

[REDACTED]

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**From:** Astrid Sharkey <[REDACTED]>  
**Sent:** 24 April 2017 17:04  
**To:** Planning  
**Cc:** Astrid Sharkey  
**Subject:** Comments on application 2017/1306/P

I am objecting to this application on behalf of Grove Terrace Mews Ltd, a company set up by guarantee by the members of the Grove Terrace Association, the Residents' Association for the Grade 11\* houses that frame Grove Terrace Mews with their long gardens. The applicants in Boscastle Road do not have ownership interests in this company which was formed to protect the unique character of this designated "backland" area running between no's 21 and 22 Grove Terrace bordering the back gardens that separate Grove Terrace from Boscastle Road.

It is an area of simple domestic outbuildings as described in the Dartmouth Park Management Statement. (page 13)

Our objections are as follows

- 1) The inclusion of a WC in a study garage, close to the main house, would suggest the possibility of the building being used for residential purposes either now or at some future stage.
  
- 2) The inclusion of a rooflight in the building would permit light spillage in a rare area of dark skies.
  
- 3) We further object to the area of designated storage to the side of the building. This increases the overall footprint to an unacceptable level of development and again suggests the possibility of further conversion of this structure to a studio flat either by current or future owners, and to facilitate residential use.
  
- 4) The owners previously requested permission from Grove Terrace Mews Ltd to create a new door in the old wall to the Mews to create pedestrian access. This was refused. We believe this wall to be the property of the Mews in which the applicants do not have ownership.

It should be noted that 17, Boscastle Road made an application to build a residential property. This was robustly refused by Camden and this decision was upheld when the appellant appealed to the Planning Inspectorate.

Further, an Article 4 Directive has been sought for Grove Terrace Mews, which is under current consideration.

We believe that this application should be rejected.

Astrid Sharkey

Astrid Sharkey

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