

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/0758/P	Liz Aston	3 grove terrace NW5 1PH NW5 1PH NW5 1PH	22/03/2016 14:59:05	COMMNT	I do not agree with this application as it will change the whole nature of this very ancient secluded garden area.I live in Grove Terrace.
2016/0758/P	Liz Aston	3 grove terrace NW5 1PH NW5 1PH NW5 1PH	22/03/2016 14:59:10	COMMNT	
2016/0758/P	Liz Aston	3 grove terrace NW5 1PH NW5 1PH NW5 1PH	22/03/2016 14:59:27	COMMNT	
2016/0758/P	Liz Aston	3 grove terrace NW5 1PH NW5 1PH NW5 1PH	22/03/2016 14:59:27	COMMNT	
2016/0758/P	Liz Aston	3 grove terrace NW5 1PH NW5 1PH NW5 1PH	22/03/2016 14:59:27	COMMNT	
2016/0758/P	Liz Aston	3 grove terrace NW5 1PH NW5 1PH NW5 1PH	22/03/2016 14:59:28	COMMNT	
2016/0758/P	Michael Lilley	24 Grove Terrace London NW5 1PL	22/03/2016 11:24:52	OBJ	I strongly object to the proposed development at 17 Boscastle for the following reasons: 1. The development sets a precedent for similar developments in the back gardens of Boscastle Road and potentially, Grove Terrace. It is clear that such developments will transform the mews from a place of peace and quiet to a thoroughfare, quite out of keeping with the immediately surrounding area. 2. Removing a garage (and potentially several garages) will adversely impact the parking problems in Grove Terrace and Boscastle Road because there will be two residents needing parking space and no off-street parking. 3. There will be even more light pollution in the area. 4. It is unclear how emergency vehicles will have access to the property.

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/0758/P	Jane Hives	24 Grove Terrace London NW5 1PL	22/03/2016 11:26:49	OBJ	<p>I am writing to object, in the strongest terms, to the proposed development at 17 Boscastle Road. As explained by many other objectors, there is no question about the historical significance of Grove Terrace Mews as well as its contribution to the natural environment. The continued survival of this unique place must be protected against unacceptable residential development, in line with Camden policies.</p> <p>The proposed development is unacceptable for the following reasons:</p> <ul style="list-style-type: none"> • The Mews is an integral part of Grove Terrace and requires to be preserved alongside the Grade 11* listed properties. The Mews was created simultaneously with the Terrace and is defined by the boundary walls of the Terrace gardens and, on the Boscastle Road side, by original walls bordering the Dartmouth Park estate, substantial parts of which remain. I have experienced how Camden has exercised extreme care in maintaining the continuity of The Mews, in particular in the selection of bricks and mortar to complete my garage. Applying that same care easily justifies the rejection of this proposal. • Only garages, sheds and summerhouses, which are used intermittently, border The Mews. This permanently occupied residential development would impair the ruralilty and habitat of The Mews and would set a precedent for further destructive residential conversions. The existing 1950s Mews house does not interfere with the setting, as it is positioned behind a substantial garden, which continues the wildlife haven. • The proposed development extends over the whole site creating a barrier in the wildlife corridor that extends down The Mews. Whilst two courtyards are proposed, these are not contiguous and will provide limited relief. Further, the courtyards will not be visible either to overlookers, or from a front or side view and the high roofs (up to 3.8m) will project well above the height of the present walls. Thus the overall impression will be of a large, solid structure with a footprint greater than the existing house. • The proposed site represents more than half of the 17 Boscastle Road garden. Thus the part of the garden to be retained by the existing house is disproportionately small for the size of that property, which the Applicant acknowledges is one of the largest houses on Boscastle Road. • The design of the proposed property is entirely out of keeping with its surroundings and it will dominate other buildings in The Mews in both mass and height. It is in conflict with the surrounding Georgian and Victorian houses, with their (mostly) very extensive gardens. Most importantly, the proposed building will be visible from Grove Terrace, as the development is opposite the entrance to The Mews. • The bricks chosen have an industrial appearance, which emphasises the lack of sympathy in the whole project for the distinctive environment of The Mews. They would make the development excessively prominent and the use of bricks for roofing would add further to this incongruity, especially as the roofs would rise above other buildings in The Mews. • The development will cause considerable light pollution from the numerous windows and roof-lights in an area that is currently dark at night. <p>Whilst appreciating the difficult personal circumstances of the Applicant, this proposal does not appear to provide a rational solution, given the insurmountable access issues. Serious harm would be caused and there is no public benefit in the development of a one bedroom luxury house. The application must be refused.</p>