

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 2024/5061/P. As with the prior submission under application 2023/2261/P, 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.

The original plans included an extruding terrace at first floor level, to which I and several other neighbours objected. The revised plans exclude this feature, but the existing rear extension now extends beyond its current position, where it is flush with the extension of 13 Howitt Road. This is shown in the "IHR 226 - PL 221-A-Prop.View from No 13" and "IHR 226 - PL 121 Exist View from No 13" images. The addition to this extension seems unnecessary and results in an uneven pattern in the otherwise regular character of extensions along this section of Howitt Road (each extension is of the same dimensions as the neighbouring extension). In our case, it results in an unsightly section of brick wall behind our existing garden wall. This detracts from the character of the garden and the light reaching this small space. We wish to object to this feature of the plans.

I'd also request that any approval is explicit that the flat roof on the rear extension at first floor level should not be accessible and cannot be used as a terrace.

Please let me know if you need any further information.

Kind regards
Andrew Scott