

Application No:	Consultees Name:	Received:	Comment:	Response:	Printed on: 24/10/2022 09:10:05
2022/3635/P	Mrs Pauline Hootkins	20/10/2022 12:37:11	OBJ	Dear Ms Henry, Re: Planning Application 2022/3635/P I am writing this email to state that the effects of the relentless attempts, the time it takes up, the stress levels of tenants that all these applications create, prompt me to ask when such a stupid and ill-devised application will be refused and how long before it can be refused permanently, with no further attempts allowed? There are such very strong reasons to refuse it – very importantly, structure and weight bearing below, the foundations, etc., that will make it impossible for it to EVER be a safe extension. In my considered opinion, Camden Planning Office will have to take full responsibility for such an application if it ever gets the go-ahead for any accidents or fatalities. Freshwater will never accept such responsibility. They are pretty hopeless looking after any of their properties, which is why the residents of Howitt Close had to resort to RTM. Please see an attached letter I received from the Residents Association a few months after arriving in my current flat in the Close. Freshwater were charging Service Charges for work that was never done, but should have, in order to keep residents safe. They never consider Health & Safety a major key factor. This area is a Conservation Area, and the building is Art Deco, so that alone must put a stop to Freshwaters attempts to build flats on the roof of Howitt Close. Residents in Howitt Road, Glenilla Road and Belsize Park Gardens would be badly affected for years (not months, as Freshwater has stated, by any building works). Just one point alone - how could they/would they deal with the electricity and water supplies to residents during any building works? I foresee only disasters. Surely the laws governing freeholders and the unfair exploitation of tenants with the intention of improving the situation for lease-holders has been revised. Freshwater are only concerned in making a lot of money, so they believe there are no laws that they must follow. And, I believe that building, or trying to build more flats on a roof, meaning additional occupancy in more flats would exceed the council's density limits. By adding more flats, they are hoping to put an end to our RTM. Very important point : There is no lift in this block, so who in their right minds would invest in any flats without a lift to one floor higher? Even delivery persons get upset now when making their deliveries to the second floor. I am not willing to spend the last few years of my life under a building site. If Freshwater keep submitting more and more planning applications for Howitt Close, they should first consider buying out each flat owner ... then they can do whatever they like with the property. But, again, in my considered opinion, they would be better off releasing the Freehold to the RTM, so everyone can carry on with life and deal with other viruses, recession and the state of the world in general. Please, please turn down this application.	

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2022/3635/P	John Corso	23/10/2022 19:33:29	OBJ	I am the flat owner at 34 Howitt Close, London, NW3 4LX. I strongly maintain my view in relation to my objections made to the previous planning application; 2021/3639/P on 26/10/2021 (see below). I also make the following objections to the new scheme (Application Number: 2022/3635/P) as follows: I am stunned that a new Planning Application has been submitted for the development of Howitt Close, considering that none of the objections and comments previously made by Heritage experts including the Conservation Area Advisory Committees (CAAC), Twentieth Century Society (C20), Belsize Society (BS), and multiple individuals who listed numerous concerns with regard to the Belsize Conservation Area, have been addressed. The CAAC have indeed once again objected, stating that none of their concerns raised about the previous application have been addressed by the new application. This totally contradicts suggestions by the Applicant, who stated that the Application has been developed in consultation with the Planning and Conservation Officer - clearly nonfactual - Please note CAAC objection dated 27/09/2022, 12:43, on the Related Documents Consultation Response section. Belsize Society and Twentieth Century Society objections are also soon to follow. As stated in Camden's Conservation Area Statement, Howitt Close not only falls within the area, but is one of the named core properties of Buildings And Groups Of Buildings That Make A Positive Contribution To The Conservation Area in Sub Area Four - Glenloch - To permit such a building to be interfered with undue prominence comprising the form, character and appearance of the building, would damage the appearance of the street and BCA, setting a dangerous and unforgivable precedent, ultimately suggesting that core Conservation Area principles are being unprioritized. No consideration has also been made to the risk of further subsidence to the property, or any consideration to where current roof top water tank enclosures, boiler flue, and services distributions are to be moved to, or indeed if the relocation of these roof top services would further elevate the development. All of these existing omitted services will have to be reinstated for the building to function, and the buildings height would increase as some of these functions are reintroduced - The drawings are thus not a true representation of facts. The whole project is extremely disproportionate to housing gain, and instead very geared towards profit. It should also be noted that throughout both Planning Applications, the Applicant has continually not engaged with the Howitt Close leaseholders, or carried out any community liaison. The whole process is causing extreme distress, during which time Leaseholders are currently in the process of obtaining the Freehold. The Application's Heritage Statement addendum also makes weak, and ultimately desperate attempts, in trying to undervalue the credentials of Henry F Webb & Ash, the architects who designed Howitt Close. The architects have a Grade II listed building to their name in, Elm Park Court, as well as the Hendon ABC cinema, and indeed Howitt Close has been considered of merit in the area appraisal due to its appearance in many various heritage organisations. Indeed, Cotswold Archaeology are an unsuitable company for a heritage statement to pass judgement on Howitt Close. Their Heritage addendum states that the overall appearance will be contemporary, but contemporary is not the same as a 1930s Art Deco look, confirming their lack of understanding. They are a countryside archaeological company who are not appropriately qualified to judge a

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20th-century urban architectural development. They indeed also incorrectly state that Howitt Close was constructed in the 1920s, adding further to their lack of understanding, as the block was built in the 1930s.

In this regard, Howitt Close is a significant historical building, located in the heart of the 'Belsize Conservation Area'. Developing it would deeply harm the character and appearance of the Conservation Area, and become an eyesore from not only Howitt Road and Glenilla Road, but also cause more overlooking and loss of light to properties at the rear, in Belsize Park Gardens and Belsize Grove, which should be protected as part of the Conservation area.

The proposed development suggested additional dwellings would also NOT be 'car-free', adding to additional parking stress and congestions in the surrounding area, whilst mature trees would also be lost during construction.

I object in the strongest terms possible to this proposed extension.

APPENDIX:

My objections to the previous planning application 2021/3839/P

<http://camdocs.camden.gov.uk/HPRMWebDrawer/Record/9313513/file/document?inline>

26th October 2021

Application Number: 2021/3839/P

Site Address: Howitt Close Howitt Road London NW3 4LX

Application Type: Full Planning Permission

Development Type: Residential Conversion with Extension

Proposal: Mansard roof extension to create 7 flats (for the purpose of consultation: 1x 1bed, 5 x 2-bed, 1x 3-bed)

Dear Kate Henry,

I'd like to object in the strongest possible terms to the planning application of an additional floor to Howitt Close, on the points made below:

Howitt Close is an Art Deco building, and as such, was built with an appropriately fitting flat roof. To suggest it looks 'unfinished' is a play on words to work around core Conservation Area principles. An additional floor and mansard roof would completely ruin the aesthetic integrity of this historic Art Deco building, and contradict Camden's Conservation Area principles. Suggesting otherwise sets an awful precedent for what should be a conserved area.

The claims in the Planning Application that Howitt Close is not of a similar height to the surrounding buildings are totally incorrect. Any new additional floor would severely impact on light for nearby residents, whilst also significantly increasing overlooking into multiple rear gardens.

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Howitt Close is a significant historical building, located in the heart of Camden Council's Belsize Conservation Area. Developing it would deeply harm the character and appearance of the Conservation Area, and become an eyesore from not only Howitt Road and Glenilla Road, but also very much to residents in properties to the rear of Belsize Park Gardens and Belsize Grove. As stated in Camden's Conservation Area Statement, Howitt Close not only falls within the area, but is one of the named core properties of Buildings And Groups Of Buildings That Make A Positive Contribution To The Conservation Area in Sub Area Four - Glenloch. To permit such a building to be interfered with, suggests core Conservation Area principles are being unprioritized.

Considering the scale and disproportionate disruption, along with lasting negative aesthetic effects which would be caused by the proposed development, I was appalled to learn that the Planning Application was not communicated to any Howitt Close residents, or indeed the vast amount of would be affected neighbouring residents, other than by the smallest of lamppost signs. I find this extremely disturbing, as I strongly feel there is a bias towards the developers, and that Camden Council will not be looking to take objections seriously. I will further add that this smallest of lamppost signs was in the singular, and that Camden Council were hoping for a very small audience to notice it within the originally planned 2-week window, whilst also hoping to ignore opinions from the neighbouring properties in Belsize Park Gardens who are also extremely directly affected.

In addition to the above points, no consideration has been made to the risk of further subsidence to the property, or any consideration to where current roof top water tanks are to be moved to, or indeed if the relocation of the roof top water tanks would further elevate the development, or possibly even reduce the already minimal number of flats to below 7. In my view I find the whole project extremely disproportionate to housing gain, and instead very geared towards profit.

Howitt Road is already a hugely problematic area for simple day to day through road traffic and parking, and adding to this disturbance with this development, would be extremely damaging with the large number of lorries and builders having to be on site for extended periods of time.

Yours faithfully,

John Corso
34 Howitt Close