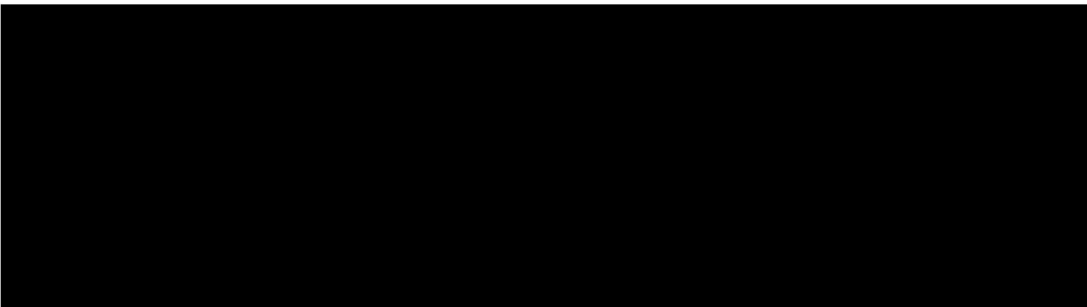


Subject: Howitt Close planning application objection



We would like to object to this planning application, on the grounds that it would not preserve or enhance the Belsize Conservation Area but have a negative impact on it. The conservation area was introduced with, and retains the enduring support of, the overwhelming majority of residents in the Belsize area. The objections of the BCAAC, the 20th Century Society, the Belsize Society and numerous local residents with backgrounds in architecture and design show clearly how this application would damage the local area. The strength of feeling of the local community on this point is apparent in the fact that nearly 100 people have objected, as of 16th November. In our experience as local Councillors, this level of objection to a scheme of this scale is very unusual. Not one person has written in support.

We also think the freeholder's decision not to follow the Council's advice to consult with leaseholders and other residents in the block, as well as other residents in the vicinity of Howitt Close, betrays a lack of care or interest in the local community. From this it is reasonable to conclude that if this application is approved, any efforts the developer might then make to engage with the local community would be the bare minimum required by law and would be treated by the developer as a tick box exercise. This is particularly important as the draft CMP shows that

this project would cause extreme disruption and disturbance for residents of Howitt Close and significant levels of problems for other residents nearby. Even with a freeholder that had demonstrated care and consideration in its approach to date, we would have concerns on this point. With the attitude that has been displayed we can see a very rocky road ahead, if this application is approved.

Please refuse this application.

Cllr Tom Simon and Cllr Luisa Porritt

Liberal Democrat Councillors for Belsize Ward