



Dear Sirs

18 Grove Terrace, applications 2021/1010/P and 2021/1946/L: Demolition and rebuild of rear garage.

I am chair of the Grove Terrace Residents Association and I am writing on behalf of the members to object to the proposals set out in this application. While we have no objection in principle to the replacement of the existing garage, we object to the inclusion of bathroom/washroom or any other facilities that would enable the building to be used as habitable accommodation now or in the future.

The proposed garage would be located in Grove Terrace Mews. In order to fully assess the application, it is important to understand the history and nature of Grove Terrace Mews and its relationship to the Grade II* listed Grove Terrace.

Grove Terrace Mews

The entrance to Grove Terrace Mews is between numbers 21 and 22 Grove Terrace. The mews then runs to the south behind numbers 21 to 6 Grove Terrace. Grove Terrace Mews has always been privately owned. Since 2000 it has been owned by Grove Terrace Mews Limited, a company limited by guarantee, all the members of which are owners of houses in Grove Terrace with access to the Mews. The joint ownership of this Mews by the owners of 21 houses in Grove Terrace was undertaken specifically to ensure that this setting remained undeveloped.

Significance of Grove Terrace and Grove Terrace Mews

Nos 6-27 Grove Terrace is listed Grade II* and is located in the Dartmouth Park Conservation Area. Grove Terrace, together with its gardens (front and back) and the adjoining mews, not only is outstandingly beautiful, but also has a unique place in Camden's heritage. The Dartmouth Park Conservation Area Appraisal and Management Statement (DPCAAMS) records (on page 13) that 'Nos 6-27, with their curtilages . . . are an unusually comprehensive survival of an 18th century piece of speculative development and are listed Grade II*.'

In respect of Grove Terrace Mews, the DPCAAMS (p. 13) notes:

'At the end of some of the narrow long garden plots on Grove Terrace are single storey sheds and buildings, some contemporary with the houses, varied in their design. The interest here is the small scale and intimate spaces created by the buildings that face the garden walls at the rear of Boscastle Road.'

Integral relationship between Grove Terrace and Grove Terrace Mews

The Mews was an integral part of the development of Grove Terrace. In some cases the Mews provided access to stables at the bottom of the long gardens. In all cases, it was the route by which ash and waste were removed from yards to the rear of the houses. The current usage remains very much the same: it provides access to modest garages and garden sheds at the bottom of the gardens, the modern equivalent of the 18th century stables. As a result, the Mews very much retains its 18th century appearance as a rural lane providing services to the rear of the Terrace.

Objection to current application

We understand that it is proposed that the new garage include a toilet, shower and hand basin, in order to facilitate the use of the building as an office or work space. Such facilities would easily allow the space to be used as additional residential accommodation. That would be inconsistent with the existing character of Grove Terrace Mews. None of the other houses in Grove Terrace have such facilities in their garages or sheds fronting Grove Terrace Mews.

Approval of the application would set a precedent that could result in further development and increased density of buildings in the historic 18th century mews, with a negative impact on the setting of Grove Terrace and the rural character of Grove Terrace Mews. In addition, use of the building at night would potentially create light pollution and disruption to the wildlife that use or reside in Grove Terrace Mews.
For the reasons set out above, we would urge you to refuse the application. If you are minded to approve it, there should be a condition prohibiting the provision of any plumbing facilities to the building.

Yours sincerely,

Jill Lawrence

Chair
Grove Terrace Association

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