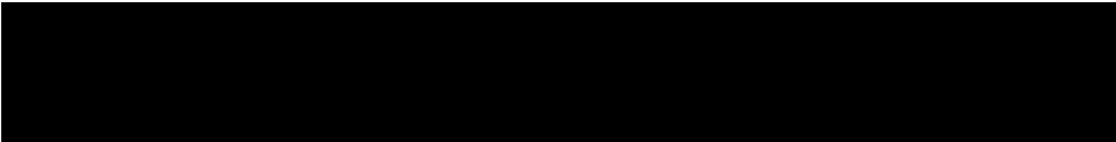


Subject: Howitt Close Planning Application 2022/3635/P



Dear Ms Henry,

Ref: 2022/3635/P

Howitt Close Planning Application

I am a flat owner at Howitt Close NW3 4LX and I strongly object to the proposed planning application to add seven new flats to the building.

I also attach my email to you from last year for the previous planning application 2021/3839/P, which points I still adhere to.

In addition I also object on the grounds that Howitt Close being situated in a Conservation Area, that it should not be possible for Freshwater to be able to change the integral structure or look of the building. As residents of the building we are not allowed to change or modify the original metal frame windows because of this restriction, so how can Freshwater be able to build a whole new storey/roof?

I strongly feel there is potential for damage to the integral structure building because of the loads/reconstruction/alterations required to build seven new flats on a roof that was not built to carry such weight. The scaffolding itself, even if not physically attached to the building, could create damage to a nearly 100 year old building- how can this be feasible?

The original pipework/ bricks/ mortar and windows may also be affected by the actual construction work being carried out- if this regularly happens on smaller properties all the time, how could the building work itself not hold destructive potential on such an old building?

The new roof/ storey will also not look properly integrated into the original building as it was not designed to be there in the first place, and will become an unwelcome addition to a wonderful and unique Art Deco building, which we as residents chose to live in and love!

I own a second floor flat in the building and therefore am situated directly below the roof- I can only assume the building work in itself will directly affect the living conditions in the flats - noise/ vibration/ potential damage to the interior plasterwork/pipework etc.

Working from home is now a given and this will be potentially be made impossible for as long as the work is being carried out.

It will also affect the neighbourhood as a whole, with all the noise and vehicles needing to be parked nearby.

I also want to object as a resident who pays regular service charges, that the original 46 flats will be most likely be liable for additional expenses that the seven new properties will incur as part of the building, even if we all object to them being built in the first place.

There is also the question of the existing water tanks that will need to be moved/ reintegrated- there does not seem to be any plan yet of how this is to be done.

Freshwater has not consulted us in any of its planning applications and therefore we have had no say other than writing these emails to you now as a means to object formally.

I hope you take all these points into consideration into your decision about the application.

Kind regards,

Justine Waldie

From previous email, dated 17th October 2021:

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My main points of objection are:

- Howitt Close is listed as making a '**positive contribution**' to the local area in Camden Council's own Conservation Area statement, while in the same document dormer and inappropriate roof extensions are also referred to as '**negative features**'.

- Disruption and noise to the residents and to the surrounding area because of the building works which may go on for a lengthy period of time.

Flats within the building may end up not being suitable for renting during the building phase, so many landlord owners may lose tenants/ important sources of income.

- Despite being 'strongly advised' more than once in the pre-planning stages by Camden Council planning department, Daejan Properties/ Freshwater have never in my knowledge officially consulted any lease holders/occupiers of Howitt Close about these proposals.

As a result there has been no compensation/ incentive offered, for example in way of potentially extending existing leases, abolishing onerous ground rents, making improvements to the existing communal areas or reducing service charges, which may make a big difference to the residents of the building.

- How will this whole proposal actually benefit the present residents of the building other than extended bicycle storage? Are we able to make use of the solar panel/ renewable energy sources throughout the whole building/communal areas or will all of those proposed green benefits remain separate and only be available to the new attic flats?

Our service charges will obviously be severely affected despite not having any say in the matter or possible benefit from the development, which will in that case be hardly fair. <<