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**From:** Douglas Maxwell [REDACTED]  
**Sent:** 05 March 2024 16:27  
**To:** Planning; Edward Hodgson  
**Subject:** OBJECTION - University College School - Planning Application 2023/5366/P - Registered 21.12.23

**Importance:** High

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## OBJECTION

Planning Application: 2023/5366/P  
Address: University College School Frognal London NW3 6XH  
Objection by: Frognal Way Residents Association

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This Association wishes to object to the above application on several grounds of which the more important are listed below. We have noted the council's statement on its website that *We will take account of all representations received right up until an application is determined* and accordingly will be submitting further material in support of this objection in due course.

1 - The response to consultation has been hampered by changes to the proposals introduced during the consultation period, including changes to the proposed traffic routes to and from the site and within the UCS campus itself; and also because we have been unable to reach the case officer by telephone in the last few days to discuss this objection, in spite of several attempts and requests for call-back.

2 - The Construction Management Plan now included in the document appears to be a preliminary desktop study and includes routes that will not work on the ground. For instance there is no right turn northbound from Finchley Road into Arkwright Road, and no right turn from Langland Gardens into Finchley Road. Furthermore, Frognal Lane and Langland Gardens are narrow roads unsuited to site traffic.

3 - We have particularly noted the proposal for departing site traffic to turn left into Frognal Lane from Frognal. This is a sharp right angled turn into a very narrow road - so narrow that it has a pavement on one side only - and can only be successfully negotiated by car and car-based vans. Sometimes, when there is a queue of traffic exiting Frognal Lane, it is not possible to enter it at all. I have myself recently witnessed this junction reduced to

gridlock by a single HGV attempting this manoeuvre, blocking traffic on both roads in both directions and preventing access / egress to / from Frogna Way.

4 - We have noted that the site access from Frogna Way is shown in the application as being via the South Gate and from there direct to the site by what we will call the south access road. We gather that this choice was made by the applicants on the advice of their consultants instead of an alternative route via the North Gate and north access road beside the North Block, the Bentham Building and the modern languages block. This was mooted at pre-application stage and passes unacceptably close to residential properties in Frogna Way as well as damaging existing landscaped areas of the school campus. In view of the evolving state of the construction traffic management arrangements, we foresee that attempts will be made to re-introduce the north route; accordingly we seek a condition on any grant of planning permission that access and egress for construction traffic shall be by the South Gate and south access road only at all times, and that there shall be no such access / egress via the North Gate and / or north access road which shall be reserved for the school's own servicing requirements only, at the same level as at present; and that for the avoidance of doubt, no construction traffic shall make use of the North Gate and north access road at any time.

5 - The application acknowledges the high level of traffic congestion on the local route network - to the extent that the council has recently imposed special traffic restrictions on some roads to address this - and yet has not resolved the issue. It is stated that final arrangements will need to await the appointment of the principal contractor who will be chiefly concerned with construction logistics and cost, rather than the amenities of others. There is an underlying assumption here that any development that can gain planning permission can automatically be constructed without harmful effects on the local community, and we disagree with this. This point is outside the scope of this objection, but is one which we will be re-visiting through the appropriate channels in due course.

For the principal reasons stated, we oppose the grant of planning permission for this application, and request that it be refused. In addition to the submission of further details to support this objection, we request that we are notified in advance of the date of the planning committee that is to consider this matter; or alternatively of the withdrawal of the application should this occur. We would also like to make a written submission to the planning committee and a deputation in person at the committee meeting.

Yours faithfully  
for Frogna Way Residents Association

Douglas Maxwell  
Honorary Secretary

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