

From: Kate Henry
Sent: 04 January 2023 09:59
To: Planning Planning
Subject: FW: Howitt Close

Hi – please log as objection to 2022/3635/P

Thanks

From: Beth Noakes
Sent: 02 January 2023 12:15
To: Kate Henry
Subject: Howitt Close

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious. Please take extra care with any links, attachments, requests to take action or for you to verify your password etc. Please note there have been reports of emails purporting to be about Covid 19 being used as cover for scams so extra vigilance is required.

Dear Ms Henry,

I am writing to lodge an objection to the second application to construct flats on the roof of Howitt Close. 2022/3635/P

Howitt Close is a building that lies within the Belsize Conservation Area and the Council has already identified the building as a positive contributor within the Belsize Conservation Area Statement. Camden has confirmed that this means that the building is considered an undesignated heritage asset within the Conservation Area and is offered protection. It is treated in the same way as if it is locally listed.

Since application 2022/3635/P was submitted, the research carried out by a number of objectors has shown that contrary to the suggestions made in the Applicant's Heritage Statement Addendum and Heritage Technical Note, the subject property was designed by architects who were responsible for many very important projects in the inter-war and post-war years. This is a very important building, being one of the very few examples of the architects' work that remains unaltered.

As evidenced by the objections lodged by the Twentieth Century Society, the Belsize Conservation Area Advisory Committee, the Heath and Hampstead Society, the Belsize Society and many others, there is great concern that the proposals will cause very significant harm to this designated heritage asset. The Camden Council officers' report on the original application in 2021 (2021/3839/P) said in recommending refusal 'Paragraph 199 of the National Planning Policy Framework (NPPF) guides

that: “When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance”. (Para 5.3). The new research has established that Howitt Close is of much greater importance than had been thought at the time of the refusal of the original application 2021/3839/P and therefore greater weight must be given to its conservation in considering the current application.

The changes made by the applicant since the refusal of the original application do not remove or significantly alter the harm that the development will cause to the heritage asset. The design still looks like a slab of new brickwork piled on top of the important existing building without any regard to the special nature of the important existing building that has survived, virtually unchanged in appearance, since it was built in the 1930s. If the development is permitted then the building will no longer make a positive contribution to the Conservation Area.

The application should be refused since the development would be in breach of Camden’s own development Policies and would mean that the Council has not followed NPPF Para 199.

Yours

Beth Noakes

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