



Subject:

Objection



I Object.

The four villas 38-44 in Belsize Park Gardens, originally sat in large gardens, this series of villas is unique and this should be acknowledged with their outlook and surrounds protected as part of the conservation area.

Existing.

Howitt close, as it stands, fills up the original gardens of the villas. Although well designed the current 3 story building creates a cliff like wall, which overshadows and compromises the open gardens. The tall perimeter planting around Howitt close currently screens the building from its close neighbours.

Proposal.

The addition of a mansard roof (whether clad in red tiles or copper) is totally inappropriate and ruins the host building. The proposals are top heavy, bulky, with excessively high dormer windows. The additional height will cause even more overlooking and loss of light. it will also significantly diminish the long views from the four villas. The prosper drawings do not show consideration for

- whether a double roof will be required, which will further increase the height
- the fact that the foundations may need strengthening which will reduce planting in the garden
- the consideration of perimeter planting replacement like for like or better, as the existing will have to be removed for building work and scaffolding erection.
- for the sake of 7 flats the areas and in particular villas will be significantly devalued by this proposal, with their original character and current qualities compromised, as part of the Belsize Conservation area.

Gillian CAPLAN
42 Belsize Park Gardens
Nw3 4LY

