

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/5366/P	Neal and Nicola Menashe	28/01/2024 09:46:50	JUST	<p>Dear Edward Hodgson,</p> <p>As local neighbours and owners of 26 and 26a Ellerdale Road NW3, we are writing to formally express our apprehensions concerning the ongoing planning application for University College School in Frognal, Camden, under Planning Application 2023/5366/P.</p> <p>Our house directly overlooks the tennis courts and school.</p> <ol style="list-style-type: none"> <li>1. Noise Impact: Our primary concern revolves around the potential noise implications stemming from the proposed elevated tennis courts. The envisaged operating hours for the Recital Hall and increased activities on the external courts raise significant concerns about potential noise disturbances. It is crucial to thoroughly assess and address this aspect to preserve the tranquillity of the neighbourhood.</li> <li>2. Uncertain Lighting Approach: The lack of a clearly defined lighting strategy, especially for the elevated tennis courts, is a matter of deep considerable concern for us. The proposed tennis courts will be higher, with lighting posts that will impact our houses negatively. This needs to be rectified with mitigation measures in place.</li> <li>3. Concerns Regarding the Recital Room Height: Another point of concern is the proposed height of the development, in particular the Recital Room, which appears excessive in relation to the surrounding area. The potential impact on the aesthetic harmony of the neighbourhood and the potential disturbance to residential dwellings.</li> </ol> <p>Ultimately, we urge for this application to be refused based on these concerns.</p> <p>Thanks,</p> <p>Neal and Nicola Menashe</p>
2023/5366/P	J Ker	28/01/2024 22:54:06	COMNOT	<p>In relation to this application, our concerns as owners of 18 Arkwright Road, Hampstead NW3 6BG are as follows:</p> <p>The proposed recital building is significantly larger than those it will replace. We wish to seek an assurance that the green roof will not become a people terrace as this will significantly impair the privacy of those living at 18a 18b and 18c Arkwright Road also that there would be no future alteration to the building such as adding windows to the south facing side.</p> <p>We trust that there will be implementation of noise abatement measures during this large development due to the close proximity to our tenants who all work from home.</p> <p>We request further clarification of the work proposed to the retaining wall to the south of the site (approximately 40 meters long) which abuts the garden of 18 Arkwright road.</p>

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2023/5366/P	John Mayo	28/01/2024 21:52:12	OBJ	<p>Our property backs onto this site and we object as follows:</p> <ol style="list-style-type: none"><li>1. The development plans represent an overdevelopment in an already overdeveloped neighbourhood. If the site usage as a school has reached full capacity then no further overdevelopment should take place.</li><li>2. Construction will be long, noisy and polluting of the local environment. If any approval is given it should be subject to strict noise and pollution limits which should be enforced.</li><li>3. The proposed route for construction traffic is to use the northerly gate on Frognal and then take a circuitous route along the north side of the site (adjacent to Frognal Way) and then the east side (adjacent to Ellerdale Close and Ellerdale Road). This will cause maximum noise and pollution for the school's direct neighbours, when a less invasive route is available using the main entrance further south on Frognal. The developers and builders should be required to use this main entrance.</li><li>4. The raising of the tennis courts and the associated floodlights will significantly increase the light pollution experienced by houses backing on to the school, in Frognal Way, Ellerdale Road, and Ellerdale Close and adversely affect the natural wildlife in the area. Any approval granted for this development should be subject to the stipulation that the light from the proposed floodlights and any other associated lighting should be shielded so that it does not cause light pollution to the north or east of the school boundary, i.e. it should be shielded down to the level of the top of the proposed surrounding wall.</li></ol>

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