

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/2511/P	Peter Williamson	19 Howitt Road	13/06/2016 14:15:32	OBJ	<p>We are the owners of the property at 19 Howitt Road, London NW3 which adjoins the property the subject matter of the above planning application.</p> <p>On 8 June 2016 we objected to the above planning application on a number of grounds as set out in our objection of that date.</p> <p>After having submitted our objection we were advised by you (in an e-mail dated 8 June 2016) that the applicant had revised the plans the subject matter of the planning application and we were asked if we intended to withdraw or amend our original objection.</p> <p>We notice from the new plans filed that the proposed extension will not now extend beyond the existing building line.</p> <p>On the basis of the new plans (which show that the extension will not now extend beyond the existing building line), we wish to amend our objection to object as follows:</p> <ul style="list-style-type: none"> • We object to the proposed alteration to the existing roof line of the existing building at the rear of the property. We do not now see why there needs to be a flat roof (in place of the existing sloping roof) over the existing building at the rear of the property when that part of the building (under the new plans) remains intact. • The existing roof line is in keeping with the form and character of the rear of other properties, including our own, in Howitt Road and, therefore, should be maintained. • The proposed alteration to the existing roof line of the existing building at the rear of the property is contrary to Council policy for a number of reasons, in particular: <ul style="list-style-type: none"> o The Belsize Conservation Area Statement (para. BE22) explains that “Extensions and conservatories can alter the balance and harmony of a property or of a group of properties by insensitive scale, design or inappropriate materials. Some rear extensions, although not widely visible, so adversely affect the architectural integrity of the building to which they are attached that the character of the Conservation Area is prejudiced. Rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or the Conservation Area.” o Para. BE23 states that “Extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings. The acceptability of larger extensions depends on the particular site and circumstances.” • If the Council is minded to accept the alteration to the existing roof line of the existing building at the rear of the property, then the resulting roof should be an "eco-friendly" or "living roof". An example of this is at no. 21 Howitt Road which we understand was a Council requirement. <p>If, however, the Council is minded to approve this application (or indeed a subsequent revision)</p>

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irrespective of the above policy conflicts, we would also request that a condition be placed upon the approval preventing the use of any part the roof of the existing or new extension to the rear of the building as a terrace. A similar condition was imposed in the approval in relation to the planning application for no. 21 Howitt Road.

In summary, as the alteration to the existing roof line of the existing building at the rear of the property is contrary to Council policy outlined above, we would therefore strongly urge you to refuse the application in its current form to the extent that the application relates to the alteration to the existing roof line.

Lastly should the application be heard by committee, then we would like to speak against the application.
