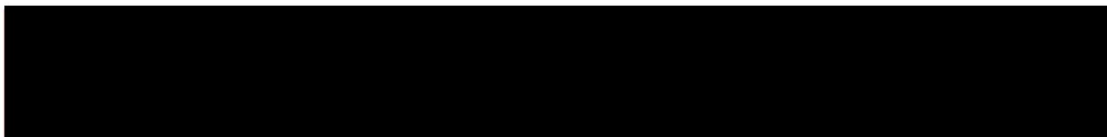


**Subject:** Howitt Close planning application



Dear Kate,

I am writing to you as the leaseholder for 30 Howitt Close, NW3 4LX, to lodge my objection to the proposed rooftop development on Howitt Close under planning application 2021/3839/P.

I have been the leaseholder of 30 Howitt Close for many years, so know the building and the area well. I see the development as being wholly unsuitable and a very negative move for a number of reasons:

- ∞ **Howitt Close is a distinctive Art Deco design with characteristic flat roof.** The building is specifically listed in Camden's own Conservation Area Statement as being one that makes "*a positive contribution to the conservation area*" of Belsize. However, the proposed development would fundamentally change the design and result in a stylistic mish mash, losing a distinct part of its character - something that no doubt drew many of us to buy in the building in the first place - and so proving detrimental to the character and appearance of the Conservation area as a whole. For the application to say the building as it stands looks "unfinished" shows a complete lack of appreciation of the Art Deco style and the decision by the applicant to include it clearly demonstrates the weakness of their overall argument.
- ∞ Additionally, it is not true to say the block is at a lower height compared to nearby houses, so building another storey on Howitt Close will cause the building to seem unduly dominant and can only have a negative impact on nearby residents' light.

- ∞ **The development itself will create a very significant disturbance whilst the building work is ongoing**, both through the noise pollution to the block's residents and neighbours (how could residents possibly work from home?) and also in the context of the additional strain on local parking as well as increasing local traffic from the lorries/other vehicles associated with the build.
  - ∞ The issue of parking in particular will continue post the building work given the increase in housing in the area created by the new flats.

Others have already questioned whether the infrastructure of the building could even support another storey and there is an additional question mark over whether a lift would have to be retrospectively added and where this could possibly go.

Another point I'd like to raise is that there has been **no consultation between the applicant and any of the leaseholders in the block**, despite their plans adversely affecting everyone who lives there. Surely this demonstrates a lack of consideration and courtesy at the very least. Neither had there even been any notification of their intentions until a letter from the solicitors Freeths dated October 27th which was *after* Camden's initial consultation period was due to expire on October 23rd.

Before then, the only notice informing anyone directly affected by the proposal had been Camden's small notice pinned to a tree near the block which could be easily overlooked.

I also note that the applicant listed a Construction Management Plan (CMP) as included in their application but omitted to include it, only submitting it at a later date. I am no expert in such documents, but I notice that it states:

"A neighbourhood consultation process must have been undertaken prior to submission of the CMP first draft...This must be undertaken in the spirit of cooperation rather than one that is dictatorial and unsympathetic to the wellbeing of local residents and businesses...The consultation and discussion process should have already started, with the results incorporated into the CMP first draft submitted to the Council for discussion and sign off."

None of this has been adhered to by the applicant.

I consider the reasons for blocking the development to be compelling and hope that Camden Council will agree and refuse to grant approval to a project that already has a huge amount of opposition.

Please contact me on my email address if you would like to discuss any of these points further.

Thanks very much,

Julie Carpenter