



Subject: Objection to Planning Application 2021/3839/P at Howitt Close



Dear Kate,

Please find below my objections to 2021/3839/P

I would like to register my extreme objection to the proposed roof extension development at Howitt Close. It would be very detrimental to maintaining the character of the area which is part of a conservation area and the property is actually listed on page 31 of The Belsize Conservation Area Statement under the title 'Buildings and Groups of Buildings that Make a Positive Contribution to the Conservation Area'. This seems to clearly demonstrate Camden Council is contravening its own policies for granting planning permission. Developments in a conservation area must preserve or enhance the areas character. Howitt Close is an exemplary flat-roof art deco building, similar to many others in the area, and a flat roof is very characteristic of art deco developments - a mansford roof is not. It would completely change the aesthetics of the area and ruin a historically valuable building and thus the heritage of the district. Howitt Close was built so that its roofline matches the nearby houses. A further upward extension would dominate the road uncharacteristically. The development would have a significant impact on the daylight

and sunlight experienced by the neighbouring residents on Howitt Road, Belsize Grove and Belsize Park Gardens. Despite Camdens policies requiring the applicant to file a report on this, none has been.

To my knowledge I am still yet to receive a letter from Freeth's informing leaseholders, of which I am one, of Freshwater's Planning Application. Were it not for the community at Howitt Close I probably still wouldn't be aware. All this seems to again contravene Camden Councils Planning procedures and I feel is an attempt to push through the application without due consultation and in a covert manner in order for the personal gain of Freshwater to the detriment of the existing leasehold owners. This is just not acceptable. It seems many of the documents on the Planning Portal were submitted later than the prescribed schedules and again I suspect an attempt to push the application through without due process. I am yet to be consulted by Freeths or Freshwater which is a legal requirement.

I cannot state this strongly enough. I vehemently OBJECT to this planning application 2021/3839/P.

I very much hope this application is duly rejected.

Regards

Sebastian Gonzalez Ramirez