

<b>Application No:</b>	<b>Consultees Name:</b>	<b>Received:</b>	<b>Comment:</b>	<b>Response:</b>
2021/3839/P	Peter Leaback	09/10/2021 22:16:31	OBJ	I live at 42 belsize park gardens. Our back garden and rear windows are directly opposite the rear elevation of Howitt Close. In strongly object to the plan for adding an extra floor onto the building. The extra height will make the building more dominant and imposing in our sight line, reduce the privacy of our garden and our rear windows.

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2021/3839/P	Eldred Evans	13/10/2021 08:34:14	OBJ	The existing...

The four 'villas' in Belsize Park Gardens (38-44) originally sat in a large garden. As a result, there are no 'back-to-back' gardens to their rear creating space to the next building (as is common elsewhere with the semi-detached buildings of this Conservation Area). This series of 'villas' is unique and as such, this should be acknowledged with their outlook and surrounds protected as part of the Conservation Area.

Howitt Close, as it stands, fills up the original garden of the 'villas', sitting tight along the rear garden walls and rising up a full three stories. It already forms cliff-like wall. Its windows look directly into those of the four 'villas', and its height already causes considerable overshadowing and compromises the open gardens.

However, Howitt Close itself is well designed. The third-floor level which is rendered white, sits on top of two floors of red brick, helping to reduce the scale of the block and visually leading the eye from the red brick of the Howitt Road housing into the white stucco buildings of Belsize Park Gardens. The elegantly detailed, overhanging roofs further reduce the apparent height of the block. The very tall perimeter planting all around Howitt Close, currently successfully screens this building from its close neighbours.

There are also distant views of Howitt Close, as it terminates both Howitt Road and Glenilla Road. These have not been considered or illustrated in the planning application.

The proposal...

The proposed addition of a mansard roof (whether it be clad in red tiles or copper sheets) to this building is totally inappropriate and ruins the host building. The proposals are top heavy, bulky, have excessively high dormer windows and their subdivision and materials are unknown. The additional height will cause even more overlooking and loss of light. It will also significantly diminish long-views from the four 'villas'.

There is no indication of where the existing plant/tank rooms will be rehoused, nor is there any information in the application as to whether a double roof will be needed for structural work to strengthen the building (see the 1961 proposals for a roof extension). These may both increase the height further and need to be considered at this planning stage as they have a physical impact on the proposal.

The foundations may also need strengthening, which would require extensive excavation. This would diminish planting in the 'garden' and has not been considered or explained in the application.

On the proposed drawings, the trees in Howitt Road appear to have been felled (as they do not appear on the drawings) and all perimeter planting will need to be removed to make way for scaffolding and construction access. The building will become completely exposed to all neighbours through this extensive erosion of the landscaping. There is no indication that this is being considered or that it will be replaced.

The densities in this particular part of Belsize are exceedingly high with many existing properties already converted into student/hostel accommodation (two of the four 'villas' adjacent to Howitt Close). The conversion of existing properties increases strain on amenities (including rubbish collection), and creates clusters of overcrowded transient peoples. This proposal detracts not only living conditions but also the material

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				<p>qualities of this highly valued and acclaimed Conservation Area. Why add more tiny units here?</p> <p>For the sake of seven small flats (accessed from narrow dark corridors) the whole area will be compromised and visually blighted by this proposed "Ugly" Development. The four 'villas' will be significantly de-valued by this proposal, with their original character and current qualities, compromised.</p> <p>This proposal sets a dangerous precedent for unnecessary, inappropriate, ad-hoc additions of floors. How many other similar buildings in the Belsize Conservation Area will suffer the same abuse?</p>

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2021/3839/P	Howitt Close Resident	05/10/2021 12:29:31	COMMIT	<p>1. ) This extension and its modernizing changes go completely against the intention of keeping the area conserved.</p> <p>2.) How can the current tenants know that the construction will not damage the underlying foundation of the building and the other flats? I believe the ground under the building might not be suited for an additional floor</p> <p>3.) Why is the applicant name blank?</p> <p>4.) The leaseholder of the building is a notoriously dishonest institution that will aim to cheat and deceive the council and Howitt Close residents for their own economic gain.</p>
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