

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/5641/P	Ellen Gates	11 Grove Terrace London NW5 1PH	03/12/2016 12:59:47	COMMNT	Comments by Grove Terrace Association on Planning applications 2016/5641/P and 2016/6292/L 18 Grove Terrace

I am the chair of the Grove Terrace Association and I am writing on behalf of the members to COMMENT on the referenced applications.

The GTA considers that this proposal is a significant improvement over the previous application for this site (2014/7203/L and 2014/7024/P), which was turned down on appeal. We appreciate that the applicant appears to have taken on board a number of our concerns about the previous application. We therefore do not wish to object in principle to the current proposal, although we do have some comments on detail and points for clarification.

1 Apparently there is to be some underpinning in the basement area at the front of the house. The applicant's architect has confirmed that this is limited to the vaulted cellars and would not affect the main building. He also confirmed that there would not be any underpinning at the rear. We simply note that we would object if there were to be any underpinning affecting the main building.

2 It is not clear from the drawings provided how the new (lowered) terrace will relate to the existing garden walls. The applicant's architect has explained that the new lowered terrace would be flanked by the existing walls and locally to these walls the existing ground level will be retained and new retaining planter walls will be formed. It would be helpful if the drawings were supplemented to show the detail of this arrangement. Our overriding concern is that the existing garden walls should be left untouched and should not be affected by the lowering of the terrace.

3 The original proposal indicated an intention to lower the height of the garden wall between nos. 18 and 17. We believe this would be unprecedented on the Terrace, where virtually all the garden walls are original 18th century structures, and it would especially be resisted if it involves the removal of original fabric. The applicant's architect has indicated that the wall between nos 17 and 18 is now not to be lowered and that no works would be carried out to this wall. The plans should be amended to make that clear.

4 We note that the front of the property is to be repointed. There should be a condition to any approval of the applications to require prior approval by Camden's conservation advisor to the colour and style of pointing.

5 No construction management plan has been provided. The applicant's architect has indicated that the CMP would be carried out 'as part of the next phase of works'. Given the difficulties of access in Grove Terrace (a single lane, with restricted access during certain hours of the day), there should be a condition to any approval of the applications requiring prior approval of the CMP and also requiring the applicant to consult with the residents prior to the submission of the CMP.

6 We have no comments on the proposed internal changes, other than to request that any removal of original fabric is kept to the absolute minimum.

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