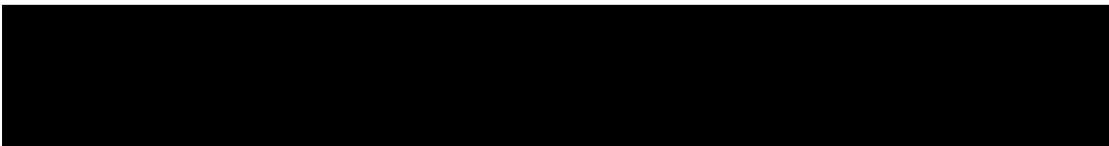


Subject: Objection to Planning Application 2021/3839/P



Dear Kate Henry

I have been owner occupier of Flat 20 in Howitt Close NW3 4LX since June 1988.

I strongly object to the Planning Application 2021/3839/P for an extra floor on our building.

I am pleased the time for comments has been extended as we were only alerted, by fellow residents, 30th September that a single notice had gone up the day before on a lamppost near one end of our horseshoe drive – the end not seen by those walking straight up Howitt Road.

The pre-application advice states “The construction process could potentially bring about significant noise and disruption to existing occupiers of Howitt Close. A construction management plan would be required to help mitigate impacts but before this stage, you are strongly advised to consult with existing occupants and involve them in the process.” Leaseholders and residents have had no such consultation and have not seen any detail of how the construction process would be managed.

Noise disturbance, traffic/parking congestion which is already problematic down the narrow street and the insecurity of being surrounded by scaffolding would make life intolerable for residents in the block and indeed the immediate neighbourhood. Many residents work from home and/or are retired and spend considerable time at home.

Howitt Close is located in Camden Council's Belsize Conservation Area and has been identified by Camden Council as a building that makes a positive contribution to the Conservation Area.

As an Art Deco building the flat roof is an appropriate feature. There is no reason why a block of flats, while reflecting the architecture of the area, should fully match nearby terraced housing.

Viewed from Glenilla Road and Howitt Road it is an attractive building with the flat roof contributing to its not dominating the neighbourhood.

This development would not 'preserve and enhance' the Conservation Area's established character and appearance especially if the horseshoe drive a small garden area are lost – or damaged during construction.

The latest proposals may be an improvement on earlier designs for an extra floor but, despite claims in the application, Howitt Close is at a similar height to the surrounding buildings. The extra height would be aesthetically detrimental and is likely to have an impact on light and privacy for nearby residents notably the houses immediately opposite the front of the building and our immediate neighbour in Howitt Road.

I noticed in the "Application Form" that there would be "dedicated internal and external storage space for dry recycling, food waste and residual waste" – there is currently inadequate provision for waste and recycling and no food waste collection. In the full application I have now seen the addition of a bin store but I am not convinced this will meet the needs of the whole block.

I also noted "electrical heating" for the 7 new residential units – what about heating the rest of the block? What is proposed for the water tank on the roof? Will the old water and sewerage pipes cope with an extra 7 units? And I believe there may already be an issue with subsidence.

I hope Camden Council will recognise this development would be detrimental to the Conservation Area and cause undue stress, disturbance and hardship to residents both in the block and in the neighbourhood.

Yours sincerely
Marion Hill