

17, Boscastle Road NW5 1EE

Application 2018/3198/P

Erection of a single story building in rear garden of dwelling house (Class C3)

I am the Secretary of Grove Terrace Mews Association Ltd a company specifically formed with the stated objective "to manage, for the benefit of its members (and only in a manner consistent with the protection and enhancement of its historic character) the freehold property described as Grove Terrace Mews."

The privately owned Mews lying behind Boscastle Road divides the gardens of Grove Terrace from certain of those in Boscastle Road including no 17.

Grove Terrace Mews Ltd was specifically formed to help ensure the rural character of the Mews, which represents an important contribution to the Conservation Area and the setting of the Grade 11\* houses in Grove Terrace itself. And, critically, to protect it from future development.

Gus Gazzard, co Chair of the Grove Terrace Association has already lodged objections to this application.

#### **Grove Terrace Mews Ltd: specific concerns**

1) Grove Terrace Mews has historically been a rare area of dark skies, acknowledged in the Conservation Area Appraisal and Management Strategy. The long gardens of Boscastle Road and Grove Terrace provide an unusually large area of darkness, with minimal external lighting.

We are therefore concerned about the effects of light spillage from the extension and also from proposed skylights in the roof of the playroom/gymn outbuilding which would significantly add to light in the Mews.

2) We are also concerned about the proposed inclusion of a WC since the proposed building is "ancillary" to the main house. Developments in other gardens both in Boscastle Road and Grove Terrace, have been approved only without water supplies to the outbuildings. This is to eliminate the possibility of development and any future use for residential purposes.

3) Gus Gazzard has already highlighted the question of access "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"

