

From: Hunter Davies [REDACTED]
Sent: 17 March 2016 10:10
To: Gracie, Ian
Subject: Boscastle Rd

(Edward) Hunter Davies

11 Boscastle Road NW51EE

Planning Dept
LBCamden
Town Hall WC1H 8ND

16 Mar 2016

att. Mr.Ian Gracie

Planning Application ref. 2016/0758/P
Proposed new house on garages and rear garden at
17. Boscastle Road NW51EE.

- 1.
- 2.
3. I have lived three doors down from from the applicant for 53 years. During this time, my family 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. It gave my wife, Margaret Forster, who died last month, endless pleasure to look out of our bedroom window and see the trees and gardens and sky, uncluttered by buildings. Our ability and the ability of future owners to appreciate this open space will be very severely eroded if the application is approved.
- 4.
5. The proposed 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.

1.I believe the description on the Application details refers to 'Erection .. of a single storey house...on garages' In fact half of the development is on the garden.
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 council must 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.

2 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.

3 Camdens preferred brick is London Stocks. This brick has been used throughout the The Dartmouth Park Conservation Area and for all garages and garden walls. The applicants choice of a light brick is inserted in the middle of the garden wall to no 15 Boscastle. The light brick as roofing material will be much lighter than all surrounding area.

4The disruption to Boscastle Rd during construction will last for years at all excavations and delivery of materials must come down the applicants side passage without the help of machinery.

5 The roof lights will create light pollution to the black area of the houses.

For the above reasons this application must be refused by the planning department.
Yours

Hunter Davies