

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/2383/P	Andris Berzins	4 Dartmouth Park Road	25/05/2017 17:09:47	COMMNT	<p>Grove End House is sorely in need of attention and improvement. To this end the proposals in much of their spirit and intention should be welcomed. The drawings do not disclose themselves clearly as spaces and functions are not labelled? I believe there are terraces at 3F "roof" level, and while that proposed on the west side is discrete one has to share the reservations (and objections) about the east terrace that the occupants of adjoining, and overlooked, properties have posted.</p> <p>The GEH Heritage D&A statement makes reference IN SECTION 9.2 to daylight studies of impact on First House in Dartmouth Park Road, and to Chetwynd Villas claiming relatively small loss of 'sky' as a percentage of 'visible sky'. This may be scientific but it does not address the perceptual issue of how direct sunlight will be reduced by the higher roof line of the proposals, and this will affect neighbours and their external spaces.</p> <p>The statement refers to to the development and testing of 3D models of the proposals and their context. It would be helpful if more illustration of these was made in the presentation of the proposals, both to aid understanding of the three dimensional characteristics of the alterations and the shading aspects on adjoining properties.</p> <p>Habitation / refurbishment / renewal of our built heritage where convention is challenged is to be applauded, but equally in a civic society the opinions and circumstances of neighbours need consideration.</p>
2017/2383/P	Ray Bryant	Flat 7 Circa Apartments Regents Park Road NW1 8AQ NW3 4SR	27/05/2017 23:45:01	INT	<p>As an Architect living and working in Camden my attention has been drawn to the modifications proposed at Grove End House.</p> <p>While I am in favour of the removal of external drainage to the front elevation, and the replacement of lintols with flat brick arches I object to the additional storey which is an unnecessary protuberance and out of character with the nature of the Georgian house within this Conservation Area.</p> <p>This additional floor adds approximately 17% to floor area of the house (excluding the additional terrace) which has already been extended by over 40% of its original footprint by the addition of the mansard. This makes the claim that the increased loading on the foundations will not exceed 10% appear very suspect.</p> <p>The proposed roof terraces will overlook the gardens at the rear and the crass white render to the side elevations will give a crude modernist feel to an otherwise calm and sensitive elevational treatment.</p>
2017/2383/P	Andrew Wuensche	Flat 6 3 Grape Street London WC2H8DX	26/05/2017 20:52:29	INT	<p>Adding and extra floor to this grade 2 listed building in a conservation area is not justified because it will set the wrong precedent. The added profile is not elegant or in keeping with the surroundings. Therefore the application should be rejected. I am an architect and know the area very well having lived there for many years, and still a Camden resident.</p>

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2017/2383/P	Sunand Prasad	100 Southwood Lane London N6 5SY	26/05/2017 19:26:15	COMMNT	<p>I am a resident of Highgate and my daughter goes to Parliament Hill School which is across the road from Grove End House. As an architect involved in design review of projects in London, and in planning matters generally, and knowing of the proposals for alterations to the house I asked the architect for a presentation of the design. I am writing to say how impressed I am with this modest, subtle and imaginative design which will have the net effect of restoring Grove End House to its former glory, while creating a distinguished interior on the top floor.</p> <p>A great deal of work has been put into researching the history of the house and into developing understanding its original design and proportional system. Every design move on the exterior pays respect to the original while the great architect Sir John Soane's work is the source of inspiration for the creation of the imaginatively conceived interior with its plays of surface and light.</p> <p>Over the years the house has been expanded in a very clumsy manner and the finer aspects of its design and construction have been obscured or obliterated with crude and expedient elements such as badly proportioned and mullioned windows, numerous soil pipes and an ugly roof line. The later larger building to the north (date ca. 1880) had already compromised the rather distinguished presence that the original displayed, which the additions have further eroded. The visualizations of the proposals submitted for consent demonstrate how a modest increase in volume combined with a highly skillful treatment of the fenestration and roof could make Grove End House as well composed and graceful as it ever was. The architect has been at pains to suppress the new ridge line which is a little higher than before but I don't think that a slight increase in height is of any consequence, given that the enlargement has been ingeniously used to give back good proportions and distinction to the building.</p> <p>I think that both the original architect and Soane would have approved. Soane himself treated architectural history as a resource for his imagination rather than as a starting point for exercises in nostalgia. Many of Soane's buildings were adaptations to good existing buildings which are the richer for it.</p> <p>I am convinced that the project will be a positive contribution to the Conservation Area and would like to express my strong support.</p> <p>Sunand Prasad Past President, Royal Institute of British Architects</p>

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2017/2383/P	Deborah Cook	9 Leverton Street London NW5 2PH	29/05/2017 11:07:13	OBJ	<p>I strongly object to this application on the grounds that the proposed increase in the scale of the rear elevation of Grove End House would have a detrimental effect on the neighbouring properties in terms of outlook, daylight, sunlight and overlooking. The proposed extension would be visible from the properties on Chetwynd and Dartmouth Park Roads, increasing the overlooking and overshadowing of the gardens behind the houses of Chetwynd Villas and the windows of houses on Dartmouth Park Road.</p> <p>This design of the extension bears no relation to the proportions of the original house and is detrimental to the area.</p>
2017/2383/P	Geraldine O'riordan	40 Charlton King's Road Kentish Town	26/05/2017 16:01:21	COMMNT	<p>The proposal to add an attic storey is completely out of character with this Regency period terrace and detract from the Listed Building and it's context. Please note this comment as an objection.</p>
2017/2383/P	B Campbell-Lange	Flat 10 72 Tottenham Court Road London W1T 2HE	26/05/2017 18:40:59	COMMNT	<p>Four Objections:</p> <ol style="list-style-type: none"> 1) the bulky proposed roof extension erases the delightful variety of the local historic skyline. 2) The Grade 2 listed historic fabric of the original house will be damaged by the steel structure required to carry this large new extension. 3) the height of the proposed roof extension cuts out light to the gardens, plants and trees below which give pleasure to all the surrounding houses: these will cease to thrive. 4) the size of this new extension is out of scale and out of proportion with the architectural composition of the original building. This will detrimentally affect the particular character of this neighbourhood. <p>As Camden residents we hope our councillors will object to this scheme, and others like it, that are inconsiderate of the subtle qualities of a historic neighbourhood. Local residents need to be protected from 'development opportunities' that compromise lovely historic houses and delightful neighbourhoods.</p>
2017/2383/P	Steve Tompkins	6 st annes close Highgate N66ar	25/05/2017 09:50:52	COMMNT	<p>This appears to be swell thought through, sensitive and intelligent addition to an important historic building. The new work looks to be of high quality and chimes with the old architecture without attempting to replicate it, thereby adding to the significance of the whole. This is the sort of careful scheme that we should be encouraging.</p>

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2017/2383/P	Katrina Munro	Stable Yard House st james's palace london SW1A 1JR	26/05/2017 15:55:15	OBJ	<p>Planning application</p> <p>reference 2017/2383/P</p> <p>This application seeks to double the size of the existing living space and the drawings clearly show the unwelcome visual intrusion it will make to the local environment.</p> <p>The sheer bulk of this proposal on top of a Georgian house is completely unacceptable, and it is made of entirely inappropriate modern materials.</p> <p>I object most strongly.</p>
2017/2383/P	Rebecca Harriss	Lamorna Dartmouth Park Road London	25/05/2017 23:50:18	OBJ	<p>I am writing to object to the planning application 2017/2382/P. I have lived in the area for 14 years and we have views to the back of Grove End House from our home on Dartmouth Park Road. The row of Georgian homes on Grove Terrace are well-proportioned and elegant. The proposed design is out of keeping with these listed home and the roof extension too high and bulky. Grove End House is a listed house in a conservation area...I hope that Camden will reject this application and preserve the character of Grove Terrace.</p>
2017/2383/P	N P Taylor	20 Makepeace Avenue 20 Makepeace Avenue N6 6EJ N6 6EJ	30/05/2017 15:16:51	COMMNT	<p>The application would appear to result in a much enlarged roof terrace at the rear, served by a pair of double doors. The terrace will look directly over neighbouring properties in Chetwynd Road and for this reason I think the application should be rejected</p>
2017/2383/P	Mr Michael Dowd	11 Gloucester Crescent London NW1 7DS	30/05/2017 09:26:23	OBJEMPER	<p>Proposals for maintaining and part restoring Grove End House are to be welcomed as is the attention given to renewed awareness of the historical significance of much of the remaining architectural components of the building, such as the entrance doorway, railings and windows.</p> <p>However, to completely replace the existing roof with an out of context and out of character piece of technical bravado is an unacceptable price to pay. We believe the proposals should be refused.</p> <p>Michael Dowd 11 Gloucester Crescent NW1 7DS</p>

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2017/2383/P	R Campbell-Lange	Flat 10 72 Tottenham Court Rd London W1T 2HE	27/05/2017 10:43:41	OBJ	<p>I object to the proposed changes to Flat 6, Grove End House based on the following:</p> <p>It detracts from the historical value of Grove End House:</p> <ul style="list-style-type: none"> - the proposed white render on south elevation turns the existing front and back Regency elevations into visually "floating" elements of pastiche - the architecturally unconfident reworkings of Regency details undermine what is left of the original House <p>It has indifferent modern design:</p> <ul style="list-style-type: none"> - the undistinctive contemporary design insufficient to warrant its position and exposure to neighbouring properties <p>The proposal is insensitive to the urban fabric:</p> <ul style="list-style-type: none"> - The proposal would destroy the current fine gradation in scale between Cumberland Villas, Grove End House and Chetwynd Villas. <p>I believe this proposal should be rejected for these reasons of insufficient historical sensitivity, poor contemporary design and deleterious effect on the urban fabric.</p>
2017/2383/P	Katherine Fawssett	10 Biddestone Rd	26/05/2017 12:46:15	SUPPRT	<p>I walk past Grove end house regularly on way to the Heath and have always loved the beautiful mature garden at the front. I feel it is brilliant that someone is willing to invest the much needed time and energy into sensitively upgrading the building that needs improvements. The scheme proposed offers the potential to rectify the clumsy and jarring additions of the 1930's and 1960's and will remove the unsightly pipework from the front. While I can understand the reluctance of some to not want to change things about the house there is real opportunity here to preserve it for many years to come. I've looked through the historic report and feel the applicants have developed a real understanding and appreciation of how this building has developed over time. I fully support the proposal and look forward to seeing the plans being realised.</p>

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2017/2383/P	Alan Berman Dip Arch RIBA . CABE Built Environemnt Expert.	80 Haverstock Hill London NW3	27/05/2017 14:32:27	OBJ	I wish to register strong objection to the proposal. The increase in height of a whole additional floor, the form of the roof, extensive amounts of glass and the scale and pattern of the window openings are wholly out of character with the qualities Grove Terrace's fine archotecture. This proposal should not be permitted.
