



**Subject:** FW: Howitt Close Reference 20222/3635/P



Dear Ms Henry

It is extremely disappointing that the freeholder has made a second application for consent to build seven flats on the roof of Howitt Close. I maintain my view as set out in my email to you of October 25<sup>th</sup> last year in relation to the previous application 2021/3839/P (see below).

These proposals would ruin the aesthetic integrity of this unique building. As I said last time, Howitt Close is an important ingredient in the development of the architecture of this neighbourhood and indeed many of the neighbourhoods surrounding central London. Its Art Deco style is the bridge between the Edwardian and modernist movements, and the building “sits comfortably in that leafy corner between the grand Victorian houses and the Edwardian terraces”.

The flat roof is an important aspect of the of the Art Deco style and the movement towards modernism. It is not an invitation to build another storey (physically their proposal is not different from the removal of a pitch roof for the same purpose).

Planning policy at all levels requires that significant weight should to be given to the impact of development on the setting and significance of designated heritage assets. Policy D1 defines that development needs to respect the local context and

character, and Policy D2 sets out that in respect of conservation areas, it needs to preserve or enhance the character or appearance of the area. Your own Conservation Area Statement acknowledges the positive contribution that Howitt Close makes, sitting as it does on a junction of roads in the Belsize Conservation area. The addition of another floor of seven flats is wholly inappropriate.

I object most strongly to this application.

Yours Sincerely  
Brian Harris



**Subject:** Howitt Close Reference 2021/3839/P

Dear Ms Henry

I refer to the Planning Application to build an additional floor on Howitt Close with seven flats.

I object to this application most strongly, principally on the grounds that Howitt Close is an important ingredient in the development of the architecture of this neighbourhood. It is a building, essentially unaltered over the decades since it was built, whose architectural style represents a rather unique bridge between the Edwardian terraces and the later modernist movement. The palette of materials is Edwardian, the style reflects Art Deco. The flat roof is an essential ingredient of the design, and the building sits most comfortably in that leafy corner between the grand Victorian houses and the Edwardian terraces.

A mansard addition to Howitt Close would destroy the composition of this building. Your own Conservation Area statement acknowledges the positive contribution that Howitt Close makes. It is in no way diminutive in its present form – it is a jewel which should be preserved.

Yours sincerely

Brian Harris FRICS



