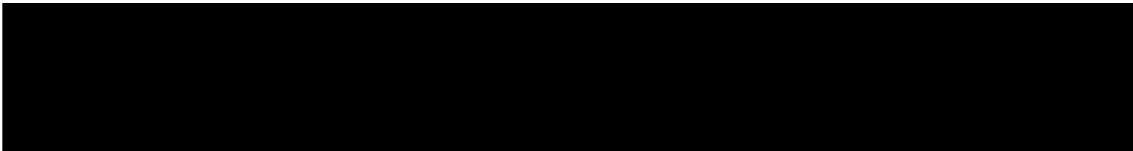


**Subject:** Reference: 2022/3635/P



Dear Ms Henry,

Reference: 2022/3635/P

My husband and I are a flat owner at 25 Howitt Close, NW34LX. It is with great sadness, disappointment and anger that I found out that Freshwater has made another application for a planning extension.

We maintain my 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.

1. Planning policy at all levels requires that significant considerations need to be given to the impact of development on the setting and significance of designated heritage assets.  
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 **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 proposed planning application greatly lacks consideration for the conversation of the area.
2. It is noted in the application's submission pack that the Heritage addendum seeks to **downplay the credentials of Henry F Webb & Ash**, the architects that are understood to have designed Howitt Close. However, the architects have a Grade II listed building to their name – Elm Park Court – as well as the Hendon ABC cinema!

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.

3. 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.**

4. I recognise that there is a need for new housing throughout London. But 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 greater massing. It would therefore be **considered harmful to the setting of the conservation area.**

5. 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. Public benefits of the application appear, at best, limited if not inexistant.

6. 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.

7. We also note issues around significant building work and associated disruption for residents of Howitt Close and the neighborhood, who will all be financially impacted at a time of the cost of living crisis. We note the huge impact on mental health for all residents, issues around parking space and preservation of the area's quietness, which will be greatly diminished.

We thank you for your consideration.

Best regards,  
Elise Perraud