

**17 Boscastle Road, London NW5 1EE**

**Application 2018/3198/P**

**Erection of a single storey outbuilding in rear garden of dwelling house (Class C3)**

I am the co-chair of the Grove Terrace Association and am responding on behalf of the residents of Grove Terrace. Grove Terrace lies immediately behind Boscastle Road, with only the gardens of the two streets and Grove Terrace Mews between them. Nos 6-27 Grove Terrace is a Grade II\* listed property, and the gardens to the Terrace form an important aspect of its setting, as is reflected in the Dartmouth Park Conservation Area Appraisal and Management Statement. The rear gardens of Grove Terrace and Boscastle Road, together with the Mews itself, are at the heart of the Dartmouth Park Conservation Area and together form a large open green space with a rural character.

We **object** to the application for the following reasons:

- 1 Although single storey, the scale of the proposed development is excessive for the location. The footprint of the existing buildings is 46 square metres, while that of the proposed development is 54 square metres. This is an increase by nearly a fifth over the footprint of the existing garages and garden store. By contrast, the existing garages lining both the Grove Terrace and Boscastle Road sides of Grove Terrace Mews are single storey buildings of low profile, modest scale and generally rural appearance. Moreover, the development would unnecessarily reduce the area of garden, which contributes to the green character of the Dartmouth Park Conservation Area. The proposed development thus would not only be excessive in scale, but it would detract from the rural character of this part of the Conservation Area.
- 2 We object strongly to the inclusion of a WC in this outbuilding. 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. We are aware that developments in other gardens in Grove Terrace and Boscastle Road have been permitted only on condition that there be no water supply to the outbuilding.
- 3 We have serious concerns about potential light pollution from the proposed development. In addition to large glass doors at ground level, there seem to be a variety of rooflights proposed. We believe that cumulatively these features would introduce an extensive area of glass which would create night-time illumination and significantly increase the risk of light pollution visible from Grove Terrace.

The Dartmouth Park Conservation Area Appraisal and Management Strategy specifically notes the 'quality of darkness at night' that characterises the conservation area. The Grove Terrace and Boscastle Road gardens contribute significantly to that quality. At present, they constitute a large area of darkness with minimal external lighting; this is extremely rare in London. The extensive areas of new glass in this proposed extension would erode the character of this dark area. There are no enforceable means of preventing this.

The proposed development would therefore not only create the opportunity for negative impacts on amenity of other residents in Grove Terrace and Boscastle Road, but would have a negative impact on the wildlife that flourishes in the rural greenery of Grove Terrace Mews.

- 4 The applicant states that the proposed development will be accessed from the garden on number 17 Boscastle Road. However, the applicant is proposing three new entrances onto Grove Terrace Mews. The applicants have no ownership interest in Grove Terrace Mews. Grove Terrace Mews is and always has been privately owned. It is currently owned by Grove Terrace Mews Limited. It is not clear that the applicant has a right to create additional entrances onto the Mews.

For the reasons outlined above, the proposed development would:

- by reason of its location, scale and design have an adverse impact on the quality of life and amenity of neighbours, particularly in respect of outlook and artificial light levels;
- impact adversely on the visual amenity of the Dartmouth Park Conservation Area and neither preserve nor enhance the character or appearance of the Dartmouth Park Conservation Area;
- not preserve garden spaces which contribute to the character of the Dartmouth Park Conservation Area and which provide a setting for Camden's architectural heritage;
- lead to the loss of open space and harm the appearance or setting of the property or the established character of the surrounding area.

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 in the gardens facing the Mews, which will lead to even greater harm to the character of the Conservation Area.

Kind Regards,

Gus Gazzard