



# Christ Church Primary School, Hampstead

Christ Church Hill, Hampstead, London, NW3 1JH

Tel: 020 7435 1361 Fax: 020 7794 5148

E-mail: [admin@cchurchnw3.camden.sch.uk](mailto:admin@cchurchnw3.camden.sch.uk)



25<sup>th</sup> 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 11<sup>th</sup> 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 2011, 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,



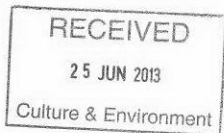
Head teacher

Copy to:  
Chair of Governors, Mrs Suzi Brennan



24<sup>th</sup> June 2013

Charles Thuaire Esq.  
London Borough of Camden  
Development Control  
5<sup>th</sup> 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,

