

Dear Kate and to Whomsoever it may concern.

We strongly object to the proposed application and planning development of the roof at Howitt Close NW3 4LX.

We object to the planning application on the basis of the points noted below.

1. This block presently stands out and is quite individual with its deep eaves and flat roof. With its partial brick façade it is sympathetic to the Edwardian houses surrounding it, but it is not an Edwardian build and it is a fine example of an art deco building, with its flat roof. The only other two buildings worthy of art deco note in the area are the Isokon building and 2 Willow Rd, Hampstead, now run by the National trust! Both have flat roofs. Here is a reference, indicating the rarity and the probability of such a build being repeated, "... beginning of World War II in 1939 saw an end to the Art Deco period as the need for functional architecture became a priority." Why would we destroy a perfect example of a compromising art deco building with its crital windows, deep eaves and flat roof all in keeping with the era. I would argue that the addition of the mansard roof would diminish the architectural qualities of the building and would take away from the fact that Camden has already recognised that the building as a non designated heritage site can be recognised as an asset.

Its deep eaves makes it architecturally a one off and very different and this is enhanced even more so with the flat roof. A mansard development although popular on the road with the Elizabethan builds, albeit they are at a much lower level will take away the beauty of the eaves leaving it to be a ledge of no architectural value at all. The new proposed mansard will take away the individuality of the block and its identity and it will then become akin to the block of flats on Glenloch road referred to as "ugly" in the historical and buildings of value in the area. This proposed development would be harmful to the host building and will seem over bearing and out of scale.

2. The development of the present garden into a car park is contrary to modern town planning where it has already been proven that the concreting over or tarring of gardens for driveways have and will have a huge impact on the local vicinity and will enhance the chances of local flooding with run off water which at the moment are being soaked up with soil penetration within a traditional garden setting. Losing the garden leads to overdevelopment of the site and puts pressure on the neighbourhood generally. This was another reason for the planning application being rejected in 1961, long before the area was designated as a conservation area.

3. Parking even with "residents parking" in place, is a nightmare at the moment and with the development of seven extra apartments, this has the potential to create the need for $7 \times 2 = 14$ more car parking spaces! At the moment of an evening I am sometimes parking on the high road some 300 -500m away from my home!

With respect to car parking and in terms of the general Howitt Road type of house, large terraced house, this is equivalent to building 7 more terraced houses in terms of parking. If an average car is 2.5 metres this proposed development could potentially take up $14 \times 2.5 \text{ m} = 35 \text{ m}$ of the road, a fair stretch of Howitt Road. This will also ensure that the carbon monoxide levels in this family orientated community will be definitely over maximised. This development is not green or sustainable or good for the local environment in any way. There is a lack of a need for this development. It provides no extra social housing and just puts a strain on the already overstretched facilities available.

4. Howitt close has been documented as a building of interest which blends in and adds to the character of the area. And the very fact that it has stood there unaltered since the 1930's is testament to this fact. How can another floor enhance the beauty of the building? It will not have been built in the correct era and the chances of it blending in is very remote, all very dependant too on the cost and quality of the build. How can or could a zinc roof (for example) blend in with a 30's development and more importantly making it a taller building (even if a mansard development) will not be in keeping with the era. In addition the block has at present got historic lead piping. Has this proposed development addressed this issue or will water be directly fed into these flats with new eyesore pipes coming directly up the façade of the building?

5. This development will ruin the chances of the present occupants ever having the chance to develop a roof top garden which could/would help bring birds and butterflies back into the area and in addition will enhance the well being of all the occupants of the building many of whom are elderly and who do not have the energy to object to the present application. A roof top garden also done properly helps with the local flooding prospects and is environmentally more acceptable and pleasing. Nature conservation. It would not affect the façade of the building, from any elevation or than birds eye view, would not overshadow any other homes and would enhance the building and its tenants lives. How could this road and the general area cope with the disturbance of heavy trucks and skips (less parking again for residents)

6. The visual amenity of the building will be affected. The block will be further extended height wise a further 10 feet higher than the surrounding good class houses even when they themselves have been developed into the roof. Surprisingly and with good reason, no neighbouring house has ever been extended by two additional or even three additional floors. If this application is approved the whole road will have the right to all become so much taller. We will lose light and gain a lot more shadowing which will largely disadvantage our neighbours particularly at the back of the block (Belsize Grove and Belsize Park Gardens) and indeed many houses on Howitt Road. Has a shadow and light report been submitted?

7. As a top floor resident and owner. I did my homework before I purchased the flat in 2014. I first of all preferred a top floor as no one was above us and I also was aware that the area is in a conservation area and it had an application refused in the early 1960's. Surely and historically we know that housing in London in the 60's was in poor shape. In the mid 60's the London borough of Camden was one of the wealthiest boroughs in London. This is not the case today. I sincerely hope that this planning application will not be pushed through purely because the monetary payment in lieu of social housing would help this pressurised borough (mainly due to coronavirus emergency spending) and set a precedent on breaking or bending conservation rules.

8. Finally on a personal level. With everybody throughout the world having to learn to live with a pandemic and mental anxiety issues continuing to be on the increase. On this level alone, and at this time, how can the development be acceptable. We are all working from home and possibly will continue to do so. The noise, dirt and disturbance will be totally unacceptable and will affect the well being of everyone within a large radius of the block. Has a noise report been submitted? How do the developers propose to keep noise down for the whole block and especially for the residents on the top floor.

I am sure given more time I could think of many more reasons why this application should not be allowed but I believe the points mentioned above are important.

Howitt Close is a special building, it is distinctive and a "one of a kind" building. It should not be tampered with.

We hope you read this with understanding and thank you for taking the time to consider the application from our point of view, people who have been supporting Camden council for many years.

Kind regards
Mr and Mrs Magee (flat 38 Howitt close)