

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/0758/P	Patricia Potter and Jim Down	16 Grove Terrace	23/03/2016 21:19:26	OBJ	<p>We would like to object to the development at 17 Boscastle Road</p> <p>1 The development would be materially detrimental to the special architectural and historic significance of the Grade II* listed Grove Terrace and its setting and to the character of the Dartmouth Park Conservation Area.</p> <ul style="list-style-type: none"> • Construction of a residential property in Grove Terrace Mews would cause significant harm to the rural and historic character of the Mews, which forms an integral part of the 18th century Grove Terrace development. • It will directly conflict with the current spacious layout of the houses in Grove Terrace and Boscastle Road and the area of green and open space between them, which contributes significantly to the character of the Conservation Area and to the setting of the listed Grove Terrace. • It will impact adversely on the visual amenity of the Conservation Area. • It will introduce substantial light pollution into an area that currently benefits from a 'quality of darkness at night', an extremely rare quality in London today. • There is no public benefit to the development that would outweigh the harm that will be caused. • The applicant has not justified the harm that will be caused by the development. <p>2 If approved, the development will set a precedent for further development in the gardens facing the Mews, which will lead to even greater harm to the character of the Conservation Area and to the listed Grove Terrace and its setting.</p> <p>3 The design is inappropriate for the context; the scale and massing of the proposed development are excessive for the location and will dominate the other buildings in the Mews.</p> <p>4 The applicant has not demonstrated how appropriate access to the site will be obtained. Access from Grove Terrace Mews is not clearly available and would in any event be inappropriate for an elderly or disabled person.</p> <p>5 By reason of its location, scale and massing, the proposed development will have an adverse impact on the quality of life and amenity of neighbours, particularly in respect of outlook, overlooking, security and artificial light levels.</p>

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2016/0758/P	Vicky mansour	27 grove terrace London	23/03/2016 21:09:26	OBJ	<p>I am writing to ask you to refuse the planning application for the proposed new home at 17 Boscastle Road.</p> <p>I support the comments made by the grove terrace association.</p> <p>We look out on to the proposed site and feel it would create a dreadful precedent, it would ruin a very special unspoilt Georgian part of London. Other problems would be light pollution, increased traffic through the mews and I personally feel there is a general lack of space or need for a property there.</p>

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/0758/P	Ben John	1 Cecile Park	24/03/2016 08:45:35	COMMNT	Dear Mr. I Gracie,

Objection letter to Planning Application 2016/0758/P 17 Boscastle Road, NW5 1EE.

I am writing to object to the single storey residential proposal located in the rear garden of No. 17 Boscastle Road.

The neighbouring property of No. 15 Boscastle Road has been my family home for 43 years and it is a shame to see a rear garden residential development being proposed in such a unique square in Camden. Whilst we appreciate that development is part of the nature of London, we also consider that areas with historical note should be maintained as part of the fabric of the Borough of Camden. As an architect who has been involved in sensitive conservation projects, I am aware of the delicate nature of proposals such as these, and the key decisions in setting precedents such as this development.

From a design perspective, I believe the development should not be approved for the following reasons:

1. Setting a precedent of rear garden residential development in unique squares will allow for future over development of Conservation Areas
2. Access to and from the development will be through an unsuitable access off Grove Terrace which would be open to additional traffic with potential additional developments being granted permission, if this precedent is set.
3. The change of use to residential is the key planning issue rather than the permitted development mass possible as this is not relevant.
4. Policy 7.6 Architecture of the London Plan states that development "should incorporate the highest quality materials and design appropriate to its context".

The introduction of a brick roof on the development would surely negate this policy, along with Paragraph 14 of the NPPF .

Existing Mature Trees:

Additionally, there seems to be a significant mis-representation on the Planning Application 2016/0758/P regarding impact on existing trees affected by the proposals. The large mature deciduous tree to the rear of the proposed development, where it is stated that the development will have no impact on existing trees, is not correct.

The root ball of the large mature tree could be significantly affected by development work, and this should be considered under tree conservation and preservation policy. Our understanding of the law is that all trees in a Conservation Area are protected under Tree Preservation and Conservation Law.

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It is apparent that the scheme has responded to the topography and consideration to neighbouring factors, however the fundamental issue is that setting a precedent of a rear garden residential development will detract from a traditional perimeter block of historical note and the unique character of the area.

Yours faithfully,

Ben and Victoria John
RIBA ARB
