

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/3635/P	V A Tabbada	16/10/2022 23:13:39	OBJ	I am concerned about the scale of this project which seems to be quite extensive and lengthy in duration, therefore detracting from quiet enjoyment by existing residents. There is also the potential impact on wildlife in the area, particularly birds which rely on undisturbed habitat. I am also concerned about the impact this will have on sanitation services which are already struggling to cope with the current population in the area.
2022/3635/P	Ludovic Mesnier	15/10/2022 10:18:08	OBJ	I object to this planning application for several reasons: damageable impact on the architecture object light to the block where I do live (Straffan Lodge) if this planning application goes ahead, there will be other application for block extension and will impact the area. last but not least, I chose to live in this area for its apparent peaceful atmosphere, but in reality this is the kingdom of the Scaffolding with continuous new building works and consequent noise. It is ceaseless. That make impossible to work from home. Currently there are some scaffolding around my flat installed for several months, I don t know exactly what they re doing. Such application to build a new floor I can t imagine the noise pollution that it will cause.
2022/3635/P	Kyle Callender	17/10/2022 21:33:18	OBJ	Hello, As a person living across from this proposed addition I strongly object to it being built. There is already insufficient parking in our neighborhood, so more units would make this even worse. The time it would take to build would also be a significant disturbance to myself as well as those around us who now work from home as there is already a lot of construction noise making it difficult to concentrate or take meetings. This additional floor would also look directly into private areas of my flat and would force me to make changes to my current living environment. Lastly, this building would block what little natural sunlight my garden provides which would make our property not worth the additional rent for having a garden since it would be no longer private or receive any sunshine. Please reject this appeal. Kind regards, Kyle Callender
2022/3635/P	David Le Bas	18/10/2022 00:16:02	OBJ	I am David Le Bas, a resident in one of the flats at Howitt Road. I believe the plans are totally out of step with the original building and disregard the heritage of this beautiful building. David

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2022/3635/P	Bradley Fishman	13/10/2022 17:49:12	COMMNT	<p>I object to this planning application. As a 25 year local resident, having lived on both Howitt Rd and Belsize Park Gardens, I've always admired how perfectly designed and situated was Howitt Close. Near architectural genius, perfectly connecting and blending the Edwardian houses of Howitt & Glenilla Rd with the Victorian stuccos of Belsize Park Gardens, all packaged in a lovely deco style. Howitt Close currently lives in perfect harmony with the local streetscape – from a design, size and height perspective. The erection of a new floor on top of the existing building would drastically compromise the character and appearance of the immediate streetscape and the Belsize Conservation Area. The result would dominate the immediate streetscape – if you stand on Glenilla Rd across the street from the side entrance to Howitt Close you will notice that the building with its current height, nearly, but not quite, overwhelms the 2-story Edwardian houses across the street, towards the left (roof line of Howitt Close is the same height as the top of the chimneys of the houses across) and it doesn't take much imagination to visualize that an additional level on top would totally dominate the nearby homes, creating an imposing eyesore. Furthermore, if you look the other direction, towards Belsize Park Gardens, visually you will notice the existing harmony between Howitt Close and the roofline of the stuccos of Belsize Park Garden. Revising the plans to a more minimalist design, as the applicant has done after being refused permission earlier, and multiple times over recent decades, does nothing to address this issue. The result of adding a new story/level to Howitt Close will destroy the existing harmony that connects the Edwardian and Victorian streetscapes, and result in ugly domination of the two story homes nearby. This would be a noticeable and negative contribution to the Belsize Conservation area. The negative impact to the local streetscape in particular would be significant; definitely not neutral. This is not in keeping with the conservation area. Please refuse this application; keep the Belsize Conservation area beautiful and harmonious. Save our heritage.</p>

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2022/3635/P	Eldred Evans	16/10/2022 16:40:21	OBJ	<p>2022/3635/P Howitt Close, Howitt Road</p> <p>Objection.</p> <p>This new application shows no improvement on the previous one 2021/3839/P which was refused, for the following reasons (which therefore still stand):</p> <p>The proposed additional storey would be out of keeping with the date, design and style of the original building, destroying its particular architectural character by removing the flat overhanging roof which is a typical and characteristic detail of a building of this type and period. It would be obtrusive when looking along the street and would 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 their open gardens. The additional height would cause more overlooking, loss of light, and would significantly diminish their long views.</p> <p>A considerable number of existing mature trees would need to be felled to make way for scaffolding and construction access and likely many more would be destroyed during the extensive works.</p> <p>Significant overcrowding would result from this extension, with densities in this particular part of Belsize already exceedingly high with many existing properties already converted thereby increasing the strain on amenities and parking. For the sake of seven small flats the whole area would be compromised and visually blighted.</p> <p>The proposal sets a dangerous precedent for unnecessary and inappropriate ad hoc addition of floors.</p>
2022/3635/P	Kimberly Callender	17/10/2022 18:55:03	OBJ	<p>Hello, as a neighbor directly affected I would like to formally voice opposition to these plans. The building is already large, the street already lacks sufficient parking, and the new plans would create even more disturbance for myself and all of my neighbors who now work from home part or full time following COVID. Additionally the floor would block what little light enters my back garden already, especially in the dark winters, and would create a massive privacy issue looking not only into the garden but the entire back half of this flat. After 2 years of COVID and numerous other works the neighborhood needs some peace. This project is unnecessary and puts yet another burden on an already crowded area.</p>

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2022/3635/P	Jason Coates	17/10/2022 23:39:24	YES	I strongly reject this application for the same reasons as we rejected application 2021/3839/P. The proposed works would severely impact the environment negatively from all aspects. We live in Manor Mansions, Belsize Grove and any height added to the Howitt Road property would negatively impact our light and our view. The changes would be obtrusive and dominating and there is absolutely no need for these changes. They would be a blight on the area and are to be rejected in strong terms. This is a conservation area and should be protected. This application is solely to make money and would be at other residents and home owners expense.
2022/3635/P	Elantha Evans	16/10/2022 16:42:16	OBJ	<p>2022/3635/P Howitt Close, Howitt Road</p> <p>Objection.</p> <p>The resubmitted application shows no response to any previous objections and remains substantively the same with no improvements made on the previous submission 2021/3839/P which was refused. The previous objections remain relevant, and include:</p> <p>The addition of ad hoc floors to existing buildings is a serious concern more widely and granting of this permission would set a precedent enabling more roof building and encouraging greed for more more more across this precious Conservation Area.</p> <p>The proposal is top heavy and out of proportion. It would be dominating to the streetscape on Howitt Road and Glenilla Road and will overpower the garden as seen from neighbouring buildings. NOTE that the block has already intruded on the garden of the 'villas' of Belsize Park Gardens and this additional storey would significantly worsen the situation and be detrimental to the quality of inhabitation of all neighbouring properties.</p> <p>The architectural character of the original building is special for its date and style. Of particular note is its thin overhanging flat roof which would be destroyed by the addition of the additional storey as proposed in the new (and last) application. Despite maintenance of the overhang, the bulk of the portacabin type extension as shown in the drawings would destroy its point and elegance.</p> <p>As part of the Conservation Area, the green surroundings and the outlook of the four unusual 'villas' of Belsize Park Gardens should be protected and respected. The additional level would cause significantly more overshadowing, loss of light, more overlooking and would negatively impact views of the chimneys, streetscape and SKY SPACE.</p> <p>The green surroundings will be further damaged by the numerous existing mature trees that would need to be killed to make way for scaffolding and construction access and likely many more would be destroyed during the works.</p> <p>The additional ramming in of more residents would add to the strain that already exists on local amenities and parking. The whole area is being compromised for 7 small flats of poor quality (spatially and aesthetically) and high rent. Who benefits?</p>