



Subject: PLANNING APPLICATION Case Ref: 2021/3839/P



Attn: Kate Henry > Case Officer

Ref: Howitt Close

Ms Henry

I speak for my family, copied in, and we reside at 44b Belsize Park Gardens, which backs directly onto the proposed development behind us as noted above.

The reality of this proposed development is the freeholder is taking a massive and blatant liberty with this application, presumably leaning on examples elsewhere where this type of development has taken place, most notably in Swiss Cottage, where a similar two floors were added on top of the existing building, but very distinctly has the surrounding space and type of properties to gain approval.

This possibility is wholly different, and should not be allowed to proceed for the following clear and present reasons:

Developments in a Conservation Area such as ours must preserve or enhance the area's character, but Howitt Close is a wonderful example of a flat-roof art deco block, similar to many others in the area, with a flat roof being very characteristic of art deco developments, whereas the proposed mansard roof is definitely not.

Howitt Close was apparently built so that it matched up with nearby houses. A further vertically upward extension would therefore unfairly dominate the road uncharacteristically.

The development will certainly have a significant impact on the daylight and sunlight we currently experience in our flat and by other neighbouring residents on Belsize Park Gardens, and no doubt on those who also live on Howitt Road or on Belsize Grove.

As we understand it, and despite Camden's policies requiring any such application to file a report on point 3 above, no such report has been received.

Whilst generally, most applications for this area's development appear to be either in keeping with the above or appropriate in the circumstances, this one is absolutely not, and therefore we as a family felt the need to object in the strongest possible terms.

We expect you to reject this application.
Thanks

Kind regards

David Stafford
Director


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