

**Contact Camden**

**Conservation area advisory committee comments form - Ref. 21721879**

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**Conservation Area Advisory Committee**

Advisory Committee	Belsize
Application ref	2021/3839/P
Address	Howitt Close Howitt Road London NW3 4LX
Planning Officer	Kate Henry
Comments by	04 Nov 2021
Proposal	Mansard roof extension to create 7 flats (for the purpose of consultation: 1x 1bed, 5 x 2-bed, 1x 3-bed)
Objection	Yes
Observations	<p>'The building is a non-designated asset in Belsize Conservation Area, and makes a contribution to the character and appearance of the conservation area. It has a distinct architectural character and visual appearance which is typical of the Art Deco style of the 1920's, and some developments of this period. It has deep projecting bays, and a parapet formed by the flat roof which projects over the elevations. The design, style, use of brick with red brick dressings and the white rendered top floor, gives a unified appearance and is consistent with the neighbouring buildings. It is within a spacious garden setting with tall hedges to the boundary, typical of the area with its variety of front gardens, garden trees, street trees and generous greenery. It is on a prominent corner at the wide junction with Glenilla Road. It's position in Howitt Road reflects the topography which slopes down from Haverstock Hill to Belsize Park Gardens. In height, bulk and materials it is a pleasing neighbour to the 1890's terraced housing in Howitt Road and Glenilla Road.</p> <p>The proposed additional storey with dormer windows would be out of keeping with the date, design and style of the building. It would alter its architectural character by removing the flat roof and its projecting which is a typical and characteristic detail of this style of building. It would be obtrusive and dominate the scale and appearance to the surrounding buildings in Howitt Road and Glenilla road. The application does not include any evidence of where buildings of this type have been extended in a manner that</p>

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is in keeping with the style, age and design of this building.  
The proposals would cause harm to the building and to the  
Conservation Area'.

Sent from my iPad

On 1 Oct 2021, at 15:17, Kathryn Stubbs

██████████ wrote:

**Documents attached**

No details entered

**About this form**

Issued by	Contact Camden 5 Pancras Square London N1C 4AG
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Form reference	21721879
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