
From: Andrew Scott <[REDACTED]>
Sent: 06 November 2023 09:17
To: Planning Planning
Subject: Comments on planning application 2023/2261/P

Dear Mr Hodgson

I'm the owner and resident of 13 Howitt Road, the neighbouring property of 15 Howitt Road for which a full planning application has been submitted under 2023/2261/P. I've only recently become aware of the planning application, as comments were invited before we moved in, but after we exchanged contracts to purchase the property.

In principle, I do not object to the planned works, provided all plans are in compliance with the local planning regulations, the character of the Belsize Park Conservation Area, and any works are completed with full regard to potential disruption to neighbouring properties, in particular our shared foundations and party wall with 15 Howitt Road.

I am, however, concerned by the specific proposal to construct an extruding terrace at first floor level. This does not appear to be in keeping with the character of the rear extensions of other properties in the street, which are typically mono-pitched roofs. I note from another response that planning permission has been explicitly withheld for similar proposals at 17 Howitt Road and 21 Howitt Road.

In our case, the construction of an extruding rear terrace at first floor level (with a privacy screen) would significantly affect the natural light, privacy, and amenity of the room adjacent to the proposed privacy screen at first floor level. It would also affect the light that comes through two rooflights in our rear extension. We would directly overlook the proposed terrace from the rear windows at second floor level, detracting from the amenity and privacy of the houses in this street. For these reasons, we strongly object to this feature of the proposed plans.

Please confirm that this response has been received and noted, and let me know if you need any further information.

Kind regards
Andrew Scott
13 Howitt Road, NW3 4LT
[REDACTED]