

Parnjit Singh

[Redacted]

Subject: FW: 2021/3839/P | Attn: Kate Henry | Objection to proposed development of Howitt Close

[Redacted]

Thanks

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From: Olivia McDonald <[Redacted]>
Sent: 30 October 2021 17:08
To: Kate Henry <Kate.Henry@camden.gov.uk>
Cc: Zeab A <[Redacted]>
Subject: 2021/3839/P | Attn: Kate Henry | Objection to proposed development of Howitt Close

[Redacted]

Dear Kate,

I am writing on behalf of my partner Zeab and myself, as we are residents at Flat 14 within Howitt Close.

We wished to express our dual concern regarding the proposed scheme to add an additional attic floor and mansard roof style extension on top of the existing building, as well as the proposed changes to the surrounding communal areas. Whilst we are not lease holders of our flat, we are residents and have a deep affection for Howitt Close. We would be devastated if this proposal went ahead.

Comments we personally feel strongly about and wish to bring to your attention in support of opposing the application:

1. **Noise** - We both work solely from home, as I imagine many other residents do too. The noise disruption of the renovations over an extended period of time would be beyond bearable, not only for our personal lives, but also our working lives and the quiet required to undertake our jobs effectively.

2. **Dust** - The dirt and waste that would come from construction/associated materials would not only be messy, but potentially harmful from a health point of view, and not something we wish to be exposed to (especially as I have suffered head and neck cancer this year, and am in recovery).
3. **Tranquility and outlook** - We chose Howitt Close because of its quiet location, daylight, the surrounding greenery and the gentle outlook our flat has. Our bedroom overlooks the corner of Glenilla Rd and the side entrance/garden area of the building. The proposed changes state that there would be a new waste disposal and bike storage added to this particular area, destroying the tranquil, leafy outlook we have. Increasing footfall here would also increase noise, rubbish and potentially remove much of the existing older garden.
4. **Security** - The fact that workers would be going in and out of the building for an extended period of time, makes the building less secure and residents more vulnerable to theft.
5. **Added pressure to weak structures of the building** - The concept of adding an additional floor to an older building, which already requires essential care and attention is baffling. With an already pressured, older plumbing system and original crittal windows which need fixing, how will the building cope with an additional floor added to it? Surely this would be vital to strengthen for existing residents prior to *considering* undertaking major additions. For example:
 - o **Old crittal windows** - Many windows in our flat (and I imagine the others) are permanently open (ajar), require fixing, repainting and proper glazing enhancements to avoid humidification internally and support insulation. This is a responsibility that sits with the owning management company and they have done nothing to fix this.
 - o **Building plumbing** - We are aware a number of the apartments have old fixtures for washing machines, which has meant that the connections for new machines do not connect adequately. This resulted in a flood in the upstairs apartment above ours, and a leak into our bathroom and kitchen ceiling, putting our lighting at risk and requiring a full repair in our kitchen and bathroom. Again, a responsibility for the management company to properly address across apartments. We have heard others have dealt with similar issues.
6. **Heritage and aesthetic integrity** - In addition, this would be destructive to the conservation and historic design of this wonderful Art Deco building. For example:
 - o **Elevation and daylight** - Despite the claims in the application, Howitt Close is at a similar height to the surrounding buildings and a new floor would have a severe impact on daylight for nearby residents. Furthermore, the building was originally constructed to match the height of the nearby houses. A further upward extension would dominate the road uncharacteristically.
 - o **Conservation Area** - Howitt Close is located in Camden's 'Belsize' Conservation Area. It is a significant historical building in the area, and developing it would harm the appearance of not only the building, but also the surrounding Conservation Area.
 - o **Design** - A mansard roof style addition would ruin the integrity of the design of the building. A typical Art Deco building has a flat roof, and is in keeping with other Art Deco buildings in the area.
 - o **Entrance** - The impact of construction would also have an undesired effect on the original horse-shoe driveway and communal garden entrance to the building too.

We very much appreciate the opportunity to voice our concern over this proposed development.

Kindest,
Olivia and Zeab