

Conservation Area Advisory Committee

Advisory Committee	Belsize
Application ref	2022/3635/P
Address	Howitt Close Howitt Road London NW3 4LX
Planning Officer	Kate Henry
Comments by	17 Oct 2022
Proposal	Erection of mansard roof extension to create 7 self-contained flats (Class C3)
Objection	Yes
Observations	<p>Objection.</p> <p>This application addresses none of the concerns raised by us about the previous application 2021/3839/P which was refused, namely</p> <p>the proposed additional storey would be out of keeping with the date, design and style of the original building. It would alter its architectural character by removing the flat roof which is a typical and characteristic detail. It would be obtrusive and dominate the scale and appearance of the surrounding buildings in Howitt Road and Glenilla Road. The proposals are top heavy and bulky.</p> <p>the outlook and surroundings of the nearby four 'villas' in Belsize Park Gardens should be protected as part of the Conservation Area. Howitt Close's height already causes considerable overshadowing and compromises the open gardens. The additional height would cause more overlooking, loss of light and would significantly diminish its long views.</p> <p>a considerable number of existing mature trees would need to be felled to make way for scaffolding and construction access.</p> <p>the densities in this particular part of Belsize are exceedingly high, with many existing properties already</p>

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converted thereby increasing the strain on amenities. For the sake of seven small flats the whole area would be compromised and visually blighted.

the proposal sets a dangerous precedent for unnecessary and inappropriate ad hoc addition of floors.

David Thomas
for BCAAC

Documents attached

No details entered

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