

5/22/2017

2017/2223/P OBJECTION

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Astrid Sharkey [REDACTED]

Sent: Thursday, May 18, 2017 4:05 PM

To: Planning

Context

I am the secretary of Grove Terrace Mews Ltd, a company formed by guarantee by the members of the Grove Terrace Association, the Resident's Association for the Grade 11* houses that frame Grove Terrace Mews. I am objecting to this application on behalf of our shareholders in Grove Terrace. The company was created with the express purpose of maintaining its rural character and protecting it from development. This designated "backland" area runs between no's 21 and 22 Grove Terrace and borders the long back gardens that separate Grove Terrace from Boscastle Road. The rural 18 century Mews has recently been the subject of other applications one of which has recently been robustly refused by Camden, and, on appeal, by The Planning Inspectorate.

Objections

Camden's Planning Policy states that (building) "*alterations should take into account the character and design of the property and its surroundings*" and that "*rear extensions should be secondary to the existing building*" yet the proposed plans represent a large increase in the footprint of the house, which also appears contrary to the guideline that "extensions should be subordinate to an original building in terms of size and scale."

Boscastle House is a fine, spacious Victorian Villa, situated in the heart of the Dartmouth Park Conservation Area. It has extensive views over Grove Terrace Mews. The proposed roof terrace would increase this overlook affecting neighbours' privacy in Grove Terrace, and the right of residents to enjoy their properties. As the house already possesses a large rear garden, the addition of a roof terrace at a higher level would also contribute considerable noise nuisance.

The gardens of Grove Terrace and the Mews behind are an area of rare "dark skies" which would be affected by light spillage. The inclusion of a new mansard roof with dormer windows and a large expanse of patio doors would inevitably cause significant light pollution.

We would consider these factors to be detrimental to the setting of the listed buildings in Grove Terrace and to the backland area of Grove Terrace Mews with its unique, rural setting. We further assert that this over-development would significantly harm the character and appearance of the Dartmouth Park Conservation area and create a precedent for other potential development.

Astrid Sharkey
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Please acknowledge receipt of this objection by email