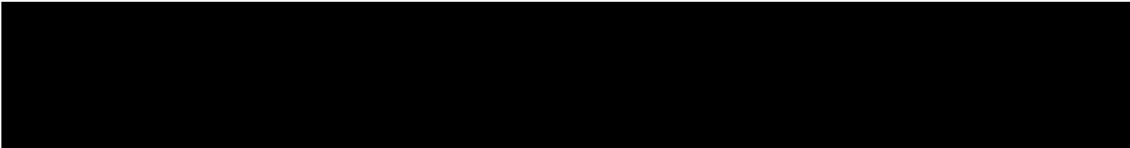


**Subject:** Objection to Planning Application - 2021/3839/P  
**Importance:** High



Objection to the below Planning Application:

Application Number: 2021/3839/P

Site Address: Howitt Close Howitt Road London NW3 4LX

Application Type: Full Planning Permission

Development Type: Residential Conversion with Extension

Proposal: Mansard roof extension to create 7 flats (for the purpose of consultation: 1x 1bed, 5 x 2-bed, 1x 3-bed)

Dear Kate Henry,

I'd like to object in the strongest possible terms to the planning application of an additional floor to Howitt Close, on the points made below:

Howitt Close is an Art Deco building, and as such, was built with an appropriately fitting flat roof. To suggest it looks 'unfinished' is a play on words to work around core Conservation Area principles. An additional floor and mansard

roof would completely ruin the aesthetic integrity of this historic Art Deco building, and contradict Camden's Conservation Area principles. Suggesting otherwise sets an awful precedent for what should be a conserved area.

The claims in the Planning Application that Howitt Close is not of a similar height to the surrounding buildings are totally incorrect. Any new additional floor would severely impact on light for nearby residents, whilst also significantly increasing overlooking into multiple rear gardens.

Howitt Close is a significant historical building, located in the heart of Camden Council's 'Belsize Conservation Area'. Developing it would deeply harm the character and appearance of the Conservation Area, and become an eyesore from not only Howitt Road and Glenilla Road, but also very much to residents in properties to the rear of Belsize Park Gardens and Belsize Grove. As stated in Camden's Conservation Area Statement, Howitt Close not only falls within the area, but is one of the named core properties of 'Buildings And Groups Of Buildings That Make A Positive Contribution To The Conservation Area' in Sub Area Four - Glenloch' – To permit such a building to be interfered with, suggests core Conservation Area principles are being unprioritized.

Considering the scale and disproportionate disruption, along with lasting negative aesthetic effects which would be caused by the proposed development, I was appalled to learn that the Planning Application was not communicated to any Howitt Close residents, or indeed the vast amount of would be affected neighbouring residents, other than by the smallest of lamppost signs. I find this extremely disturbing, as I strongly feel there is a bias towards the developers, and that Camden Council will not be looking to take objections seriously. I will further add that this smallest of lamppost signs was in the singular, and that Camden Council were hoping for a very small audience to notice it within the originally planned 2 week window, whilst also hoping to ignore opinions from the neighbouring properties in Belsize Park Gardens who are also extremely directly affected.

In addition to the above points, no consideration has been made to the risk of further subsidence to the property, or any consideration to where current roof top water tanks are to be moved to, or indeed if the relocation of the roof top water tanks would further elevate the development, or possibly even reduce the already minimal number of flats to below 7. In my view I find the whole project extremely disproportionate to housing gain, and instead very geared towards profit.

Howitt Road is already a hugely problematic area for simple day to day through road traffic and parking, and adding to this disturbance with this development, would be extremely damaging with the large number of lorries and builders having to be on site for extended periods of time.

Yours faithfully,

John Corso  
34 Howitt Close

