

| Application No: | Consultees Name: | Received: | Comment: | Response: |
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| 2021/3839/P | Marion Hill | 17/11/2021 22:14:37 | OBJ | <p>When I sent my previous objection - emailed 25/10 and posted online 27/10/21 16.11 – we had not yet seen the Construction Management Plan which, though dated March 2021, was posted with the planning documents only at 19.55 on 27/10/21.</p> <p>And it was only 29/10/21 (6 days after the original deadline for comments) that I received, Special Delivery by 1pm, the letter sent to leaseholders by Freeths, giving us notice that they'd been instructed by Daejan Properties Ltd to submit a planning application in relation to Howitt Close. The formal notice informed us we should "write to the council within 21 days of the date of the notice" – the date being 27/10/21 though we didn't receive it until 29/10/21. This notice only went to leaseholders – not all residents – but it did mean a further extension of the closing date for comments.</p> <p>The Construction Management Plan is only a draft and contains much "tbc" and "information is not available" and it appears the only consultation with residents, other than through the planning application process, is proposed for later, when the works are set to go ahead. We certainly had no prior consultation as recommended by the Council in the pre-Application documents.</p> <p>Before I read the CMP I'd heard that it included having a 2-storey welfare cabin on our front garden. I looked all the way through the text of the document and even searched for the word "Welfare" – it appears twice but only in relation to "any proposal to occupy the highway for vehicle pit lanes, materials unloading/crane pick points, site welfare etc." The 2-storey welfare cabin only appears in the drawing on p42. This would destroy our front lawn with rose bush and lavender.</p> <p>In the Application Form, they claim there will be no loss, gain or change of use of any open space. Our front garden would be destroyed by the 2-storey welfare cabin and I fear there will inevitably be loss or damage to the trees and bushes in the thin strip of garden at the back of the building. This at a time when COP26 and life in Lockdown have highlighted the benefits of open space and greenery for people and planet.</p> <p>Questions have been raised concerning the water tank currently on the roof but I'm not aware of any mention of the Electricity Sub-station – if that's the right name for the out-building at the back of Howitt Close that has Danger of Death signs on it.</p> <p>The Heritage Statement states that Howitt Close "comprises a residential apartment block of three storeys (plus basement) in height." I'm not aware of this extra floor being mentioned anywhere in the plans yet there are 4 flats in this lower-ground floor as well as the boiler room etc.</p> <p>The 7 proposed flats would not be social housing. The people who could afford them would surely not want to live on the 3rd floor of a block without lifts.</p> <p>I remain concerned at how the extra water, heating, lighting, sewage, rubbish disposal and internet requirements would be integrated with those of the 46 existing flats and how service would be maintained through construction.</p> <p>Life during construction would be intolerable for residents who spend much time at home whether retired or working from home – or working nights at the hospital. I've mentioned before concerns for security and also access for emergency vehicles or the many deliveries currently made to the various residents. Our neighbours</p> |

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| | | | | <p>in the already congested streets would also suffer.</p> <p>But having looked again at the photos in the plans and the heritage statement and looked at the building from along Howitt Road and Glenilla Road I just think the building fits in so beautifully. I strongly object to any building onto the flat roof which is in keeping with the Art Deco style or any development of Howitt Close considered as it is in the Council's Belsize Conservation Area Statement to "make a positive contribution to the special character and appearance of the area".</p> |
| 2021/3839/P | MAUREEN COOK | 17/11/2021 20:41:01 | OBJ | I strongly object, to this application, because I believe that it will radically alter the existing character of the street. This part of Belsize Park consists mostly of Edwardian and Victorian housing with several 1930's blocks of flats, including HC. To add this proposed roof extension would not be in keeping with this aesthetic. I believe we should be conserving and protecting this area for both ourselves and future generations. |
| 2021/3839/P | Barry Ward | 17/11/2021 16:30:16 | OBJ | I must object to this application, how can you even consider allowing this monstrosity to be plonked on top of a beautiful art deco building in a conservation area. It really is a most diabolical plan. |