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**From:** [REDACTED]  
**Sent:** [REDACTED]  
**To:** [REDACTED]  
**Subject:** FW: Howitt Close planning application objections

[REDACTED]

Thanks

Kate Henry  
Principal Planning Officer

Telephone: 020 7974 3794



[REDACTED]

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**To:** Kate Henry <[Kate.Henry@camden.gov.uk](mailto:Kate.Henry@camden.gov.uk)>  
**Subject:** Howitt Close planning application objections

[REDACTED]

Dear Ms Henry,

Reference: 2022/3635/P

I am a flat owner at 42 Howitt Road.

I make the following objections to the new Howitt Close scheme as follows:

- Planning policy needs to give significant weight to the impact of development on the setting and importance of designated heritage sights. Specifically, policy D1 defines that development should be of a high quality that respects the local context and character; Policy D2 sets out that developments affecting the setting of conservation areas, it needs to be in keeping – that is preserve – or enhance the character or appearance of the area. Accordingly, Howitt Close is situated at the junction of Howitt Road and Glenilla Road, which is within the Belsize Park conservation area; Howitt Close is recognised within the associated area appraisal as positively contributing to the character and appearance of the Belsize conservation area.
- In the application submission pack the heritage addendum seeks to downplay the credentials of Henry F Webb and Ash, the architects that are understood to have designed Howitt Close. Notwithstanding, these architects have a Grade II listed building to their name – Elm Park Court – as well as the Hendon ABC Cinema. Howitt Close has been considered of merit in the area appraisal due to its appearance in many various heritage organisations. Thus, the significance of the accusation of the eligibility of the architects should not be overlooked by the freeholder, regardless of the qualifications that the freeholder is attributing to the architects at the time.

- 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. Cotswold archaeology is a countryside archaeological company who are therefore not deemed appropriately qualified to judge a 20<sup>th</sup> century urban architectural development.
- Whilst it is recognised that there is a need for new housing throughout London, any new development needs to be in keeping with the development plan in its entirety. The proposed development represents the introduction of a new story to Howitt Close which, due to its design, massing and choice of materials, will appear as 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 is therefore considered harmful to the setting of the conservation area.
- 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.
- Last, 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.

With Regards,

Sharim Ponticelli