
From: Kate Henry
Sent: 06 December 2022 09:43
To: Planning Planning
Subject: FW: Objection to Planning Application - 2022/3635/P

[REDACTED]

[REDACTED]

Kate Henry
Principal Planning Officer

[REDACTED]



From: John Corso [REDACTED]
Sent: 05 December 2022 22:29
To: Kate Henry <Kate.Henry@camden.gov.uk>
Cc: [REDACTED]
Subject: Objection to Planning Application - 2022/3635/P

[REDACTED]

5th December 2022

Dear Ms Henry,

Re: Application Number: 2022/3635/P

I've only just noticed the emails posted on 13/10/2022 (dated 13th July), so in addition to my original objections to both Planning Applications copied below, I would like to also raise concerns on why at such an early stage, prior to the Consultation Period, Mr David McKinstry (Planning Conservation Officer) advised back to Ms Liz Young of Freeths, that "the revised proposal can be supported". I now feel terribly concerned that the Consultation Period is being treated as a meaningless and bothersome process, rather than taking multiple detailed, and the many Qualified Industry Expert objections seriously. Quite notably, not a single one of the Industry Experts have changed their opinions, following weak and desperate attempts by the Freeholder to try and feebly undervalue the

credentials of the original architects, with their rushed-through, second attempt Planning Application with multiple flaws.

I sincerely hope that all of the very serious and detailed Industry Expert objections in the Consultation are again taken seriously with the right merit.

With kindest regards,

John Corso

34 Howitt Close

London, NW3 4LX

[REDACTED]

23rd October 2022

Dear Ms Henry,

Application Number: 2022/3635/P

OBJECTION

I am a 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; 2021/3839/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 flu, 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 1930's Art Deco look, confirming their lack of understanding. They are a countryside archaeological company who are not appropriately qualified to judge a 20th-century urban architectural development. They indeed also incorrectly state that Howitt Close was constructed in the 1920's, adding further to their lack of understanding, as the block was built in the 1930's.

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.

Yours faithfully,

John Corso
London, NW3 4LX

[REDACTED]

APPENDIX:

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

[REDACTED]

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.

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

[REDACTED]