

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/1590/P	Nicola Sinclair	36 Downshire Hill London NW3 1NU	20/04/2016 09:27:35	OBJNOT	<p>This is not a "small local school" as it describes itself. It will be the largest primary school in NW3. It will not be open for local children to attend - the catchment area doesnt include homes in the locality of the proposed premises - not even the road of the proposed entrance.</p> <p>There is no evidence that there is a need for 420 new school places in the catchment area. The identified need was for 210 school places in Belsize Park/Swiss Cottage.</p> <p>Of 4 possible existing entrance points at the site the proposal is for only one to be used regularly - the one on Downshire Hill at the narrowest part of pavement of the entire development - unnecessarily inconveniencing local residents and be of most danger to users of the school. There is no reason why the entrance at 26 Rosslyn Hill should not be the primary entrance with a mobility accessible entrance at the side. At the very least two entrances should be used on a regular basis in order to diffuse the movement of 420 children plus associated staff/carers/guardians.</p> <p>Unnecessarily positioning the two designated school spaces on Downshire Hill will mean buses/deliveries/vehicles coming down Downshire Hill which is partially the width of a single lane of traffic - adding massively to traffic problems and noise and adding large safety hazards to residents and users of the school - the correct positioning for these two spaces needs to be outside 26 Rosslyn Hill where there are two full width lanes of traffic on a main road and where the pavement is wider for loading etc.</p> <p>It is outrageous that a Listed Building is allowed to be overdeveloped because it is owned by a Government Body EFA - the highly visible side rear and roof extensions are too large and would not be permitted if this was a commercial/residential building. It is untrue that the development will not be visible from the road.</p> <p>The planning submission gives no thought to road safety of users of the school or local residents in the planning application - no proposals for additional zebra crossings, speed restrictions, "school children" signs, lollipop persons etc. This needs to be addressed as a condition to granting the change of use.</p> <p>To state the school will be traffic free is optimistic at best - especially when the Camden Council admits they have no way of legally enforcing this. As such there will be traffic and pollution implications, despite claims made to the contrary.</p> <p>The submitted request does not take into consideration any of the points made at the Development Forum on 24th February rendering it an insulting lipservice at the cost of local residents.</p>

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2016/1590/P	Phil Thornton	8 Lisburne Road	20/04/2016 10:41:18	OBJ	<p>There is no need for this development.</p> <p>The school is currently a one-form entry school. There is no demand for another two-form entry in the Hampstead.</p> <p>Therefore there is no need for the redevelopment of the police station with the extra building. Whether it is one- or two-form it will add to the already high traffic congestion.</p> <p>This is because the school claims to serve the Belsize Park area and yet wishes to put its school a mile away with no bus connection.</p> <p>It will lead to a large increase in car traffic which will block up the roads as there is nowhere to park meaning that parents will simply block the road while they drop their children off.</p> <p>This will create safety issues as it is already a busy road used by commuters, buses and delivery vans and trucks at morning and afternoon peak hours so an accident is inevitable. The proximity of the Royal Mail sorting office and its regular van deliveries should also be taken into account.</p> <p>Furthermore the design of the extension is completely inappropriate for the areas.</p> <p>The committee must also take in account that it is a Grade II listed building whose overall appearance will be ruined by the extension.</p> <p>For all these reasons you should reject this ill-thought through application.</p>
2016/1590/P	Edward Bace	21 Keats Grove London	20/04/2016 22:49:20	OBJ	<p>I do not support this planning application in its current form, for the following reasons:</p> <ul style="list-style-type: none"> - it does not serve the Hampstead community - 420 pupils is too many - traffic congestion will result - it sets a bad precedent - the design is out of all proportion with surroundings - historic interiors will be lost - rooftop play area is intrusive - selection of materials does not respect existing building - architecture is not of a high standard - this monstrosity will be highly visible from Downshire Hill - bottleneck entrance is a hazard - parking is inadequate - road safety is hazardous - this will add to the ongoing and unresolved school run problems in Hampstead