
From: Ellen Gates [REDACTED]
Sent: 13 January 2022 18:13
To: Alex Bushell
Cc: John Slater; David McKinstry; Sonia Cupid; Jenna Litherland
Subject: [REDACTED] - 2021/4976/P 1 Grove Terrace Mews

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Dear Alex

I am a resident of Grove Terrace. John Slater has shared with me your correspondence regarding 1 Grove Terrace Mews (2021/4976/P). I hope you don't mind me contacting you directly, but I think it is important that in making any decision on this application the context of the garage is fully understood.

Nos 6-27 Grove Terrace form a Grade II* listed property. Grove Terrace Mews runs immediately behind Grove Terrace and its gardens and was an integral part of the development of the 18th century Grove Terrace. The rear gardens of Grove Terrace, 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. Grove Terrace Mews is not a developed urban mews; rather, it has the character of a rural lane. The existing garages are modest, single storey buildings of low profile.

Grove Terrace, together with its mews, has a unique place in Camden's heritage. The Dartmouth Park Conservation Area Appraisal and Management Statement records that Grove Terrace is 'an unusually comprehensive survival of an 18th century piece of speculative development'. Specifically in respect of the Mews, the Appraisal notes:

'Grove Terrace is broken between Nos. 21 & 22 by a narrow lane, of granite setts with granite slab wheel tracks, running to the mews behind. . . . 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.'

The Mews was an integral part of the development of Grove Terrace, providing access to stables at the bottom of the long gardens. The current usage remains very much the same: it provides access to modest garages and garden sheds at the bottom of the gardens. As a result, the Mews very much retains its 18th century appearance as a rural lane providing services to the rear of the Terrace.

The garage subject to this application is located in Grove Terrace Mews. Although it is adjacent to the garden of 1 Grove Terrace Mews, the entrance to the garage is from the Mews; there is no entrance directly from the garden. I believe there is a strong argument that it is therefore part of the curtilage of Grove Terrace and therefore not subject to Permitted Development. At any rate, it is certainly within the setting of the Terrace and should not be allowed to have an adverse impact on the listed Terrace.

Over the last few years there have been several applications for development in gardens fronting the Mews, both from residents in Grove Terrace and residents of Boscastle Road (the gardens of which also back onto

the Mews). These have largely been mitigated so as not to disturb the rural aspect of the Mews. In this respect, there are two aspects of the current application that are particularly troublesome: the inclusion of a shower room and the insertion of 3 rooflights.

A shower room 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. This could set a precedent for further development in the Mews, which would be at odds with its character. I am aware that developments in other gardens in Grove Terrace have been permitted only on condition that there be no water supply to the outbuilding. The same should apply here.

The proposed insertion of rooflights also raises serious concerns about potential light pollution. They would introduce an area of glass which would create night-time illumination and significantly increase the risk of light pollution within the dark area of the Mews. 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 gardens and the adjoining mews 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 proposed rooflights would erode the character of this dark area. Although a few other garages in the Mews have rooflights, the buildings are used largely for car parking and storage and therefore are unlikely to be lit after dark for an extended period. By contrast, an exercise room / studio could be used for longer periods after dark. The proposed rooflights would therefore impact on the rural character of the Mews, would create the opportunity for negative impacts on amenity of other residents in Grove Terrace, and would have a negative impact on the wildlife that flourishes in the rural greenery of Grove Terrace Mews.

Given the potential impact of the proposed development, I believe it is essential that a conservation officer be involved in any decision on this application.

Thank you for your consideration.

Regards

Ellen Gates

11 Grove Terrace