

<b>Application No:</b>	<b>Consultees Name:</b>	<b>Received:</b>	<b>Comment:</b>	<b>Response:</b>
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2023/4603/P	Ilie Zubascu	04/01/2024 17:41:42	OBJ	Date: 4th Jan 2024
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To: Camden Planning Department

Subject: Objection to Planning Application 2023/4603/P

Dear Sir/Madam,

We, the undersigned residents of 45 Howitt Road, London, NW3 4LU, are compelled to express our vehement objection to the planning application 2023/4603/P. This objection is not only based on the guidelines set forth in Camden's Local Area Requirements for Planning Applications (2020) but also on the alarming precedent this application sets due to its retrospective nature and the unlawful elements it encompasses.

**1. Retrospective Application for an Already Erected Structure:**

It is of grave concern that the structure in question was fully erected prior to the submission of the planning application. This action not only flouts the standard procedural requirements but also undermines the very principles of lawful planning and development. The fact that the planning permission was sought post-construction is a blatant disregard for the legal process and sets a dangerous precedent.

**2. Immediate Concerns Raised by Affected Residents:**

We wish to highlight that residents directly affected by this construction raised concerns as soon as the works commenced. Despite these immediate and ongoing objections, the construction continued without immediate response from the council. The lack of decisive action has exacerbated the situation, leading to a sense of helplessness and frustration among the community.

**3. Unlawful Elements and Precarious Precedent:**

The retrospective nature of this application, coupled with the unauthorised commencement of construction, represents a clear breach of planning regulations. Allowing such practices to go unchecked could set a precarious precedent, encouraging similar unlawful activities in the future and eroding the integrity of our planning system.

**4. Camden Council's Responsibility and Opportunity:**

The Camden Council has both the opportunity and the responsibility to rectify this situation. By taking critical action against this unauthorised development, the council can demonstrate its commitment to upholding planning laws and protecting the interests of its residents and beloved Belsize Park conservation area. This is a chance for the council to set a positive example and reaffirm the importance of lawful and considerate development within the community.

**5. Inadequate Documentation and Non-Compliance with LARs 2020:**

As per Section 1a of the LARs 2020, the application lacks comprehensive documentation, failing to provide a clear understanding of the development's full impact, especially in a sensitive conservation area.

**6. Conservation Area and Heritage Concerns:**

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The absence of a detailed Heritage Statement, as required for developments within conservation areas (Section 3, LARs 2020), is a significant oversight and undermines the heritage and character of the Belsize Park conservation area.

7. Environmental and Ecological Impact:

The lack of a detailed environmental impact assessment, including a tree survey/arboricultural assessment (Section 4, LARs 2020), is particularly concerning given the previous "tree works" application's questionable nature.

8. Transparency and Public Engagement:

The application process has lacked transparency with an incomplete application available and public engagement, undermining community trust and participation in the planning process. We note with concern that the application was submitted strategically over the Christmas period. This timing is often associated with reduced public attention and engagement, which raises questions about the intent to push the application through with minimal scrutiny and public consultation. This tactic, if intentional, is a manipulation of the process and further undermines the trust in the planning system.

In light of these concerns, we strongly urge the Camden Planning Department to reconsider the application 2023/4603/P. It is imperative that developments within the conservation area are conducted transparently, legally, and with due consideration for the environment, heritage, and local community.

Thank you for considering our objection. We expect a prompt and constructive response to our concerns.

Sincerely,  
Paul James,  
Ilie Zubascu,  
and Azusa Tsuji

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