

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/3635/P	Craig Ewens	03/10/2022 17:51:51	OBJ	<p>I'm a resident In Howitt Close NW3 4LX and understand the freeholder/landlord has again submitted a request to the council to build a third floor on the top of the existing building.</p> <p>To do this would not be in keeping with the surroundings and be an eyesore, Howitt Road is one of the narrowest roads in this area, a third floor added to Howitt Close would look cramped, too densely packed and completely out of place. It will negatively affect the character of the whole area and restrict the light received by neighbouring properties with a building looking distorted, ugly and too large in the context of the existing architecture in this conservation area. In connection with this I note that in the council's own Belsize Conservation Area statement in the section Sub Area four, the Glenloch area it says:</p> <p>"There is a clear change in character on entering this area from both Belsize Avenue and Belsize Park Gardens from the larger, grander, villa development to more modest family housing of a much smaller scale and tighter grain. These streets fall at a constant gradient to Glenilla Road which is flat. The houses along Glenloch, Glenmore and Howitt Roads are two storey red brick terraces with a basement."</p> <p>I also note that the council's own definition of negative features includes "oppressively large" blocks. It would therefore be logical that an extension of Howitt Close block of flats would look out of proportion, oversized, totally out of place in this area, sounded as it is by two storey houses more tightly packed in a narrower street than most of the others in the area.</p> <p>Additionally this work would also create great inconvenience firstly to the residents of Howitt Close who were not consulted or even informed about any of this at any stage by the freeholder when the first application was made, and also the residents of nearby properties all of whom will be subjected to a severe reduction in living standards with the noise, pollution, inconvenience, disruption to parking, pavements and traffic for the entire duration of the building works if this were to go ahead. I understand a similar application to extend the building was rejected in 1961 as well as earlier this year, and it seems to me that the probable reasons for it being rejected 1961 are magnified significantly in 2022. I realize there is a need for more affordable housing, but since six of the planned flats would be two bedroomed (one one bedroomed) in today's market these would hardly qualify. I hope the council will consider carefully the real and reasonable objections to this proposal, other people will also be raising their concerns, and think again before allowing them to go ahead as they will negatively affect far more people than they benefit.</p>

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2022/3635/P	25 Howitt Close	04/10/2022 12:11:07	COMMNT	<p>This is a barely modified re-submission of a rejected application from last year. 2021/3839/P</p> <p>All of th reasons for the rejection of the original application still hold.</p> <ol style="list-style-type: none"> 1.) The character of the block will change dramatically 2.) The height will stand out dramatically in the area 3.) The area is a conservation area and as such, should not be changed so dramatically, oppressively large blocks are an explicit threat to conservation areas 4.) There is no certainty that the structure can actually hold the weight 5.) there will be no low income housing 6.) It is not a good faith action from the freeholder to attempt to pass the application again without making meaningful changes
2022/3635/P	Howitt Close tenant	04/10/2022 12:03:15	COMMNT	<ol style="list-style-type: none"> 1.) This extension and its modernizing changes go completely against the intention of keeping the area conserved. 2.) How can the current tenants know that the construction will not damage the underlying foundation of the building and the other flats? I believe the ground under the building might not be suited for an additional floor 3.) There will be no low income housing involved. 4.) The leaseholder of the building is a notoriously dishonest institution that will aim to cheat and deceive the council and Howitt Close residents for their own economic gain.