

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/2223/P	John Chamberlain	11 Grove Terrace London NW5 1PH	10/05/2017 16:09:20	OBJ	I live in the parallel street to the rear of the property and can see the house from my rear window. I object to the plans to extend this already large house because they will result in severe intrusion into the calm, quiet and secluded nature of the intervening mews and our enjoyment of our garden. Specifically, the planned roof terrace will be a major intrusion and source of noise, the large amount of additional glass in the extension and mansard will create light pollution and the glass wall to the garage seems ludicrous, unless they plan to use the garage for other purposes such as a space for parties or other entertainment. The application should be rejected on these grounds.
2017/2223/P	Phil & Jennifer Burnham	3 Boscastle Road London NW5 1EE	14/05/2017 16:16:59	SUPPRT	We, the owners of the neighbouring property at 3 Boscastle Road, would like to record our support for this proposal. In our view, the changes proposed are in keeping with the present character of the house and do not constitute an unacceptable intrusion on us as neighbours.
2017/2223/P	Ellen Gates	11 Grove Terrace London NW5 1PH	09/05/2017 21:54:24	OBJ	<p>The property subject to this application is directly behind my house, separated only by the two gardens and Grove Terrace Mews (a rural 18th century lane) (see the lengthy discussions of the nature of this mews in the comments of the Grove Terrace Association in respect of recent applications affecting 17 Boscastle Road, a view upheld by the inspector on appeal). Although a tree partially shields the view of the ground floor of Boscastle House from my windows, the rear elevation (and in particular the roofline) is clearly visible from the upper floors of my house.</p> <p>I object to the application in its current form. A number of aspects of the development will create substantial light pollution in a currently dark area. Although the proposed mansard roof will be obscured to some extent at the front and sides by the proposed new parapet, it and the new dormer windows will be clearly visible from the rear. In addition, a large expanse of glazed doors is proposed not only for the new large extension, but also for the back (garden) wall of the garage—surely not required in a garage. The massive roof light in the proposed extension is also unnecessary, as this is not a basement area and the room will be amply lit by the patio doors. Collectively, these new sources of light pollution will cause serious detriment to the dark nature of the Mews, creating a visual disturbance to us and other neighbours, as well as having a negative impact on the wildlife that frequents the Mews and the gardens. This impact would be even greater should the existing tree die or an application be made for its removal.</p> <p>I also object to the proposed terrace at first floor level. We already hear noise from the garden when the current residents are entertaining or playing in the garden. This noise intrusion will be much greater if raised to roof level. I do not see why a roof terrace is required for a property with such a large garden.</p> <p>This application will impinge on the privacy and tranquillity of this backland area and cause intrusion and disruption to us and other neighbours. For this reason the application should be refused.</p>

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2017/2223/P	Gus Gazzard	4 Grove Terrace	15/05/2017 23:40:32	COMMNT	I am the co-chair of the Grove Terrace Residents association and write on behalf of the Terrace.

#### Context

The development site is located on Boscastle Road and both the rear garden and proposed roof terrace hold a commanding position across the gardens between Grove Terrace and Boscastle Road. The house faces North West, with the consequence that it surveys all of the GT gardens up to Woodsome Rd.

Grove Terrace itself is a grade 2/2\* listed Georgian Terrace and Boscastle Rd lies in the Dartmouth Park conservation area. The park-like nature of area between Boscastle Rd and Grove Terrace has recently been challenged by a number of developments that have threatened increased light pollution, overlooking and over-development of the area. Those applications that put at risk the bucolic nature of the area were refused (including two applications that went to appeal - the decision of Camden to refuse them was robustly upheld on both occasions).

The property subject to this application directly overlooks Grove Terrace Mews (a rural 18th century lane) (see the lengthy discussions of the nature of this mews in the comments of the Grove Terrace Association in respect of recent applications affecting 17 Boscastle Road, a view upheld by the inspector on appeal).

Objections: we object to the application in its current form.

1. We draw your attention to the disingenuous nature of the submissions. These include references to 'consultation' yet communication with local residents was submitted concurrently with the application not before. There are also the repeated references to 'preserving' or 're-instating' the original features of the house – even a cursory inspection of the plans show that two internal walls are being removed and the house effectively gutted to produce a layout wholly different and at odds with both the Victorian villa itself and the claimed intentions.

2. We object to the inclusion of the roof terrace the risk of overlooking. The proposed terrace at first floor level would overlook Grove Terrace and the Mews and significantly impinge on the privacy and tranquillity of these back gardens. It is highly likely to cause significant noise pollution.

We already hear noise from the garden when the current residents are in the garden. This noise intrusion will be much greater if raised to roof level. We do not see why a roof terrace is required for a property with such a large garden.

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					<p>3. A number of aspects of the development will create substantial light pollution in a currently dark area. We object to the roof lights and large expanse of patio doors both in the rear extension and the back of the garage which will cause light pollution (a large expanse of glazed doors is proposed not only for the new large extension, but also for the back (garden) wall of the garage). The proposed mansard roof will and the new dormer windows will be clearly visible from the rear neighbouring gardens. Together, these new sources of light pollution will cause serious detriment to the dark nature of the Mews, creating significant visual disturbance to us and other neighbours, as well as having a negative impact on the wildlife that frequents the Mews and the gardens. This impact would be even greater should the existing tree be removed.</p> <p>For these reasons, we 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 overlooking the gardens facing, which would 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 over development of this area would cause significant harm to the character and appearance of Dartmouth Park Conservation Area.</p> <p>This application will impinge on the privacy and tranquillity of this backland area and cause intrusion and disruption to us and other neighbours. The development proposed here, in particular the inclusion of roof terrace with severe risk of intrusive over-looking and the very extensive glass walls with significant light pollution across this garden space, should be rejected.</p>

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2017/2223/P	Gus Gazzard for the Grove Terrace Residents Association	4 Grove Terrace	15/05/2017 23:43:22	OBJ	I am the co-chair of the Grove Terrace Residents association and write on behalf of the Terrace.

#### Context

The development site is located on Boscastle Road and both the rear garden and proposed roof terrace hold a commanding position across the gardens between Grove Terrace and Boscastle Road. The house faces North West, with the consequence that it surveys all of the GT gardens up to Woodsome Rd.

Grove Terrace itself is a grade 2/2\* listed Georgian Terrace and Boscastle Rd lies in the Dartmouth Park conservation area. The park-like nature of area between Boscastle Rd and Grove Terrace has recently been challenged by a number of developments that have threatened increased light pollution, overlooking and over-development of the area. Those applications that put at risk the bucolic nature of the area were refused (including two applications that went to appeal - the decision of Camden to refuse them was robustly upheld on both occasions).

The property subject to this application directly overlooks Grove Terrace Mews (a rural 18th century lane) (see the lengthy discussions of the nature of this mews in the comments of the Grove Terrace Association in respect of recent applications affecting 17 Boscastle Road, a view upheld by the inspector on appeal).

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2. We object to the inclusion of the roof terrace the risk of overlooking. The proposed terrace at first floor level would overlook Grove Terrace and the Mews and significantly impinge on the privacy and tranquillity of these back gardens. It is highly likely to cause significant noise pollution.

We already hear noise from the garden when the current residents are in the garden. This noise intrusion will be much greater if raised to roof level. We do not see why a roof terrace is required for a property with such a large garden.

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3. A number of aspects of the development will create substantial light pollution in a currently dark area. We object to the roof lights and large expanse of patio doors both in the rear extension and the back of the garage which will cause light pollution (a large expanse of glazed doors is proposed not only for the new large extension, but also for the back (garden) wall of the garage). The proposed mansard roof will and the new dormer windows will be clearly visible from the rear neighbouring gardens. Together, these new sources of light pollution will cause serious detriment to the dark nature of the Mews, creating significant visual disturbance to us and other neighbours, as well as having a negative impact on the wildlife that frequents the Mews and the gardens. This impact would be even greater should the existing tree be removed.

For these reasons, we 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 overlooking the gardens facing, which would 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 over development of this area would cause significant harm to the character and appearance of Dartmouth Park Conservation Area.

This application will impinge on the privacy and tranquillity of this backland area and cause intrusion and disruption to us and other neighbours. The development proposed here, in particular the inclusion of roof terrace with severe risk of intrusive over-looking and the very extensive glass walls with significant light pollution across this garden space, should be rejected.

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