

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/0758/P	Alison and Luke Powell	12 Boscastle Road	24/03/2016 18:37:39	COMMNT	Having just moved into the area and been made aware of the plans, we would like to object to the proposed development. By taking up half of the existing garden of no 17, the new building would totally dominate the view from the neighbouring houses. In addition, it would also set a precedent for future developments which would change the character of Boscastle road and the mews behind it.

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2016/0758/P	Sarah Alexander	22 Grove Terrace Dartmouth Park NW5 1PL	24/03/2016 11:24:57	COMMEMP ER	<p>Whilst I am sympathetic to the applicant's wish to remain in her home and understand the potential of this development for her, I do feel that the proposed 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. I support the arguments made by Ellen Gates on behalf of the Grove Terrace Residents' Association in the letter dated 11th March 2016. In particular, I would like to note the following:</p> <ol style="list-style-type: none"> 1. Whilst it may be technically correct to call the Mews an, "access road," this does not reflect its true nature. In fact the Mews is like a little country lane in the middle of London, with birdsong, trees and flowers. 2. The photographs of the existing site produced on pp 5 and 12 of the Design and Access Statement are materially (possibly deliberately) misleading and do not reflect the charming rural nature of the site: (a) the, "Site photo of the existing garages and garden store from Grove Terrace Mews access road," (p5) has been taken on a grey day from the end of the Mews closest to the proposed development site and with the doors open to show how the garages are currently being used for storage. A more representative view would be from the other end of the Mews showing the abundance of trees around the site and the play of light and shadow. (Even this would not capture the birdsong.) The garage doors are, in fact, invariably closed; (b) "Open space adjacent to site with one detached family house in background," (p5). This shows a collection of rubbish around the tree in the centre of the space. Whilst this is a designated rubbish collection point so bins are placed around the tree prior to rubbish collection day, ordinarily the space is clear and open; (c) "Existing brick garages along Grove Terrace Mews" (p12). Whilst these might not be exactly what we'd like if they were being designed from scratch today, they blend in and are not as immediately obvious as the existing photo suggests. 3. The proposed new development would dominate the view, completely changing the existing character of the lane in a way that would be detrimental and irreversible. The existing garages blend into the background. What you see when you walk into the Mews are the trees. There's a sense of space and openness. There's birdsong. It's like a little piece of the countryside in the middle of London. 4. The design of the proposed new development is inappropriate: (a) it's modern whereas the rest of the site is charmingly ramshackle, understated and old; (b) the windows in the surrounding houses are square or rectangular whereas the window overlooking the lane is an asymmetric, modern shape and the windows in the proposed roof are triangular; (c) The proposed bricks are wholly out of keeping with the surrounding buildings -- new rather than old, grey rather than mellow yellow/red/brown. At the very least any approved development should require the use of reclaimed London stock bricks so as to blend in better with the surroundings. 5. Selling off the land would create a dangerous precedent for the area that would have a materially adverse effect on the ability of others to enjoy it on a long term basis. The damage to the area would long outlive the benefit to the applicants of developing the site for their immediate needs. A significant proportion of the houses along Grove Terrace have garages. If each of these were sold off for redevelopment as a separate residence, it would turn what is at present a charming piece of the

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					<p data-bbox="1099 132 2096 347">countryside in London into a residential area, a cul-de-sac squeezed into a space that was clearly not designed for it. It would also turn what is currently a delightful lane into a potentially busy access road that would run within a foot of our home. (Number 22 Grove Terrace. In the photo, "Entrance to Grove Terrace Mews," on p5 of the DAS, the white wall on the left is our house.) Each of these developments would completely alter the character of the Grade II* listed property we purchased and spent a substantial amount of money renovating in accordance with the relevant listed building regulations both for our use as a family home and to preserve a beautiful historic property.</p> <p data-bbox="1099 384 2063 440">6. I would also be concerned about the wight of increased vehicular traffic which would run over the cellar to our home.</p> <p data-bbox="1099 480 2085 663">7. I do appreciate that the applicants would love to stay in the property where they have spent most of their lives. Part of the reason for this, however, must be precisely because it is such a special and charming place. The current proposal would spoil this irretrievably. There must be accommodations that they could make to their existing property that would achieve the same ends. At the very least, the land should not be sold off and any development should be as unobtrusive as possible, made from reclaimed brick and much more in keeping with the surrounding area.</p>
