

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/0758/P	Catriona Bourdillon	13 Grove Terrace NW5 1PH	20/03/2016 18:58:09	OBJ	I wish to object to the proposed development which would open onto Grove Terrace Mews. The council has previously withheld permission for a development at the rear of No 14 Grove Terrace some years ago on the grounds that the mews is unsuitable for further development. It is one of the few surviving 18th century terrace landscapes left in London and as such should be retained as existing.
2016/0758/P	Chris & Helen Harrison	26 Grove Terrace	18/03/2016 12:37:55	OBJ	<p>We object to the proposed development.</p> <p>We have read the letters and email sent by (i) the Chair of the Grove Terrace Association, (ii) Hewitsons on behalf of Mr and Mrs James and (iii) the Georgian Group. We agree with all the points made in those letters and email.</p> <p>We wish to emphasise the following points from our own point of view.</p> <p>The proposed development is directly in the line of sight from the rear windows of our house and is a very short distance from the end of our garden. It would have an adverse impact on our quality of life and amenity, contrary in particular to Camden Development Policy DP 26. It would cause light pollution. There would be overlooking, through the skylights looking towards our house. The outlook from our rear windows – which at present is over an open low-level area – would be ruined.</p> <p>The design, scale and massing are entirely inappropriate within the context of the Mews. We would be particularly affected, as the proposed development would be highly visible from our house as we have mentioned above and would be situated a very short distance from the end of our garden.</p> <p>Grove Terrace is one of Camden's most delightful and important heritage assets. This is why it is listed Grade II*. The Mews are a key part of this, as a rare surviving example of the original Mews setting of a Georgian Terrace. The proposed development would destroy the context of the Mews. We believe that the setting of this Grade II* listed Terrace is to be preserved, particularly as it is in a Conservation Area, and we believe that the proposed development would be materially detrimental.</p> <p>We have a particular concern about the wildlife in the Mews. It is a wildlife corridor, and at present is a quiet haven for birds and bats. The disruption that would be caused by a house being built there would have a severe adverse impact, both while the construction is taking place and for ever afterwards while the house is inhabited.</p> <p>We have a concern too about parking. The proposed development involves the removal of 2 garages. The consequence would be that 2 off-street parking spaces would be lost, so that 2 more cars would have to find places on the street. The roads in this area are already over-crowded for parking. The proposed development would be contrary to Camden's policy not to allow development which would result in any increase in on-street parking.</p> <p>We are astonished to see what the Design and Access Statement says about the 'Neighbour Consultation'. We went to the consultation and we expressed our objections in the strongest possible terms. So did everyone else who was there. It seemed to us at the time that the people running the consultation had no interest at all in listening to our views. The statement in the DAS that "the feedback has been used to inform the development of the design" is simply wrong: the feedback has been ignored and we conclude therefore that the 'consultation' was nothing more than window-dressing.</p>
2016/0758/P	Dr Peter Bourdillon	13 Grove Terrace NW5 1PH	19/03/2016 18:44:01	OBJ	I wholeheartedly endorse the comments made by Ellen Gates, Chair of the Grove Terrace Association, in the document 17 Boscastle 1 v2.pdf that she submitted to Camden Council on 11 March 2016

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2016/0758/P	Eve Murray	27A Grove Terrace London NW5 1PL	20/03/2016 18:18:39	OBJ	<p>I object most strongly to the proposed development to build a home in the garden of 17 Boscastle Road.</p> <p>The proposed development by reason of its siting, size, depth, width, height and massing would have an unacceptably adverse impact on the surrounding properties immediately adjacent to the site and the surrounding area by reason of visually overbearing impact to residents of Grove Terrace and Boscastle Road, the overshadowing of the garage belonging to 27a Grove Terrace and most importantly the precedent set.</p> <p>Our double garage (27A Grove Terrace) is next to the proposed development (north side) and our house deeds include a covenant stating that the garage can never exceed 9ft high. A number of covenants exist down the Mews. This shows that historically the Mews was always means to contain low outbuildings and certainly not a home reaching 3.8 metres (12.4 ft) high.</p> <p>The drawings submitted in the Design & Access Statement are incorrect and slightly creative. They show the proposed development plus garages to the north all aligned. Our garage is next to the proposed development and is 2.7 metres high and set back from the Mews lane. Our garage has no electricity and we rely on daylight which comes in through windows running down the sides of the garage. One side of the garage could now be completely overshadowed by the wall of the proposed development. In addition the plans show a one metre gap between our garage and the wall of the development – in this space fruit trees exist. The development is also within 4-5 metres of the Mews London plane tree which is 25 metres high with a root ball that must extend under the current garages. As drainage and utilities need to be accounted for, the tree is in danger of being affected by this.</p> <p>The proposal reduces the amount of car parking. A 5-6 bedroom family house at 17 Boscastle currently has a double garage with space for two cars – a good design in my opinion. The proposal takes away the double garage which means potential new owners would have no choice but to park in an already congested road.</p> <p>The reason for this proposal is that the applicants need to live a life more suited to becoming elderly. There is a plethora of advice and support on how you can adapt your home with for example a chairlift, putting the bedroom on the ground floor, etc. or moving within the area to a new flat.</p> <p>I urge you to reject this proposal.</p>
