



18 March 2018

Dear Mr Gracie,

The DPCAAC objects strongly to the planning application 2016/0758/P on the following grounds:

1. Its seriously deleterious effect on the 'semi-rural character' of the Dartmouth Park C.A., specifically noted in the *DPCA Appraisal & Management Statement (4.1. and 4.3)*. Grove Terrace, graded II*, is almost unique in London in its state of comprehensive preservation together with its Mews; exhibiting with remarkable clarity its history as a mid-eighteenth century out-of-town development on the edge of common land. This would be grievously harmed by the proposed residential property, contrary to Camden's statutory duty to preserve and enhance the character of the CA and give the fullest regard to listed buildings in their settings. This proposal would offend a range of official policies , including DP25 and CSCS14.
2. The visual amenity of the DPCA would similarly be harmed, as would the ecological quality of the area, contrary to *Appraisal & Management Statement, App.5*. .
3. It would cause serious light pollution in an area characterised by the quality of 'darkness at night', so rare in built-up regions.
4. There would be no great advantage to the applicant as wheelchair access to the proposed house would be very difficult. There can be no question of any public advantage outweighing the harm that would be done.

5. The proposed design is both inappropriate and harmful, in that it would by its height and massing dominate its surroundings, harm the amenities of near-by residents (including No.17 Boscastle Road), and itself lack amenity space.

6. Were it to be approved its character as a precedent would be entirely disastrous and could destroy the historic and visual character of the area, in contravention of all official policies, such as London Plan policies 7.6 and 7.8.

This proposal would be so harmful to the Dartmouth Park Conservation Area that it should be rejected, on the major grounds cited above, irrespective of its particular design.

Regards.

Dr M.H.Port, for the DPCAAC.