

**Parnjit Singh**

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**From:** Kate Henry  
**Sent:** 19 October 2021 09:39  
**To:** Planning Planning  
**Subject:** FW: Objection to Planning Proposal for Howitt Close NW3

[REDACTED] objection to 2021/3839/P

Kate Henry  
Principal Planning Officer

Telephone: 020 7974 3794



The majority of Council staff are continuing to work at home through remote, secure access to our systems. Where possible please communicate with us by telephone or email.

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**From:** Justine Waldie [REDACTED]  
**Sent:** 17 October 2021 18:39  
**To:** Kate Henry <Kate.Henry@camden.gov.uk>  
**Subject:** Objection to Planning Proposal for Howitt Close NW3

[REDACTED]

Dear Kate,

As an owner/ leaseholder of one of the flats at Howitt Close I would like to officially lodge an objection to the proposed roof extension to the building.

My main points of objection are:

- Potential for severe damage to integral structure of the building and pipework because of heavy building work over entire roof (and extensive scaffold.)
- Howitt Close as it is, is listed as making a 'positive contribution' to the local area in Camden Council's own Conservation Area statement, while in the same document dormer and inappropriate roof extensions are also referred to as 'negative features'.
- Disruption and noise to the residents and to the surrounding area because of the building works which may go on for a lengthy period of time.  
Flats within the building may end up not being suitable for renting during the building phase, so many landlord owners may lose tenants/ important sources of income.
- Despite being 'strongly advised' more than once in the pre-planning stages by Camden Council planning department, Daejan Properties/ Freshwater have never in my knowledge officially consulted any lease holders/occupiers of Howitt Close about these proposals.

As a result there has been no compensation/ incentivisation offered, for example in way of potentially extending existing leases, abolishing onerous ground rents, making improvements to the existing communal areas or reducing service charges, which may make a big difference to the residents of the building.

-How will this whole proposal actually benefit the present residents of the building other than extended bicycle storage? Are we able to make use of the solar panel/ renewable energy sources throughout the whole building/communal areas or will all of those proposed green benefits remain separate and only be available to the new attic flats?

Our service charges will obviously be severely affected despite not having any say in the matter or possible benefit from the development, which will in that case be hardly fair.

It seems like a clumsy attempt by Freshwater to squeeze as much potential revenue out of the existing building as possible, despite the obvious detriment to, and disregard of the present residents/ occupiers, their investments and to the local environment as a whole.

Thank you for your time.

Kind regards,

Justine Waldie