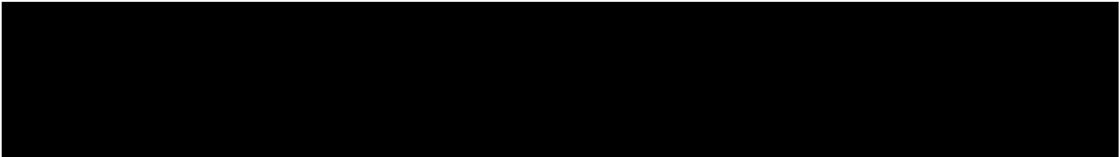




**Subject:** Objections to the proposed redevelopment of Howitt Close. Reference: 2022/3635/P  
**Attachments:** cidAFB7B1C2-DD7B-487C-B0A7-1897A3C76827.pdf



Dear Ms Henry,

Morning!

Cheryl & I cc'd in this email are flat owners at Howitt Close, Flat 28 to be exact.

As previously emailed, we maintain our view in relation to my objections to the previous planning application **2021/3839/P**. We also make the following objections to the new scheme as follows.

Planning policy at all levels requires that significant weight needs to be given to the impact of development on the setting and significance of designated heritage assets. In particular, Policy D1 defines that development needs to be of a high quality that respects the local context and character, and Policy D2 sets out that with regards to development affecting the setting of conservation areas, it needs to preserve or enhance the character or appearance of the area. In this regard, Howitt Close is located at the junction of Howitt Road and Glenilla Road, within the Belsize Park Conservation Area, and it is recognised within the associated area appraisal as making a positive contribution to the character and appearance of the Belsize Conservation Area.

The application's submission pack that the Heritage addendum seeks to moderate the credentials of Henry F Webb & Ash, the architects that are understood to have designed Howitt Close. Our building has been considered of merit in the area appraisal due to its appearance in many various heritage organisations. Therefore, the significance of the accusation of the eligibility of the architects should not be reduced by the freeholder, irrespective of the qualifications that the freeholder is attributing to the architects at the time. We think that the freeholder's choice of Cotswold Archaeology is an unsuitable company for a heritage statement chosen to pass judgement on Howitt Close. They are a countryside archaeological company who are therefore not considered appropriately qualified to judge a 20th-century urban architectural development.

The proposed development includes 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, a point we made in the previous submission. This addition 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 greater massing. It would therefore be considered harmful to the setting of the conservation area. 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 designated heritage assets and therefore the proposals should be regarded as in conflict with Paragraph 202 of the NPPF.

Finally, the proposed development would involve the removal of water storage facilities serving the existing properties onsite. No details have been provided to confirm where these facilities will be relocated and therefore this detail should be provided prior to any consent being forthcoming so that full consideration can be given to the acceptability and deliverability of the scheme.

Regards,

Ade

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\*\*\*\*\*

Sent from my iPhone

On 10 Sep 2022, at 9:00 AM, Ade [REDACTED]

Attention Planning Team.

Resending the below correspondence.

Thanks

Sent from my iPhone

Begin forwarded message:

[REDACTED]

**Subject: Re: Objections to the proposed redevelopment of Howitt Close. Ref 2021/3839/P (Another Application)**

Hello All,

Cheryl and I the leaseholders of a flat at Howitt Close reiterate our formal objections to the planning request made by the freeholder. Our views as laid out in our previous communications (see email below) remain unchanged.

We vehemently oppose this request given its implications to the character of the property and it's ongoing sustainability.

Regards,

Cheryl and Ade

Sent from my iPhone

On 24 Oct 2021, at 6:18 PM, Ade [REDACTED] wrote:

Hello Neil & Jonathan,

Sending this to you in Kate's absence.

Regards,

Hello Kate,

I hope you are keeping well.

As a Howitt Close Leaseholder, I am writing this email to formally object to the application for the requested planning permission by the freeholder because of the distortion and impact this would have on the heritage of the location.

Howitt Close is situated in the Belsize Conservation Area of Camden Town. When we purchased our flat, we were smitten by the fact that Howitt Close was a significant historical building in the area something that the grant of this permission will significantly harm. It is clear that the character, and appearance of the locality will fundamentally change.

This change as reflected in the proposed design would impact Howitt Close's heritage as an Art Deco building (materials and render). The installation of a Mansard roof will distort this. Furthermore, the claim that the mansard will complete the build and bring it in line with design and character of the terraced house within the vicinity implies that for more than 40 years, Howitt Close was an uncompleted construction site.

With the need for sustainability in planning, the current amenities will be further constrained by increased traffic, parking and construction works. Significant construction work not requested by leaseholders but by a profit seeking freeholder will cause significant distress, to tenants and owners alike not to mention our neighbours.

I would like to implore you to consider the objections raised above in the decision process.

Warm regards,

Ade & Cheryl