

From: Gracie, Ian
Sent: 16 December 2016 12:44
To: Planning
Subject: FW: Application 2016/5916/P: application for Certificate of Lawful Development in respect of 17 Boscastle Road - logged 19/12 bd

[REDACTED]

Ian Gracie
Planning Officer

Telephone: 02079742507



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From: Caroline Bloch [mailto:[REDACTED]]
Sent: 16 December 2016 10:29
To: Gracie, Ian
Subject: Application 2016/5916/P: application for Certificate of Lawful Development in respect of 17 Boscastle Road

Dear Mr Gracie,

I am a resident of Grove Terrace (No. 9) and have worked on the DPCAAC in the past. I am sorry to see this new application for development at the Grove Terrace Mews end of the garden of No. 17 Boscastle Road. I agree entirely with the objections of the retiring chairman of our residents' association so have copied them in this letter and they are set out below:

This is a clear attempt to circumvent the application of the planning regime to this development. The structure proposed is virtually the same as the residence proposed under application 2016/0758/P, which was rightly refused by the Council. The footprint of the current application is identical to that of the earlier application. The only changes of substance are the removal of the bathroom (which could easily be reinstated at a later date) and the

replacement of the pitched roof by a flat roof (presumably to bring the application within the height restrictions on permitted development). Although the development is stated to be for a painting studio and pottery, it would require only a change of use application to convert it to a residence, the very outcome that was refused in respect of the earlier application. Such a blatant manipulation of the planning system should not be allowed.

- 2 The proposed development is not incidental to the enjoyment of the dwelling house at 17 Boscastle Road. There are a number of grounds for this conclusion:
- a) The development is located at the very rear of the garden, some 16m from the dwelling house, and has no obvious relationship with it. It could be reached only by crossing the garden in the open, a significant disadvantage for an elderly and partially disabled couple. Indeed, the previous application was partially predicated on the fact that Mr Gladstone is disabled and will shortly require (if he does not already) a wheelchair.
 - b) It is stated to be a painting studio and pottery. There is ample space for those activities in the existing garages (which stand empty), were the applicants inclined to take up those activities at this late stage of their lives, but they have not put them to that use.
 - c) The design includes a bike parking space, which has no purpose in respect of a painting studio and pottery. It's only purpose must be to meet the anticipated need for cycle parking should the development be converted to a residence.
 - d) The development retains an entrance onto Grove Terrace Mews. Such an entrance is not required for a facility ancillary to the dwelling house on Boscastle Road.
 - e) The development retains a courtyard, which is separated from the remainder of the garden. This courtyard is not required for a painting studio and pottery and the arrangement simply reduces the amount of garden available for the enjoyment of the dwelling house on Boscastle Road.
- 3 Although 17 Boscastle Road is not a listed building, the proposed development has a much closer relationship to Grove Terrace, which is a Grade II* listed terrace. The development would be centred visually within the entrance into Grove Terrace Mews, and would be in a style completely at odds with the 18th century architecture of Grove Terrace visible on either side of the entrance. As set out at length in our objections to the earlier application, Grove Terrace Mews is an integral part of the unique history of Grove Terrace. For the many reasons set out in our earlier objections, the proposed development would have a materially detrimental impact on the special architectural and historic significance of Grove Terrace and its setting and on the Conservation Area.
- 4 If this application is permitted, it would set a terrible precedent for development in other gardens in Boscastle Road and Grove Terrace.

We therefore strongly request that you refuse the application for a certificate of lawful development.

Yours Sincerely, Caroline Bloch.



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From: Gracie, Ian
Sent: 14 December 2016 10:38
To: Planning
Subject: FW: Application 2016/5916/P: application for Certificate of Lawful Development in respect of 17 Boscastle Road



Ian Gracie
Planning Officer

Telephone: 02079742507



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From: Nicholas H [mailto:
Sent: 13 December 2016 17:03
To: Gracie, Ian
Subject: Application 2016/5916/P: application for Certificate of Lawful Development in respect of 17 Boscastle Road

Dear Mr Gracie,

I am familiar with other objections raised in relation to the above. I hope it is not too late to add my 'voice'.

I have taken over from Ellen as the **new Co-Chair of the Grove Terrace Association. I will try to call you tomorrow** to discuss if you have the time.

I am writing to OBJECT to the grant of the Certificate of Lawful Development on the following grounds, echoing those highlighted by others in Grove Terrace and Boscastle Road.

This is seemingly a cynical 'technical' attempt to circumvent the application of the planning regime to this development. The structure proposed is virtually the same as the residence proposed under application 2016/0758/P, which was rightly refused by the Council after a mountain of objections from neighbouring houses and streets. The footprint of the current application is identical to that of the earlier application. The only changes of substance are

the removal of the bathroom (which could easily be reinstated at a later date) and the replacement of the pitched roof by a flat roof (presumably to bring the application within the height restrictions on permitted development). Although the development is stated to be for a painting studio and pottery, it would require only a change of use application to convert it to a residence, the very outcome that was refused in respect of the earlier application. Such a blatant manipulation of the planning system should not be allowed.

The proposed development is not incidental to the enjoyment of the dwellinghouse at 17 Boscastle Road. There are a number of grounds for this conclusion:

- a) The development is located at the very rear of the garden, some 16m from the dwelling house, and has no obvious relationship with it. It could be reached only by crossing the garden in the open, a significant disadvantage for an elderly and partially disabled couple. Indeed, the previous application was partially predicated on the fact that Mr Gladstone is disabled and will shortly require (if he does not already) a wheelchair.
- b) It is stated to be a painting studio and pottery. There is ample space for those activities in the existing garages (which stand empty), were the applicants inclined to take up those activities at this late stage of their lives, but they have not put them to that use.
- c) The design includes a bike parking space, which has no purpose in respect of a painting studio and pottery. It's only purpose must be to meet the anticipated need for cycle parking should the development be converted to a residence.
- d) The development retains an entrance onto Grove Terrace Mews. Such an entrance is not required for a facility ancillary to the dwellinghouse on Boscastle Road.
- e) The development retains a courtyard, which is separated from the remainder of the garden. This courtyard is not required for a painting studio and pottery and the arrangement simply reduces the amount of garden available for the enjoyment of the dwellinghouse on Boscastle Road.

Although 17 Boscastle Road is not a listed building, the proposed development has a much closer relationship to Grove Terrace, which is a Grade II* listed terrace. The development would be centred visually within the entrance into Grove Terrace Mews, and would be in a style completely at odds with the 18th century architecture of Grove Terrace visible on either side of the entrance. As set out at length in our objections to the earlier application, Grove Terrace Mews is an integral part of the unique history of Grove Terrace. For the many reasons set out in our earlier objections, the proposed development would have a materially detrimental impact on the special architectural and historic significance of Grove Terrace and its setting and on the Conservation Area.

If this application is permitted, it would set a terrible precedent for development in other gardens in Boscastle Road and Grove Terrace, with many house owners to my knowledge indicating that, if the collective historic character of the gardens changes as

a result of the above case, they would see no reason not to apply for their own permissions and the identity of this historic part of London would be lost for ever.

Yours sincerely,

Nicholas Haag