

7 Boscastle Road, London NW5 1EE

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Ian Gracie
Plumbing Department
London Borough of Camden
Town Hall
Judd Street
London WC1H 8ND

Dear Mr Gracie

Planning Application 2016/0758/P
Proposed new house in the garden at 17 Boscastle Road, NW5 1EE

We live at number 7 Boscastle Road so we are some way away from the proposed development but we are alarmed at this application. It sets a wholly unwarranted precedent in a unified and homogenous conservation area. Since a number of the adjacent houses have small lock-up garages at the back of their garden, if permission were granted at number 17, it seems highly likely that the entire suite of gardens between Boscastle Road and Grove Terrace would then be open to development.

This is a conservation area with fine trees, high amenity value, low levels of light pollution and unbroken Victorian buildings. This new building is completely out of sync and would destroy all that for ever.

I am no expert on planning or development, but I am objecting because:

- Much more damage will be done to the plants – trees and hedges – than is fully acknowledged in the application.
 - Access is highly restricted through the alley at the back of Grove Terrace. We understand that there are structural problems with the loadbearing weight of the road, and there would be insoluble problems of access for the whole period that building would be taking place. There is no proper lorry access, nor would it be possible for fire-engines to get through.
 - It is impossible not to sympathise with the difficult dilemma of the applicants. Mr Gladstone has dementia and restricted mobility. But the houses in Boscastle Road are substantial and it would possible to adapt the ground, and possibly first floor of the existing house to meet his needs. I know that that has been done in other houses of similar layout.
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- The designs as I understand them seem completely out of context and inappropriate to this area. The bulk looks extraordinary, the materials unsympathetic to the area, and the development out of proportion to anything that could reasonably ever be squeezed into the back garden.

We strongly hope that the proposed development will be refused. If I can be of any further help please let me know.

Yours sincerely

A large black rectangular redaction box covering the signature area.

Andrew Franklin and Caroline Elton