
From: ILIE ZUBASCU [REDACTED]
Sent: 25 August 2024 21:26
To: Planning
Subject: Objection to Planning Application 2024/3028/P

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Date: 23 August 2024

Dear Camden Planning Department,

We (Paul James, Azusa Tsuji and Ilie Zubascu), residents and freeholders of 45 Howitt Road, London, NW3 4LU, are compelled to express our formal objection to the planning application 2024/3028/P. This objection is not only based on the guidelines set forth in Camden's Local Area Requirements for Planning Applications but also on the alarming precedent this application sets due to its retrospective nature and the unauthorised elements it encompasses.

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. 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 are setting a precarious precedent, encouraging similar unauthorised activities in the future and eroding the integrity of our planning system.

We want to emphasise that residents directly impacted by this construction raised their concerns as soon as the work began. Despite these immediate and ongoing objections, the construction continued without timely intervention from the council. This lack of decisive action has only worsened the situation, creating a deep sense of helplessness and frustration within the community. The current application is not just an insult to the council but also a blatant disregard for the affected residents of Howitt Road. For example, the application's statement about "outlook" suggests that the perception of the new building's impact is minimal, as if those living behind the party brick wall are living in caves. I would urge the author of the application to visit the back garden where this unauthorised structure has been built and take a look towards Howitt Road. They would be surprised to see a full row of two- and three-storey mid-terraced houses that once enjoyed vibrant greenery and wildlife, now overshadowed by this unauthorised construction. Not only does this building invade our modest gardens and affect our right to light on the ground floor, but it has an even more devastating impact on the upper floors. It diminishes our ability to enjoy our property, reduces the general amenity, and is overbearing and intrusive, creating a sense of enclosure and dominance in our gardens and living spaces.

Sadly, as many of the Howitt Road residents anticipated, the precedent of approving application 2022/2863/P is now being used time and time again to support this current application. Ironically, Flat 5, from 9-11 Belsize Grove have also objected to the same application that they are now using as positive

example supporting their very own unauthorised structure. This selective approach where the applicant picks what works for the success of their application continues to manifest while looking at the planning documentation. For example, sunlight is mentioned but no word of an actual analysis, 45-degree rule or daylight standards. The applicant's interpretation is too subjective and self-serving. I believe a stricter reading of planning and conservation area documentation is needed...one that prioritises protecting neighbours' rights and protecting our conservation area and community, over the proposed development's ambitions.

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.

In light of these concerns, we strongly urge the Camden Planning Department to reconsider the application 2024/3028/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.

Respectfully,
Paul, Azusa and Ilie