

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/1306/P	Elizabeth Bailey	10 Grove Terrace Highgate Road NW5 1PH	24/04/2017 12:08:56	COMMNT	I strongly object to this proposal to create a studio with WC and a new door into the mews. I do not consider this to be a 'minor alteration' as it could lead to a dwelling opening onto the mews which I strongly object to for many reasons - see the outcome of No 17 Boscastle Rd's planning application. Any building as this with a WC could set a precedent to other residents that back onto this historic mews and ruin the current peaceful environment enjoyed by the residents of Grove Terrace. It could cause more vehicle traffic, light pollution and change the character of this conservation area. No other building along the mews has a WC and I object to this being built.

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2017/1306/P	Catriona Bourdillon	13 Grove Terrace London NW5 1PH	26/04/2017 12:03:57	OBJLETTE R	<p>I am a resident of Grove Terrace, which looks over the proposed development site.</p> <p>Context</p> <p>The development site is located at the back of the garden of 13 Boscastle Road and faces on to Grove Terrace Mews. Grove Terrace Mews is located between the gardens of Boscastle Road and those of Grove Terrace. As the applicants' DAS recognises, Grove Terrace Mews has always been privately owned. Since 2000 it has been owned by Grove Terrace Mews Limited, a company limited by guarantee, all the members of which are owners of houses in Grove Terrace with access to the Mews. The applicants have no ownership interest in Grove Terrace Mews.</p> <p>The Dartmouth Park Conservation Area Appraisal and Management Statement (DPCAAMS) describes Grove Terrace Mews as follows (p.13):</p> <p>'Grove Terrace is broken between Nos. 21 & 22 by a narrow lane, of granite setts with granite slab wheel tracks . . . At the end of some of the narrow long garden plots on Grove Terrace are single storey sheds and buildings, some contemporary with the houses, varied in their design. The interest here is the small scale and intimate spaces created by the buildings that face the garden walls at the rear of Boscastle Road.'</p> <p>Objections</p> <p>1 I object strongly to the inclusion of a WC in this 'study/garage'. It is not required for a building 'ancillary' to the main residence, and the existence of such a facility would easily allow the use of the building for residential purposes. As far as I am aware, it would be unprecedented to have a WC in one of the buildings facing onto Grove Terrace Mews. Indeed, I understand that when consent was sought by a previous owner to a garage on my property, consent was permitted only on the condition that no water supply was made available to the building.</p> <p>2 I object to the inclusion of a new pedestrian access into Grove Terrace Mews. As noted above, the applicants have no ownership interest in Grove Terrace Mews. I believe the wall into which they wish to insert a new door belongs to Grove Terrace Mews Limited; the applicants appear to agree, as they recently sought permission from Grove Terrace Mews Limited for the new pedestrian access, and that was denied.</p> <p>3 I object to the inclusion of roof lights in the building. The DPCAAMS specifically notes the 'quality of darkness at night' that characterises the conservation area. The Grove Terrace and Boscastle Road gardens and the Mews contribute significantly to that quality. The proposed roof lights will introduce a substantial new source of light pollution into an area that currently benefits from that 'quality of darkness at night', an extremely rare quality in London today.</p>

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4 Including the new storage space, the new development will virtually double the current footprint of the existing garage. This would constitute over-development of the site.

For these reasons, I believe the proposed development would be materially detrimental to the character of the Dartmouth Park Conservation Area. If approved, the development would also 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.

I would draw your attention to the recent decision of the inspector in respect of 17 Boscastle Road that a proposed dwelling in the garden would cause significant harm to the character and appearance of Dartmouth Park Conservation Area. As the development proposed here, in particular the inclusion of a WC, would enable residential use, it should be rejected.

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I would draw your attention to the recent decision of the inspector in respect of 17 Boscastle Road that a proposed dwelling in the garden would cause significant harm to the character and appearance of Dartmouth Park Conservation Area. As the development proposed here, in particular the inclusion of a WC, would enable residential use, it should be rejected.

2017/1306/P	vicky mansour	27 grove terrace london	24/04/2017 14:57:17	OBJ	<p>We object to this development for many reasons, light pollution, over-development, conversion of use from garage to bedsit, or the precedent set for further building. I would also draw your attention to the recent decision of the inspector in respect of 17 Boscastle Road that a proposed dwelling in the garden would cause significant harm to the character and appearance of Dartmouth Park Conservation Area. As the development proposed here, in particular the inclusion of a WC, would enable residential use, it should be rejected.</p>
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2017/1306/P	Catriona Bourdillon	13 Grove Terrace London NW5 1PH	26/04/2017 12:03:45	OBJLETTE R	<p>I am a resident of Grove Terrace, which looks over the proposed development site.</p> <p>Context</p> <p>The development site is located at the back of the garden of 13 Boscastle Road and faces on to Grove Terrace Mews. Grove Terrace Mews is located between the gardens of Boscastle Road and those of Grove Terrace. As the applicants' DAS recognises, Grove Terrace Mews has always been privately owned. Since 2000 it has been owned by Grove Terrace Mews Limited, a company limited by guarantee, all the members of which are owners of houses in Grove Terrace with access to the Mews. The applicants have no ownership interest in Grove Terrace Mews.</p> <p>The Dartmouth Park Conservation Area Appraisal and Management Statement (DPCAAMS) describes Grove Terrace Mews as follows (p.13):</p> <p>'Grove Terrace is broken between Nos. 21 & 22 by a narrow lane, of granite setts with granite slab wheel tracks . . . At the end of some of the narrow long garden plots on Grove Terrace are single storey sheds and buildings, some contemporary with the houses, varied in their design. The interest here is the small scale and intimate spaces created by the buildings that face the garden walls at the rear of Boscastle Road.'</p> <p>Objections</p> <p>1 I object strongly to the inclusion of a WC in this 'study/garage'. It is not required for a building 'ancillary' to the main residence, and the existence of such a facility would easily allow the use of the building for residential purposes. As far as I am aware, it would be unprecedented to have a WC in one of the buildings facing onto Grove Terrace Mews. Indeed, I understand that when consent was sought by a previous owner to a garage on my property, consent was permitted only on the condition that no water supply was made available to the building.</p> <p>2 I object to the inclusion of a new pedestrian access into Grove Terrace Mews. As noted above, the applicants have no ownership interest in Grove Terrace Mews. I believe the wall into which they wish to insert a new door belongs to Grove Terrace Mews Limited; the applicants appear to agree, as they recently sought permission from Grove Terrace Mews Limited for the new pedestrian access, and that was denied.</p> <p>3 I object to the inclusion of roof lights in the building. The DPCAAMS specifically notes the 'quality of darkness at night' that characterises the conservation area. The Grove Terrace and Boscastle Road gardens and the Mews contribute significantly to that quality. The proposed roof lights will introduce a substantial new source of light pollution into an area that currently benefits from that 'quality of darkness at night', an extremely rare quality in London today.</p>

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I would draw your attention to the recent decision of the inspector in respect of 17 Boscastle Road that a proposed dwelling in the garden would cause significant harm to the character and appearance of Dartmouth Park Conservation Area. As the development proposed here, in particular the inclusion of a WC, would enable residential use, it should be rejected.

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/1306/P	henrietta nasmyth	15 Grove Terrace NW51PH	25/04/2017 14:31:57	OBJ	<p>I am a resident of Grove Terrace, which looks over the proposed development site.</p> <p>Context</p> <p>The development site is located at the back of the garden of 13 Boscastle Road and faces on to Grove Terrace Mews. Grove Terrace Mews is located between the gardens of Boscastle Road and those of Grove Terrace. As the applicants' DAS recognises, Grove Terrace Mews has always been privately owned. Since 2000 it has been owned by Grove Terrace Mews Limited, a company limited by guarantee, all the members of which are owners of houses in Grove Terrace with access to the Mews. The applicants have no ownership interest in Grove Terrace Mews.</p> <p>The Dartmouth Park Conservation Area Appraisal and Management Statement (DPCAAMS) describes Grove Terrace Mews as follows (p.13):</p> <p>'Grove Terrace is broken between Nos. 21 & 22 by a narrow lane, of granite setts with granite slab wheel tracks . . . At the end of some of the narrow long garden plots on Grove Terrace are single storey sheds and buildings, some contemporary with the houses, varied in their design. The interest here is the small scale and intimate spaces created by the buildings that face the garden walls at the rear of Boscastle Road.'</p> <p>Objections</p> <p>I object strongly to the inclusion of a WC in this 'study/garage'. It is not required for a building 'ancillary' to the main residence, and the existence of such a facility would easily allow the use of the building for residential purposes. As far as I am aware, it would be unprecedented to have a WC in one of the buildings facing onto Grove Terrace Mews. Indeed, I understand that when consent was sought by a previous owner to a garage on my property, consent was permitted only on the condition that no water supply was made available to the building.</p> <p>I object to the inclusion of a new pedestrian access into Grove Terrace Mews. As noted above, the applicants have no ownership interest in Grove Terrace Mews. I believe the wall into which they wish to insert a new door belongs to Grove Terrace Mews Limited; the applicants appear to agree, as they recently sought permission from Grove Terrace Mews Limited for the new pedestrian access, and that was denied.</p> <p>I object to the inclusion of roof lights in the building. The DPCAAMS specifically notes the 'quality of darkness at night' that characterises the conservation area. The Grove Terrace and Boscastle Road gardens and the Mews contribute significantly to that quality. The proposed roof lights will introduce a substantial new source of light pollution into an area that currently benefits from that 'quality of darkness at night', an extremely rare quality in London today.</p>

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					<p>Including the new storage space, the new development will virtually double the current footprint of the existing garage. This would constitute over-development of the site.</p> <p>For these reasons, I believe the proposed development would be materially detrimental to the character of the Dartmouth Park Conservation Area. If approved, the development would also 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.</p> <p>I would draw your attention to the recent decision of the inspector in respect of 17 Boscastle Road that a proposed dwelling in the garden would cause significant harm to the character and appearance of Dartmouth Park Conservation Area. As the development proposed here, in particular the inclusion of a WC, would enable residential use, it should be rejected.</p> <p>Comments endorsed by Henrietta Nasmyth, 15, Grove Terrace, NW51PH</p> <p>Comment Type is Objection</p>
2017/1306/P	Michael Lilley	24 Grove Terrace London NW5 1PL	27/04/2017 16:51:29	OBJ	I am objecting to the application because of the possibility that the building will be used for permanent residential purposes in the future, as a WC has been included in the plans.
2017/1306/P	Jane Hives	24 Grove Terrace London NW5 1PL	27/04/2017 16:49:36	OBJ	I object strongly to the application, firstly because of the inclusion of a WC enabling permanent residential use. This is contrary to the findings of the Inspector dismissing the recent appeal by the owners of 17 Boscastle Road. The Inspector found the building of new residential properties in Grove Terrace Mews was inappropriate. Secondly, the large rooflights will cause highly visible light pollution across Grove Terrace Mews and the rear gardens of Grove Terrace and Boscastle Road at night. In addition, it appears unnecessary to breach the ancient boundary wall by the inclusion of a gate when the garage door will provide access to the Mews. It is also not necessary to disturb the wall to increase the height of the building, as it is possible to build independently inside of it. Finally, Grove Terrace Mews Ltd has asserted its ownership of the boundary wall and has already refused permission for the alterations to the wall, when approval was sought by the owners of 13 Boscastle Road.

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2017/1306/P	Nicholas Haag	23 Grove Terrace Highgate Road NW5 1PL	25/04/2017 00:02:49	OBJ	<p>As Co-Chairman of the Grove Terrace Association I would like to OBJECT to the application both from my personal view as a near-neighbouring householder and on behalf of the GTA.</p> <p>I/we regard this application as an intentional "trojan horse" that will result in the de facto creation of a dwelling unit on the site. Permission would establish an irretrievably damaging precedent for further applications for residential developments in the gardens of Boscastle Road and Grove Terrace. We are very surprised that this application has been submitted so soon after the application for 17 Boscastle Road was refused by Camden and an appeal comprehensively rejected by the planning inspector after a full review and site visit. We would urge Camden to re-read the Inspector's (Ms Elizabeth Pleasant) detailed verdict on the appeal and comments on the unique character of the Mews and surrounding gardens. APP/X5210/W/16/3161931</p> <p>We are especially concerned about a) the application for a WC which sets a unique precedent and facilitates the use of the "studio" for residential purposes and b) the inclusion in the plans of large roof lights which will lead to light spillage into a mews known for its exceptional night time quality of darkness. As regards the WC, we note a previous back-of-garden studio application by Mr and Mrs Lawrence of 19 Grove Terrace which was specifically refused by Camden due to its inclusion of a WC in the plan. It seems important that Camden applies its planning rules on a fair and consistent basis.</p> <p>The strength of views on the protection of the character of Boscastle Road and Grove Terrace (including Grove Terrace Mews) was reflected in the recent petition for an Article 4 Direction by a majority of residents of these streets which is pending Camden's response.</p> <p>In addition the application includes a plan to make a gateway entrance in an historic (in part 18th century) wall that is itself the subject of an ownership dispute (with Grove Terrace Mews Limited) with a possibility of legal action arising.</p> <p>We note the intention to increase the footprint of the building by over 50% and to raise the wall which already carries a barbed wire topping projecting into the Mews. We regard it as desirable to preserve as far as possible the open character of the Mews and note other options for maintaining security of the applicants' property.</p> <p>We understand that the applicant has commented that the studio would never be used for any night time residential purpose. In the event that the application is not rejected outright by Camden (as GTA would wish), we would suggest that an enforceable restriction might be formally imposed that no residential use of the studio would be permitted by current or future owners, thereby formalising a commitment by the applicants and protecting the area against the type of "residential creep" that Camden has recently and with extensive argumentation rejected in the same location.</p>

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2017/1306/P	Philip & Jennifer Burnham	3 Boscastle Road London NW5 1EE	21/04/2017 12:12:42	OBJ	We wish to express concern regarding the inclusion of a WC in the proposed plan. This would make it easier eventually to convert this building to a bedsit, which would then open up the possibility for similar residential developments in other gardens backing on the Grove Terrace Mews. This possibility must be guarded against.

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2017/1306/P	Dr Peter Bopurdillon	13 Grove Terrace NW5 1PH	24/04/2017 18:44:51	OBJ	<p>I am a resident of Grove Terrace, which looks over the proposed development site.</p> <p>Context</p> <p>The development site is located at the back of the garden of 13 Boscastle Road and faces on to Grove Terrace Mews. Grove Terrace Mews is located between the gardens of Boscastle Road and those of Grove Terrace. As the applicants' DAS recognises, Grove Terrace Mews has always been privately owned. Since 2000 it has been owned by Grove Terrace Mews Limited, a company limited by guarantee, all the members of which are owners of houses in Grove Terrace with access to the Mews. The applicants have no ownership interest in Grove Terrace Mews.</p> <p>The Dartmouth Park Conservation Area Appraisal and Management Statement (DPCAAMS) describes Grove Terrace Mews as follows (p.13):</p> <p>'Grove Terrace is broken between Nos. 21 & 22 by a narrow lane, of granite setts with granite slab wheel tracks . . . At the end of some of the narrow long garden plots on Grove Terrace are single storey sheds and buildings, some contemporary with the houses, varied in their design. The interest here is the small scale and intimate spaces created by the buildings that face the garden walls at the rear of Boscastle Road.'</p> <p>Objections</p> <p>1 I object strongly to the inclusion of a WC in this 'study/garage'. It is not required for a building 'ancillary' to the main residence, and the existence of such a facility would easily allow the use of the building for residential purposes. As far as I am aware, it would be unprecedented to have a WC in one of the buildings facing onto Grove Terrace Mews. Indeed, I understand that when consent was sought by a previous owner to a garage on my property, consent was permitted only on the condition that no water supply was made available to the building.</p> <p>2 I object to the inclusion of a new pedestrian access into Grove Terrace Mews. As noted above, the applicants have no ownership interest in Grove Terrace Mews. I believe the wall into which they wish to insert a new door belongs to Grove Terrace Mews Limited; the applicants appear to agree, as they recently sought permission from Grove Terrace Mews Limited for the new pedestrian access, and that was denied.</p> <p>3 I object to the inclusion of roof lights in the building. The DPCAAMS specifically notes the 'quality of darkness at night' that characterises the conservation area. The Grove Terrace and Boscastle Road gardens and the Mews contribute significantly to that quality. The proposed roof lights will introduce a substantial new source of light pollution into an area that currently benefits from that 'quality of darkness at night', an extremely rare quality in London today.</p>

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					<p>4 Including the new storage space, the new development will virtually double the current footprint of the existing garage. This would constitute over-development of the site.</p> <p>For these reasons, I believe the proposed development would be materially detrimental to the character of the Dartmouth Park Conservation Area. If approved, the development would also 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.</p> <p>I would draw your attention to the recent decision of the inspector in respect of 17 Boscastle Road that a proposed dwelling in the garden would cause significant harm to the character and appearance of Dartmouth Park Conservation Area. As the development proposed here, in particular the inclusion of a WC, would enable residential use, it should be rejected.</p>
2017/1306/P	Evelyn Smith	27A GROVE TERRACE DARTMOUTH PARK LONDON NW51PL	24/04/2017 18:42:27	OBJ	<p>I object to this alteration which I would not classify as minor. I specifically object to the addition of a WC and a wash basin which would makes the workplace area an en-suite.</p> <p>Objections</p> <p>1 I object strongly to the inclusion of a WC in this 'study/garage'. It is not required for a building 'ancillary' to the main residence, and the existence of such a facility would easily allow the use of the building for residential purposes.</p> <p>2 I object to the inclusion of a new pedestrian access into Grove Terrace Mews. As noted above, the applicants have no ownership interest in Grove Terrace Mews. The applicants recently sought permission from Grove Terrace Mews Limited for the new pedestrian access, onto the Mews and that was denied.</p>
2017/1306/P	john and Jill Lawrence	19 Grove terrace london nw5 1ph	24/04/2017 13:40:15	COMMEM AIL	<p>Firstly, I am surprised that this application has been made, hot on the heel of the rejection at appeal of a similar proposal for No 17 Boscastle Road.</p> <p>Doubling the size of the garage structure and including full services (Water/WC)gives the opportunity for residential use, which has been rejected before in the mews. No 19 applied for a similar plan some few years ago and was rejected.</p> <p>Adding entrance doors into walls of disputed ownership is also unacceptable. No 13 has gone ahead with this application depute prior rejection by Grove Terrace Mews Association Ltd This proposal should be firmly rejected and to send a clear message that 'residential creep' will not be tolerated in the mews.</p> <p>This proposal is directly opposite our garage on the mews.</p>

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2017/1306/P	Christopher Harrison	26 Grove Terrace	26/04/2017 20:43:01	OBJ	<p>I OBJECT strongly to the application. I live at Grove Terrace and the windows at the rear of my home look over Grove Terrace Mews and the site of the application at 13 Boscastle Road. There would be light pollution from the roof lights. I am very concerned that the aim is to try to make this into a residential property which would destroy the character of the Mews. An application in relation to 17 Boscastle Road was recently refused by The Council and the refusal was upheld by a strong decision of the Inspector. I do not understand how a door can be put into the ancient wall which seems not even to be owned by the applicant and which would lead into private property in the Mews. I do hope that the application will be refused.</p>

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2017/1306/P	Gus Gazzard	4 Grove Terrace NW5 1PH	24/04/2017 10:21:50	OBJ	I am a resident of Grove Terrace.

The development is located at the back of the garden of 13 Boscastle Road and faces directly onto to Grove Terrace Mews (a pastoral haven between the gardens of Boscastle Road and Grove Terrace).

The applicant DAS admit that Grove Terrace Mews is privately owned and themselves have no ownership interest in the Mews.

My objections are as follows:

1 I object strongly to the inclusion of a WC in this 'study/garage'. It is not required for a building 'ancillary' to the main residence, and the existence of such a facility would easily allow the use of the building for residential purposes. As far as I am aware, it would be unprecedented to have a WC in one of the buildings facing onto Grove Terrace Mews. Indeed, I understand that when consent was sought by a previous owner to a garage on my property, consent was permitted only on the condition that no water supply was made available to the building. A recent application from another Boscastle Rd site has been refused at Appeal on several grounds including that of permitting residential use in this area.

2 I object to the inclusion of a new pedestrian access into Grove Terrace Mews and as far as I am aware they do not have the legal right to do this. As noted above, the applicants have no ownership of the Mews, moreover the wall into which they wish to insert a new door belongs to Grove Terrace Mews Limited; the applicants acknowledge this as they recently sought permission from Grove Terrace Mews Limited for the new pedestrian access, and that was refused.

3 I object to the inclusion of roof lights in the building. The DPCAAMS specifically notes the 'quality of darkness at night' that characterises the conservation area. The Grove Terrace and Boscastle Road gardens and the Mews contribute significantly to that quality. The proposed roof lights will introduce a substantial new source of light pollution into an area that currently benefits from that 'quality of darkness at night', an extremely rare quality in London today.

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For these reasons, I believe the proposed development would be materially detrimental to the character of the Dartmouth Park Conservation Area. If approved, the development would also 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.

I would draw your attention to the recent decision of the inspector in respect of 17 Boscastle

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					Road that a proposed dwelling in the garden would cause significant harm to the character and appearance of Dartmouth Park Conservation Area that was moreover upheld at appeal.
					As the development proposed here, in particular the inclusion of a WC, would enable residential use, it should be rejected.

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2017/1306/P	Tim James	1 Grove Terrace Mews London NW5 1PJ	22/04/2017 15:53:53	OBJ	<p>I am the owner of 1, Grove Terrace Mews, the only house in the mews and built on the site of an older property predating Boscastle Road. I wish to object to the planning proposal on several grounds: The proposed introduction of water supply and sewerage to the existing building opens up the potential of further change of use to a permanent or semi-permanent dwelling either relating to the existing house at 13, Boscastle Road or a separate dwelling opening onto Grove Terrace Mews.</p> <p>The proposed plans indicate the main area usage designated as "Study/Garage". It is quite obvious that it could be either a study or a garage but not both and in the past 20 years to the best of my knowledge it has only been used for storage and has never been used as a garage. It would therefore seem unlikely that the 'Garage' designation is genuine. On that subject I would also make an historical observation, namely that the previous owners of Grove Terrace Mews allowed the applicants to build the existing garage by creating an opening in the mews wall and providing an easement over the mews for the specific purpose of using the garage for car parking, a purpose to which it has rarely if ever been put. I feel that this application is equally disingenuous and that the objective has always been to develop the site as a separate dwelling.</p> <p>The Design & Access Statement proposes increasing the height of the mews elevation and introducing another doorway in the mews wall. The owners of Grove Terrace Mews (a Limited Company whose shareholders are the owners of the Grove Terrace houses which back onto the Mews) have been in dispute with the applicants, Mr & Mrs Yule & Yamin for the past two years since the applicants erected barbed wire in the mews without permission. The wall does not belong to Mr & Mrs Yule & Yamin but to Grove Terrace Mews Ltd who at their recent meeting rejected the proposal to increase the wall height (currently 2.3m / 7'6") and introduce a new doorway into the Mews. So although the submitted plans erroneously show the wall as belonging to 13, Boscastle Road, this is a deliberate attempt to deceive the Planning committee. The Design & Access Statement also claims that "...Many of the other outbuildings in the Mews are used as studies, conservatories and storage." and "...The neighbouring property outbuildings are a mix of garages and private studies." In fact only one is used as a study/workroom (for a selfemployed</p>

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					<p>fabric designer), two are used for bicycle storage, some are used for general storage and eight are used for car/scooter garaging, on-street parking being at a premium. To the best of my knowledge, Mr & Mrs Yule & Yamin do not actually require an extra study at the end of their garden as they have an extremely generously proportioned multi-million pound house to use entirely for themselves. Further development is simply empire-building. Should the proposal succeed, it will adversely affect the character of Grove Terrace Mews which is a unique example in London of a semi-rural Georgian Terrace mews. A recent application to develop an end-of-garden site backing onto the mews was rejected and I hope that this application is rejected also.</p>

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2017/1306/P	Ellen Gates	11 Grove Terrace London NW5 1PH	24/04/2017 10:05:11	OBJ	<p>I am a resident of Grove Terrace, which looks over the proposed development site.</p> <p>Context</p> <p>The development site is located at the back of the garden of 13 Boscastle Road and faces on to Grove Terrace Mews. Grove Terrace Mews is located between the gardens of Boscastle Road and those of Grove Terrace. As the applicants' DAS recognises, Grove Terrace Mews has always been privately owned. Since 2000 it has been owned by Grove Terrace Mews Limited, a company limited by guarantee, all the members of which are owners of houses in Grove Terrace with access to the Mews. The applicants have no ownership interest in Grove Terrace Mews.</p> <p>The Dartmouth Park Conservation Area Appraisal and Management Statement (DPCAAMS) describes Grove Terrace Mews as follows (p.13):</p> <p>'Grove Terrace is broken between Nos. 21 & 22 by a narrow lane, of granite setts with granite slab wheel tracks . . . At the end of some of the narrow long garden plots on Grove Terrace are single storey sheds and buildings, some contemporary with the houses, varied in their design. The interest here is the small scale and intimate spaces created by the buildings that face the garden walls at the rear of Boscastle Road.'</p> <p>Objections</p> <p>1 I object strongly to the inclusion of a WC in this 'study/garage'. It is not required for a building 'ancillary' to the main residence, and the existence of such a facility would easily allow the use of the building for residential purposes. As far as I am aware, it would be unprecedented to have a WC in one of the buildings facing onto Grove Terrace Mews. Indeed, I understand that when consent was sought by a previous owner to a garage on my property, consent was permitted only on the condition that no water supply was made available to the building.</p> <p>2 I object to the inclusion of a new pedestrian access into Grove Terrace Mews. As noted above, the applicants have no ownership interest in Grove Terrace Mews. I believe the wall into which they wish to insert a new door belongs to Grove Terrace Mews Limited; the applicants appear to agree, as they recently sought permission from Grove Terrace Mews Limited for the new pedestrian access, and that was denied.</p> <p>3 I object to the inclusion of roof lights in the building. The DPCAAMS specifically notes the 'quality of darkness at night' that characterises the conservation area. The Grove Terrace and Boscastle Road gardens and the Mews contribute significantly to that quality. The proposed roof lights will introduce a substantial new source of light pollution into an area that currently benefits from that 'quality of darkness at night', an extremely rare quality in London today.</p>

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					<p>4 Including the new storage space, the new development will virtually double the current footprint of the existing garage. This would constitute over-development of the site.</p> <p>For these reasons, I believe the proposed development would be materially detrimental to the character of the Dartmouth Park Conservation Area. If approved, the development would also 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.</p> <p>I would draw your attention to the recent decision of the inspector in respect of 17 Boscastle Road that a proposed dwelling in the garden would cause significant harm to the character and appearance of Dartmouth Park Conservation Area. As the development proposed here, in particular the inclusion of a WC, would enable residential use, it should be rejected.</p>
2017/1306/P	John Chamberlain	11 Grove Terrace	27/04/2017 14:21:35	OBJ	<p>I live across Grove Terrace Mews from the site of the proposed building and I object on the following grounds:</p> <ol style="list-style-type: none"> 1. The proposed building is very large, nearly twice the size of the existing garage and constitutes over-development. It is not a "Residential Minor Alteration" as claimed. 2. The proposed skylights will cause serious detriment to the dark nature of the Mews, with impact on wildlife as well as being a visual disturbance to us and other neighbours. 3. The proposed WC will make the building suitable for illegal use as a residential building. Similar proposals have been resisted in the past and should continue to be so. 4. The proposed pedestrian entrance to the Mews will require permission from the Mews owners, which has already been refused.