



Christ Church Primary School, Hampstead

Christ Church Hill, Hampstead, London, NW3 1JH

☎ 020 7435 1361 Fax: 020 7794 5148

E-mail: admin@cchurchnw3.camden.sch.uk



25th June 2013

Application Reference: 2012/3089/P

Associated references: 2011/4317/P

2012/3092/C

Planning Application Address: New End Nurses Home
29 New End
London
NW3 1JD

Planning Application Comment

Dear Sir/Madam,

I am the Head Teacher of Christ Church Primary School with its principal access via Christchurch Passageway and am writing to comment on and object to the revised planning application for the New End Nurses Home site, following receipt of your letter dated 11th June 2013. This follows our objections and comments on the two previous planning applications for this site, initially in 2011.

Christ Church Primary School has 186 pupils aged 4 to 11 and in the last OFSTED report, April 2009, was rated Outstanding. During term times, Christchurch Passageway is thronged with children and their parents and carers. This occurs immediately before and after school and variously throughout the day for school trips or whenever we attend Christ Church (e.g. for music lessons each week). We again invite you to join us at any time that suits you so that you can see for yourself how busy Christchurch Passageway can get.

Christ Church School continues to strenuously object to the proposed development as described in 2012/3089/P on the grounds of:

- **dust caused by the demolition and construction processes.** The developer has, in discussion in 201, offered to hose down the school playground every 3 hours. Clearly this is not a solution which we would find acceptable - but it demonstrates that the developer is aware that dust will be a big issue for us.
- **noise during the demolition and construction processes.** It is difficult for us to imagine how we will be able to maintain our standards of excellence having regard to the scale and duration of the proposed works and the noise which will undoubtedly be generated throughout.
- **health and safety issues.** The presence of workmen, rubbish etc in Christchurch Passageway is of great concern for us for health and safety reasons apart from those mentioned above.

- **parking.** During the development works, however these new dwellings are arranged, there is bound to be pressure on vehicular access to and from the school.

- **overlooking.** It is difficult for us to judge but we consider that the proposed development will increase the number of dwellings which can overlook our playground and we are naturally resistant to this on safeguarding grounds.

- **failure of consultation process, especially with regards to timings.** We have not been contacted by the developers since the failure of their original planning application in 2011, and we would be happy to discuss these comments and objections both with the developers and the planning department at any time. We feel strongly that we should be involved in these discussions about a positive way forward for this site. At the moment I understand that the planning meeting which will deal with this development is scheduled for August when school staff, governors and families will be away - we would like to request that it be rescheduled for September when the school is back in action and can contribute fully to the process.

At present, we can see no solution to any of the issues listed above and for this reason we respectfully request that (i) you deal with this application by a full planning hearing (and not by committee) and (ii) you refuse this application. If this does go to a Development Control Committee then we would like to be notified of the date.

Yours faithfully,

K. Forsdyke

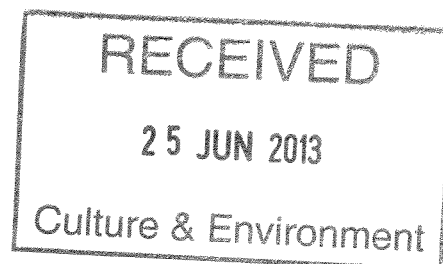
Mrs Katy Forsdyke
Head teacher

Copy to:
Chair of Governors, Mrs Suzi Brennan

Manaton Lodge
19 Well Walk
London
NW3 1BJ
Telephone: 020 7435 6745

24th June 2013

Charles Thuaire Esq.
London Borough of Camden
Development Control
5th Floor
Town Hall Extension
Argyle Street
London
WC1H 8ND



Dear Mr. Thuaire,

Former Nurses Hostel, 29 New End London NW3 1JB
Application Number 2012/3089/P and 2012/3092/C

I would like to object to the amendments following the revised plans for 29 New End.
Application number 2012/3089/P

I notice that the new plans use frosted glass on many of the windows in order to overcome the 'overlooking issues'. I find this unacceptable. Not only as future enforcement in terms of ensuring they stay 'frosted' is an issue but because it would seem unreasonable to expect the occupants of the apartments to live without reasonable access to light.

The proposed building breaches Camden's planning rules in terms overdevelopment. The huge increase in volume compared to the existing building demonstrates this overwhelmingly.

I am also concerned that there does not seem to be adequate information regarding the brick crushing which is proposed in the plans. Very little reference is made to the methodology and safeguards especially considering that there is a school adjacent to the site.

Yours sincerely,

A handwritten signature in cursive script that reads 'Vivien & Nicolas Norton'.

Nicolas and Vivien Norton

Comments Form

Name..... JANET CABOT

Address..... 44 COURTHOLE ROAD NW3 2LD

Email address..... janetcabot@blueyonder.co.uk

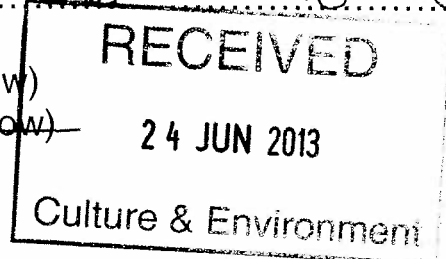
Telephone number..... 7485 2755

Planning application number..... 2013/3774/T

Planning application address..... 39 ESTELLE ROAD NW3 2JX

I support the application (please state reasons below)

~~Object to the application (please state reasons below)~~



Your comments

We will welcome the removal of this tree
The sycamore tree appears to have died as a result of a fungal disease and has lost all its leaves in the last 3 months. This tree was self seeded many years ago ~~and~~ in an unattended garden and has grown to a height inappropriate to the size of the garden of 39 Estelle Road and to an extent in which it encroached substantially onto neighbouring gardens. Our small back garden which backs directly onto 39 Estelle Road has for many years had sunlight ~~partly~~ blocked from it by the tree and this has interfered with our enjoyment of the garden. We rarely sat in the garden during the summer months.

Comments Form

RECEIVED

24 JUN 2013

Culture & Environment

Name.....Tristan Hickey.....

Address.....14 Bonny Street NW1 9PG.....

Email address.....tristanhickey@btconnect.com.....

Telephone number.....0207 482 0856.....

Planning application number...2013/3752/P..... 2013/2630/P.....

Planning application address.....Twyman House 31-39 Camden Rd
NW1 9LR.....I support the application (please state reasons below) I object to the application (please state reasons below)

Your comments

I am writing to object to the proposed addition of 4 balconies in the Northern courtyard. These balconies would directly overlook our living room and bedroom and deny us privacy, as well as potentially causing ~~at~~ a noise nuisance within the courtyard. Architecturally they will ruin the curve of the building. But my main objection is that they will bring the developments' building line closer to our homes which is simply ~~was~~ unacceptable. At this late stage, when the block is built and almost complete, it is a very cynical tactic, it seems to me, on the developers' part, to now apply for something which would have met fierce opposition amongst local residents and neighbours. Please do not give in to their greed in this instance.

Please continue on extra sheets if you wish

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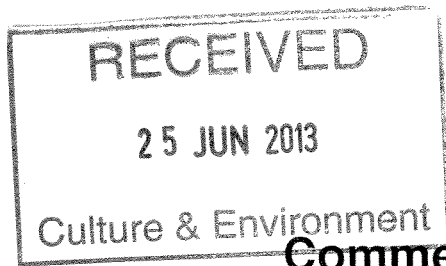
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Please continue on extra sheets if you wish



Comments Form

Name..... JULIE..... DAWICK.....
Address..... Flat 1, 30 TORRINGTON SQUARE, WC1E 7JL
Email address..... juliedawick@yahoo.co.uk
Telephone number..... 078 66 88 49 69
Planning application number..... 2013 / 3523 / T
Planning application address..... 30-31 Torrington Square, WC1E 7JL

I support the application (please state reasons below) []
I object to the application (please state reasons below) [x]

Your comments

I have studied the plans, and while it is obvious that there is some damage to the garden walls of the above properties, at least one of the trees (the sycamore) fulfils a very important role of screening the brutal and dominating rear elevation of the Warburg Institute. This tree could have its crown reduced and still fulfil the same important function. The plane tree does not have a similar, useful function, and could be easily removed, but with the condition that a much smaller, evergreen tree (a holly, or pittosporum) be planted instead, to screen the eyeline of the corrugated-roofed container-garage and pile of rubble and debris in the Warburg Institute back yard. If the 'owner' of this application is the University of London (not obvious from the application), please could they

Please continue on extra sheets if you wish be a good landlord and tidy up the back yard in the Warburg Institute. The wall