
From: Tom Simon (Cllr)
Sent: 05 January 2023 11:28
To: Kate Henry
Cc: Judy Dixey (Cllr); Matthew Kirk (Cllr)
Subject: Re: Howitt Close appeal

Dear Kate

Please see the objection below, from the three of us.

Best regards

Tom

Cllr Tom Simon
Belsize Ward
Liberal Democrats
Leader of the Opposition

We would like to object to this planning application, on the grounds that it would not preserve or enhance the Belsize Conservation Area but have a negative impact on it. The Council was right to refuse the previous application ([2021/3839/P](#)) and this new one is substantially asking for the same thing.

The principal reason for the previous refusal was:

The proposed roof extension, by reason of its detailed design, bulk, massing, height, materials and undue prominence, would compromise the form, character and appearance of the host building and would thus harm the character and appearance of the streetscene and Belsize Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.

So the principal question must be whether the changes to the detailed design etc in this application mean that the extension would no longer compromise the character and appearance of the host building. We do not believe that the changes succeed in overcoming the problems with the previous design. This question of design is, ultimately, a subjective test.

As with the previous application, this one has over 100 objections to it from local residents and notably organisations, such as the Belsize Society, the Heath and Hampstead Society, the Twentieth Century Society and the Belsize Conservation Area Advisory Committee. Many of them possess expertise in planning and architecture, as well as detailed knowledge of the local area, and the overwhelming consensus is that the changes in design do not make this application acceptable.

The conservation area was introduced with, and retains the enduring support of, a huge majority of residents in Belsize. In our experience as Belsize councillors, this level of objection to a scheme of this scale is very unusual.

We also think the freeholder's decision not to follow the Council's advice to consult with leaseholders and other residents in the block, as well as other residents in the vicinity of Howitt Close, betrays a lack of care or interest in the local community. They had an opportunity to do so before the first application and another opportunity before the second one. From this it is reasonable to conclude that if this application is approved, any efforts the developer might then make to engage with the local community would be the bare minimum required by law and would be treated by the developer as a tick box exercise. This is particularly important as the draft CMP shows that this project would cause extreme disruption and disturbance for residents of Howitt Close and significant levels of problems for other residents nearby. Even with a freeholder that had demonstrated care and consideration in its

approach to date, we would have concerns on this point. With the attitude that has been displayed we can see a very rocky road ahead, if this application is approved.

Please refuse this application.

Cllr Tom Simon, Cllr Judy Dixey, Cllr Matthew Kirk

Liberal Democrat Councillors for Belsize Ward

From: Kate Henry <Kate.Henry@camden.gov.uk>
Sent: 05 January 2023 10:35
To: Tom Simon (Cllr) <Tom.Simon@camden.gov.uk>
Subject: RE: Howitt Close appeal

Hi,

Yes, that's fine.

Kate

Kate Henry
Principal Planning Officer

Telephone: 020 7974 3794



From: Tom Simon (Cllr) <Tom.Simon@camden.gov.uk>
Sent: 05 January 2023 10:19
To: Kate Henry <Kate.Henry@camden.gov.uk>
Subject: Re: Howitt Close appeal

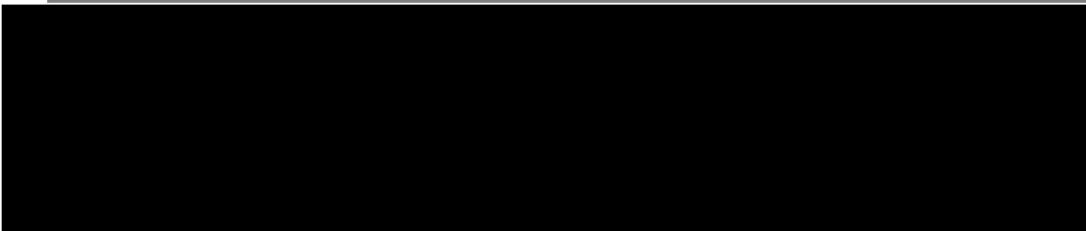
Hi Kate

Thanks for this update. I will be sending you our comment on the application this morning. Please could you include it in your report for MB?

Best regards

Tom

Cllr Tom Simon
Belsize Ward
Liberal Democrats
Leader of the Opposition



[REDACTED]

[REDACTED]

