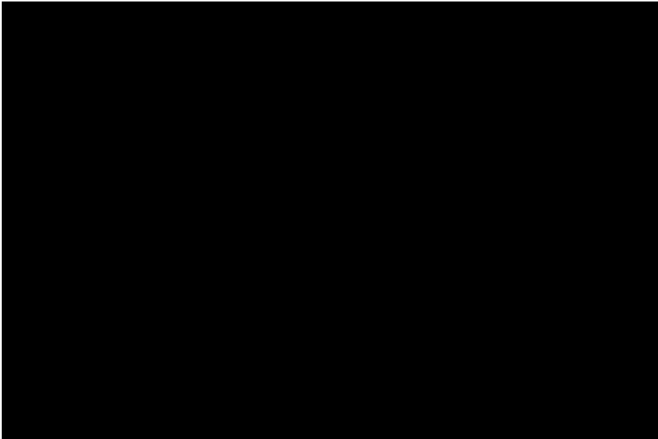


**Attachments:** Objection to Planning Application for Howitt Close NW3 4LX by Daejan Properties Ltd (Planning Portal Reference\_PP-09856015).eml



**Subject:** Howitt Close planning application 2022/3635/P Objection



Dear Ms Henry,

**Reference: 2022/3635/P**

We trust this finds you well.

My wife and I are the owners of 32 Howitt Close since 2009 and wish to object to the planning application referenced above. We also objected to the previous application 2021/3839/P (our submission attached here for your convenience) and feel the same points made then (suitability, parking, density, inconvenience) equally pertain to this version and would be grateful if you would bear them in mind.

In addition, we would respectfully lodge the following objections to the new scheme as follows.

1. Planning policy requires that significant weight be given to the impact of development on the setting and significance of designated heritage assets. Howitt Close is located within the Belsize Park Conservation Area, an important virtue when we bought, and is widely recognised as making a positive contribution to the character and appearance of the Area. It is noted in the application's submission pack that the Heritage addendum seeks to minimise the credentials of Henry F Webb & Ash, the architects of Howitt Close. Those architects have a Grade II listed building to their name – Elm Park Court – as well as the stunning Hendon Odeon cinema. Our building has been considered of merit in the area appraisal due to its appearance by many various heritage organisations.

Therefore, the significance of the accusation of the eligibility of the architects should not be reduced by the freeholder.

2. Further, the freeholder's choice of Cotswold Archaeology is a wholly unsuitable company for a heritage statement on Howitt Close. They are a countryside archaeological company, not appropriately qualified to judge a 20th-century urban architectural development.
3. Whilst there is clearly a need for new housing throughout London, any new development needs to accord with the development plan in its entirety. The proposed development represents the introduction of a new storey to Howitt Close which, due to its design, massing and choice of materials, will appear as a prominent, and aesthetically inappropriate, addition to the property. This will result in the building no longer being read as of a height similar to that of the neighbouring properties along Howitt Road but one of significantly greater massing. It should therefore be considered harmful to the setting of the conservation area.
4. It is not considered that the public benefits of additional residential units would be sufficient to outweigh the harm caused by the proposed development on the setting of the designed heritage assets and therefore the proposals should be regarded as in conflict with Paragraph 202 of the NPPF.
5. We note that the proposed development would involve the removal of water storage facilities serving the existing properties onsite. No details have been provided of where these facilities will be relocated and this alarms us greatly. This 'oversight' by the freeholders, we feel, shows the extent of care and concern they actually have for both existing residents of Howitt Close and for neighbours: ie little or none. Certainly, this detail must be provided prior to any consent being forthcoming so that full consideration can be given to the acceptability and deliverability of the scheme. However, we hope this is rendered a moot point by your rejection of the application in its entirety.
6. The noise, dust and disturbance of the proposed addition's construction - which must surely take the best part of a year or more - is substantial and will ruin the quiet enjoyment not only of Howitt Close but of all residents in the immediate area and put additional strain on the ingress/egress roads for construction traffic. No provision has been made for site traffic, site buildings, waste, supplies deliveries etc that adequately addresses the significant inconvenience and disruption this proposal entail. Again, a sign of how little regard the Freeholders have for residents of the area, let alone Howitt Close residents themselves.

We urge you and the Committee members to please reject this proposal to Howitt Close. It is a beautiful, authentic period building that is much loved and we urge you to allow it to continue as is.

Best regards,  
Greig & Jill McCallum  
Owners Flat 32, Howitt Close