

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/3635/P	Lori Rosenwasser	12/10/2022 22:21:10	OBJ	<p>I strongly object to this updated plan. The new design offers only minor changes from the original plan, and is just as damaging as the original. It is not at all in keeping with the unique character of this conservation area. The design presents a very municipal appearance, an unattractive, squared off brick box on top of the existing lovely deco building underneath. In addition, Howitt Close is already a large and prominent enough presence on the road. to extend it vertically would dwarf nearby residences on the road, and ruin the charming character of both Howitt Road and the surrounding streets that Howitt Close overlooks. Contrary to the application's claim that this extension will provide a greater presence more befitting its location whilst being comparable to the surrounding context, this development would in fact achieve the opposite, undermining the established historic character of the neighbourhood.</p> <p>Also, the seven additional units will exacerbate an already difficult traffic and parking situation, not to mention the disturbance the construction itself would present to residents of the building and surrounding roads. Lastly, the proposed development does not illustrate the negative impact on the neighbours directly to the rear of the building (namely, 40, 42 & 44 Belsize Park Gardens which overlook Howitt Close from the rear) and the out of character eyesore that this extension creates for them, not to mention the blocking of light.</p> <p>In summary, this proposed development in no way enhances our beautiful and unique neighbourhood, and in fact sets a dangerous precedent for similar developments to come in future.</p>
2022/3635/P	steven adams	12/10/2022 13:04:18	OBJ	<p>As a local architect with a deep connection to the area, I am surprised by the submission of this new, revised scheme. The applicants' lack of appreciation for the art deco flats is exhibited by the incomplete and inaccurate representation of the existing construction. There is no detail shown on the elevations of the brickwork window surrounds, the cornice below the eaves overhand nor other original features. This may explain in part why the design does not respect the original fabric. How the photographic contents of the D&A statement can be so debased in the scheme drawings is hard to comprehend.</p> <p>In all the "workshop" images this proposal looks odd, overbearing and out of character. Please refuse this application and maintain the protection of this very positive contribution to the area's architectural heritage.</p>