 2016/0758/P-17 Boscastle Street

Dear Mr. Gracie,

**2016/0758/P-17 Boscastle Street**

The above application has been brought to the attention of the Georgian Group. The Group has examined the application and wishes to object to the granting of consent for the following reasons:

17 Boscastle Road is an unlisted building. However the application site falls within Grove Terrace Mews, which is within a conservation area and forms the immediate setting to the Grade II\* listed Grove Terrace. The terraces totalling 27 houses form an impressive and striking composition, enhanced by being set back from the road on elevated ground. Nos.1 - 5 are listed at Grade II in yellow stock brick with rusticated ground floors, completed by 1823. Nos. 6 – 27, with their curtilages including their railings and lamp-holders are an unusually comprehensive survival of an 18th century piece of speculative development and are listed Grade II\*. Building started in 1777 with two houses at the north end (now Nos 27A, 27 and 26; Nos.25-23 followed in 1778, the larger pair, Nos 21 and 20 in 1780, and the twenty two houses were complete by 1793. They are in two groups, divided by the entrance to Grove Terrace Mews.

The proposal would significantly alter the character of the historic mews by replacing small-scale garage buildings with a permanent residence. Camden recognises the significance of Grove Terrace Mews in the following terms:

*Grove Terrace Mews Grove Terrace is broken between Nos.21& 22 by a narrow lane, of granite setts with granite slab wheel tracks, running to the mews behind. The part of the lane adjacent to Grove Terrace footway is paved in York stone setts. Stone wheel-deflectors protect the flanks of the buildings. At the end of some of the narrow long garden plots on Grove Terrace are single storey sheds and buildings, some contemporary with the houses, varied in their design. The interest here is the small scale and intimate spaces created by the buildings that face the garden walls at the rear of Boscastle Road. A modern house to the north replaced an early 19th century one.*

The Group advises that the proposal would cause harm to the historic significance of the mews as identified by Camden by reducing the small scale intimate, non-residential scale which characterises the mews. The current garages, while of no significance in themselves, nonetheless respect the historic garden wall heights in the mews and allow the mews to retain its historic informality. The proposed new building would introduce an increase in height in the mews and a vertical emphasis which sits in marked contrast to the horizontal grain of the current 'street' scape. The Group therefore advises that the proposals neither

preserve nor enhance the Conservation Area, and would harm its historical character as recognised by Camden.

Yours sincerely,

David McKinstry  
Director of Casework



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