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**Conservation Area Advisory Committee**

Advisory Committee	Dartmouth Park
Application ref	2017/2899/P
Address	4 Boscastle Road LONDON NW5 1EG
Planning Officer	Kristina Smith
Comments by	05 Oct 2017
Proposal	Erection of mansard roof extension and part replacement single storey rear extension
Objection	Yes
Comment	Yes
Observations	<p>The proposal to add a third storey, visible from the front, to the existing two-storey double-fronted Victorian villa should be regarded as totally unacceptable. The front appearance of the villa should be preserved as it is now. The villa, and its counterpart on the opposite side of the road (Boscastle House), are the two finest houses in the street, and are gems of the Dartmouth Park Conservation Area and probably should be listed.</p> <p>Clause 7.26 of the Dartmouth Park Conservation Area Appraisal and Management Statement particularly highlights this âNos.2-6 are an interesting early group, with No.4, a two storey double fronted house, at the centre and one of a number of properties with Ionic porches. Nos.2 and 6 are three storey flat fronted properties with parapet and valley roof behind.â Appendix 5 specifically states that additional storeys and changes to rooflines will be resisted, and especially where a building forms part of a terrace or group of buildings.</p> <p>For these reasons the DPCAAC oppose this application on the grounds that it will destroy the intrinsic character of this part of the CA.â</p>

**Documents attached**

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**Documents attached**

No details entered

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