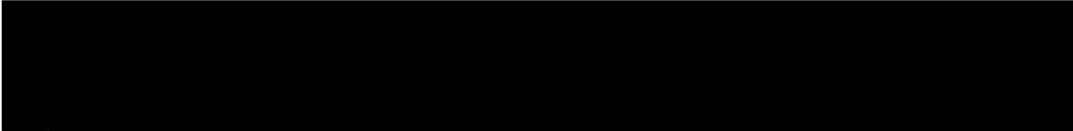




Subject:

Re: Planning Application 2021/3839/P and 2022/3635/PP Howitt Close Howitt Road
NW3



Attention Ms Henry

Dear Ms Henry

Since I emailed you yesterday, I realised I had the incomplete reference for the latest application on this site. In addition to further comments, this reference is now corrected.

Also as a resident of Howitt Road, I have been back out on the street today as I really am very concerned at this application and have done some more thinking and researching into the position.

In addition and by way of amplification of my request to reject this application sent yesterday and included below in the chain of emails for ease of reference, I make the following further points:

This is not the type of new housing that is needed in Camden. I referred to the heritage points yesterday. Here we have a conservation area where the applicants are seeking to add a further storey to Howitt Close, which are of obtrusive materials, denser in mass and not in keeping with what is a pleasantly laid out period street in the Belsize Park Conservation Area. The whole point of a Conservation Areas is to protect characteristics, not damage them. This would not conserve but fundamentally alter the characteristics of the neighbourhood from all views, including as to the excess height which due to the position of Howitt Close would be very obtrusive not just in Howitt Road. This would fail to meet the Policy D1 (qualities respecting local context and character) nor enhance for Policy D2 purposes. Accordingly, I do not feel the application crosses the threshold to satisfy these tests.

I see what is in effect some extraordinary questioning of the significance of the building by downplaying of the building's original architects by the freeholder applicant. Apparently these were accomplished in their era, have a good performance on some key Grade II buildings and so the criticism is not appropriate. This smacks of desperation by the freeholder, which, incidentally, has chosen a countryside archeological company in its support. In conclusion, I also learn that the proposal appears to conflict with Paragraph 202 of the NPPF as it fails to make the case for why the public benefit of a few high value residential units (even if there are undertakings to fund further affordable homes or communal projects which these freeholders should definitely do with their other sites), outweighs the harm that would be caused by the proposed development on this heritage asset setting.

Given all this and the importance the Borough attaches to conservation, the Planning Committee is urged to refuse this application.

Yours sincerely

Jonathan Kropman
54 Howitt Road
NW3 4LJ



> Dear Planning Department

> I have reviewed the above revised application. Please note my view as a resident of Howitt Road is that the changes to the first application are not material enough to overcome the the initial objection upheld by Camden Council, namely that the additional floor is obstructive and dominating. This still has the effect of destroying the balance of this rare earlier 20th Century structure which is one of the few remaining characteristic heritage styles

typical of the neighbourhood. I submit that preservation of the Belsize heritage for future generations outweighs the relatively small advantage to be gained by adding such high priced homes that are likely to be purchased by investors for rents which are not affordable for hardworking local people. The damage to the unique character of the neighbourhood would not be outweighed by this relatively small number of additional homes. This would be an unsightly blight on the views at the end of this period street.

> Accordingly as a resident who appreciates and values the special Belsize environment, I ask you to reject this latest opportunistic application.

> Sincerely

> Jonathan Kropman

> 54 Howitt Road

> NW3 4LJ

