

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/1590/P	Fiona Murphy	Flat 1 28 Fellows Road Nw3 3LH	29/04/2016 06:49:47	NOBJ	The new plans look lovely and well thought out
2016/1590/P	Leonora Neale	Flat 2 32 Howitt Road Belsize Park London NW3 4LL	28/04/2016 20:23:14	OBJ	There are already a large number of schools along Hampstead High Street. I am concerned that this will significantly increase the amount of traffic along the High Street and surrounding streets. I also feel it would be more convenient to have the school located in Belsize park for example the Belsize Park Town Hall.
2016/1590/P	Rita	2 Wedderburn Road	28/04/2016 20:18:31	COMMNT	We are delighted that Abacus primary school will be moving to the old police station in Hampstes. I visited the school as I was considering it for my son who is starting reception next year and I was very impressed with the school. The neighbourhood certainly needs another school and I would be happy to send my son to Abacus should it be located in the old police station. The building is on a Main Street and easily accessible by foot and buses.
2016/1590/P	Sophie Roberts	Flat 6 Princes Court, 68 Pilgrims Lane, London NW3 1SP	28/04/2016 20:24:12	COMMEM AIL	I am a resident in Pilgrims Lane and I am concerned about the application for another school in Hampstead. We are already overrun with schools. Traffic during the school run is terrible and a large school at the top of an already very busy intersection will make it far worse. Downshire Hill is always busy and when people can't get through traffic is pushed on to other quieter roads such as Pilgrims Lane. It's already busy enough and I don't think anyone in my road wants it to get worse. Downshire Hill is a lovely, unique road with sympathetically developed houses. The new development of the school is completely out of keeping with the road. It will be very visible from the top of Downshire Hill and will create an eyesore in an otherwise beautiful area. The development seems to have little thought about heritage as by creating such a big school, they've only been able to consider how to shoehorn 420 children in to a building that doesn't have the capacity to accommodate that number. Surely there are better buildings within the community that this school is supposed to serve that could be considered instead.
2016/1590/P	Funke Ajenifuja	82 Dorset House	28/04/2016 20:26:45	COMMNT	It will be unfair on the local mums whose children will be attending the school. Especially those who put Abacus down as a first choice knowing it was going to move to its new location.
2016/1590/P	Nan Wang	12 Calbourne rd	28/04/2016 20:28:13	COMMNT	Supporting the change!

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/1590/P	Joanne Tang	3 Garnett Rd NW3 2XN	28/04/2016 09:59:16	OBJEMAIL	<p>I am very concerned about the implications of this planning application . Our area is very well served by good community schools already, and there is no need to approve planning for an unnecessary Academy school.</p> <p>If the issue is with a lack of school places in Belsize Park why have Abacus not proposed to locate the premises there? Why, when as I have already mentioned there are sufficient places in Hampstead is there really a need for a double entry school (when the current school is hardly full)? And to what extent will this adversely affect the existing schools in the area?</p> <p>In a time of uncertainty and looming ,significant budget cuts is it appropriate for an academy which will need a great deal of financial resources to encroach on existing schools catchment area? This will undoubtedly have a harmful effect particularly on single entry schools, as just a few vacancies means a considerable slashing of school budgets. This in turn puts even more strain on finances regarding staffing costs. Ultimately the pupils , especially vulnerable,and those with special needs will be the ones who will lose out as vital services cannot be funded.</p> <p>I do not think Abacus have properly thought out the impact on local, existing schools . On the surface it seems a reasonable proposal, another school, more school places- but the reality is that this would have a 'Starbucks canabalizing' effect : local schools competing against each other for pupils at a time when Government expenditure is being slashed . If the primary issue is about a lack of insufficient school places perhaps Abacus ought to examine further and highlight real areas of need within the borough .</p> <p>I cannot in good conscience give my support for a school that benefits so few at the expense of the wider community.</p>
2016/1590/P	Louise Ford	2c Howitt Road Nw3 4LL	28/04/2016 12:42:02	SUPPRT	I support the change of the former police station to A school. Abacus is already a car free school. More school places are needed in the area and this is excellent use for the currently unused building.

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/1590/P	S. McDermid	20 Downshire Hill	28/04/2016 18:52:04	OBJ	<p>As a local resident, I object to the proposal on the following grounds -</p> <p>* Traffic - the fact that there have been no proposed changes to traffic patterns and roads, despite the addition of a sizeable school shows a lack of foresight. The streets in the immediate vicinity are already overcrowded and changes are needed, especially on Downshire, the proposed entrance to the school, where traffic flow is reduced to a single lane at various points. The parking stress survey that was done does not appear to incorporate any increase in traffic as a result of the school which seems incredible. The lack of any parking spaces whatsoever as part of the plan also shows an obvious lack of foresight.</p> <p>* Design - The additional height proposed for the building and the materials proposed are not consistent with the character of the building or the street. Adding additional floors to the building contradicts the council's very strong views on previous applications and also the current character of the varied roof lines on the street. Additionally, the proposed materials (incl. double glazed windows) appear not in keeping with the listed status of the building. Given the listed status, this application should be treated consistently with any other commercial or residential proposal.</p> <p>* Size - The proposed school size of 420 pupils is inconsistent with the size of the building, the original plans of the school and the needs of the area. Suggested minimum classroom sizes with respect to HSE and other guidelines should be 70m2 while the proposals show an average classroom size of only 55m2. The increase in school size from ~ 200 to 420 has only come about in response to the availability of the site in question, and only once a substantial increase in the area of the site has been incorporated. The site size should be retained closer to its current level and the number of pupils should be reduced substantially.</p>
2016/1590/P	Janet Wongsted	317 Fisher Cres Saskatoon	29/04/2016 06:38:54	COMMNT	I fully support Abacus Belsize Primary being located in the former Hampstead Police Station. This will give local families access to the Ofsted Outstanding education Abucus has provided this past 3 years in its temporary location.
2016/1590/P	Evelina	30 Crown Place 11th Floor ec2a 4eb ec2a 4eb ec2a 4eb	28/04/2016 17:12:31	SUPPRT	I really support having a secular free-school in NW3. Also bringing back to the community the ex police station instead of selling it to make expensive flats.
2016/1590/P	Franziska hasford	14B Belsize lane Nw3 5AB	28/04/2016 17:07:20	COMMNT	In support of the school development

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/1590/P	Joanna Gray	16 Carlingford Road	28/04/2016 22:33:53	OBJ	<p>We object to the application on the grounds outlined by other residents of Hampstead.</p> <p>In summary</p> <p>a. The proposed site of the school, at the northern edge of its catchment area, would seem to be wrong and would mean that those who live nearest in the streets to the north could not attend. A school meeting the needs of a catchment area should surely be as close to the centre as possible.</p> <p>b. There is no need for these additional 420 school places within Hampstead and within walking distance of the proposed site. If the need is in Belsize Park / Chalk Farm the school should be situated there.</p> <p>c. The demolition and construction for over a year will impact those who live nearby from a noise and pollution perspective as well as traffic flow on Rosslyn Hill which is already a very busy road. As this is a residential area the Saturday work would in particular negatively impact the quality of life of the numerous people who live within earshot, many of whom would not be in the catchment area so would have no benefit.</p> <p>d. The School has said it will try to discourage travel to and from school by private car; although a laudable objective reality would suggest that this will not be successful (particularly for those at the other ends of the catchment areas) and that the roads around the school will become more congested during the school run than they are already from the multiple schools in the local area. The siting of the vehicular entrance to the school on Downshire Hill would also seem to encourage traffic onto residential roads - Rosslyn Hill would be a much more sensible place for this.</p> <p>e. The popularity of scooting is also to be questioned when for many this will involve a long scoot up the hill in the morning which may not be possible, which would fill up local buses with parents, children and scooters. Significant numbers of children scooting downhill at the end of school would also increase pavement congestion and could be dangerous to those on scooters as well as pedestrians many of whom would be elderly and perhaps not as alert to scooters as they should be.</p> <p>f. The normal operations of the School will bring its own noise pollution and the roof top playground would seem to increase this - the suggested use of No 26 Rosslyn Hill for this purpose would seem to be a more sensible approach. Out of hours activities would also increase noise pollution as well as traffic congestion and parking and the impact of these do not seem to have been considered.</p> <p>g. We agree that the building should be used to benefit the residents of Hampstead and would suggest that a different solution is found for the site - such as affordable housing for those teachers who currently work in Hampstead or health workers from the Royal Free.</p>

<b>Application No:</b>	<b>Consultees Name:</b>	<b>Consultees Addr:</b>	<b>Received:</b>	<b>Comment:</b>	<b>Response:</b>
2016/1590/P	Alex Kolesnikow	Flat 5 Marlborough House 179-189 Finchley Road London Nw3 6lb	28/04/2016 10:26:58	COMMNT	I think it is very important that we allow this change of use. The country must invest in our future generations. London's population is growing so we need our school to expand and get bigger. Thank you Alex

---

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/1590/P	Jack Turner	18 Hampstead Hill Gardens London NW3 2PL	28/04/2016 09:17:27	OBJ	<p>I strongly oppose this application for the following reasons:</p> <ul style="list-style-type: none"> <li>• The proposed school is extremely large. There are many schools in the area with surplus places and the need for 420 new school places has not been adequately established</li> <li>• The school's catchment area is at some distance from the school's location, which is at odds with local authority policy and practice. This will inevitably result in parents and children making lengthy journeys, many, unavoidably, by car</li> <li>• The increase in transport will aggravate the already heavily congested Rosslyn Hill/Hampstead High Street</li> <li>• Air pollution from traffic exhausts which, from recent studies, is poor in the area and particularly bad in the environs of the school, will deteriorate to unsafe limits, particularly affecting young walkers and babies in push chairs accompanying their siblings on their way to school. The low estimate of parents using their cars on 'the school run' is unrealistically low in the planning application. This area of Hampstead already suffers badly from the existing school runs and the proposed school will make an already extremely bad situation worse.</li> <li>• Pavement congestion will increase significantly and may constitute a hazard small children</li> <li>• The siting of the Main Entrance on Downshire Hill, where the pavement is extremely narrow, will create a safety and security hazard</li> <li>• There is inadequate provision for deliveries and waste collection from the entrance on Rosslyn Hill. The deliveries and collections required by such a large school will inevitably increase heavier goods transport congestion</li> <li>• The proposed building is not of a high architectural standard and does not appear to comply with expectations regarding modifications to a Grade 11 listed building and those required in a Conservation Area. The historic importance of the interior has been completely ignored. This building and its interior is part of Hampstead's heritage and as custodians of this the planning department should not let this destruction happen.</li> <li>• The yellow/grey brick clashes with the red brick of the Old Police station and fails to complement the design of the existing building, as a high quality modern design should. Also the proposed building does not look like an attractive, friendly environment for young children.</li> <li>• The interior of the school is extremely tightly packed with little space to satisfy the needs of 420 children</li> <li>• The noise from the rooftop playground will be significant for all those who live and work in the locality. That it has to be sited on the rooftop reinforces the previous point. The playground will be in use throughout the school day and for after school activities. This means that there will be little respite from the noise for all concerned, including the staff and children who are trying to concentrate on their lessons.</li> <li>• The roof top playground increases the height of the building to an unacceptable level and will be visible from Downshire Hill, one of 'Historic' Hampstead's most important roads.</li> </ul> <p>I hope the planning department refuses this application with a strong message that it is being refused because it is bad for the environment, bad for local residents and bad for Hampstead.</p>

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/1590/P	Jo Hawkes	39 b Mansfield road	28/04/2016 10:01:45	OBJ	As a local parent and school user, I would like to know what the catchment area will be of Abacus. My concern is that it will overlap that of neighbouring schools, resulting in lower pupil numbers and less school funding. Also why has the number of forms per year doubled at Abacus?
2016/1590/P	Joanne Tang	3 Garnett Rd NW3 2XN	28/04/2016 09:59:38	OBJEMAIL	<p>I am very concerned about the implications of this planning application . Our area is very well served by good community schools already, and there is no need to approve planning for an unnecessary Academy school.</p> <p>If the issue is with a lack of school places in Belsize Park why have Abacus not proposed to locate the premises there? Why, when as I have already mentioned there are sufficient places in Hampstead is there really a need for a double entry school (when the current school is hardly full)? And to what extent will this adversely affect the existing schools in the area?</p> <p>In a time of uncertainty and looming ,significant budget cuts is it appropriate for an academy which will need a great deal of financial resources to encroach on existing schools catchment area? This will undoubtedly have a harmful effect particularly on single entry schools, as just a few vacancies means a considerable slashing of school budgets. This in turn puts even more strain on finances regarding staffing costs. Ultimately the pupils , especially vulnerable, and those with special needs will be the ones who will lose out as vital services cannot be funded.</p> <p>I do not think Abacus have properly thought out the impact on local, existing schools . On the surface it seems a reasonable proposal, another school, more school places- but the reality is that this would have a 'Starbucks canabalizing' effect : local schools competing against each other for pupils at a time when Government expenditure is being slashed . If the primary issue is about a lack of insufficient school places perhaps Abacus ought to examine further and highlight real areas of need within the borough .</p> <p>I cannot in good conscience give my support for a school that benefits so few at the expense of the wider community.</p>
2016/1590/P	Silkina	77 nothways college crescent nw3 5dl	28/04/2016 15:12:17	SUPPRT	I am in full support of the police station being turned into a school.

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/1590/P	P Kappus	12 Howitt Rd	28/04/2016 11:19:53	SUPPRT	<p>Hello,</p> <p>On behalf of my wife, my son, and myself, I am writing to express my full support for this proposal.</p> <p>Despite what others have said, and as the council well knows, there is a tremendous lack of secular free schools in the Belsize Park, Hampstead area. Finding a local free school for our son has been challenging and stressful.</p> <p>Abacus Belsize Primary School has been rated “Outstanding” by Ofsted in its first report of the school. It has received tremendous support and involvement from parents and members of the community and will continue to do so.</p> <p>This building has been in the service of the community for decades and should remain so rather than being made into flats, retail or offices.</p> <p>The plans are sensitive to the historic context of the neighbourhood and the building itself. Concerns about air pollution and noise are unfounded. Like many others who have commented, we live locally and will be walking (not driving) to drop off and pick up our son.</p> <p>This is the first planning application I’ve responded to; proof that this school will be a catalyst for community activity and involvement. It will provide an economic boost to local businesses, space for community led activities, and a brighter future for Camden’s children by providing a permanent place for outstanding free education.</p> <p>This is an outstanding opportunity for the council to prove its commitment to outstanding free education and the community’s future. According to the published comments, the South End Green Association has even asked to withdraw their original objection.</p> <p>Furthermore, there are really no other suitable locations for such a school in Belsize Park or Hampstead. Failure to approve this proposal will be a tremendous loss not only for Abacus school but for the lives of hundreds of children and their families. Abacus is doing great things and it needs everyone’s support.</p> <p>Thank you!</p>
2016/1590/P	Samuel Bradley	32 Howitt Road Belsize Park NW34LL	28/04/2016 21:00:21	OBJ	<p>I have concerns of congestion on the high street which already gets congested. The extension, I suspect will be to accommodate a large volume of kids which would further compound the problems of congestion on the road. As there does not seem to be a way to alleviate traffic to mitigate the influx that would happen. It would also be fair to assume that many parents in this affluent area would drive their kids to school. Also, slow moving traffic along the high street in a dense residential area has the potential to impact the air quality, a hot topic for all boroughs of London. I do not believe that the road infrastructure is sufficient enough to take on the extra flow of traffic.</p>



Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/1590/P	Arabella Neale	32 Howitt Road Belsize Park London NW3 4LL	28/04/2016 20:38:05	OBJ	I assumed that the school would be built into the town hall in Belsize Park. It seems like the right location for several reasons. It blows my mind that anyone would want to build another school in Hampstead. It also seems mad to do such a huge extension on a listed building on such a quiet road. It would cause a completely unnecessary amount of disruption.
2016/1590/P	Kimberley Turner	48 parliament hill Hampstead London	28/04/2016 15:28:34	COMMNT	A much needed free school for local children. I wholeheartedly support this building being developed in to a school
2016/1590/P	Max Neuberger	14 The Mount NW3 6SZ	28/04/2016 11:48:32	COMMNT	<p>I strongly support this application. There is a concerning lack of non-religious state primary schools in the area. Families who are unaffiliated with any religion currently have an extremely limited choice of state primary school or are left with no option other than to send their children to a religious school. Further, those religious schools are typically highly competitive and, due to that high demand, may be effectively closed to applications from children whose families do not attend the affiliated religious institution. Consequently the real, as opposed to theoretical, choice of state primary schools for parents unaffiliated with any religious group is exceptionally limited.</p> <p>Children at this school would be primarily from the catchment area local to the school, so the vast majority will take public transportation, walk, cycle, or scoot to the school, in line with other local primary state schools.</p> <p>This building has been in public service for decades and should remain so. Conversion of the building into this school is a fantastic opportunity for the next phase in the building's life.</p> <p>A new school will improve the neighbourhood, boost local commerce, provide space for the community and increase the value of nearby homes much more than flats or offices.</p>
2016/1590/P	Carolina Varela	Flat 1 68 Fellows Road London NW3 3LJ	28/04/2016 11:04:03	SUPPRT	Excellent application to bring a disused building back into public use. Rooftop playground in the planning project looks amazing and is such a good idea. I support this application and I am convinced it is a very positive project for all the community in Belsize Park.
2016/1590/P	nikhil israni	96 ivor court gloucester place london nw1 6bp nw1 6bp	28/04/2016 10:59:11	SUPPRT	I am in full support of this application and the police station being turned into a school. As a community, it is our responsibility to provide good establishments for our children to flourish.

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/1590/P	Theophilou	Lisburne Road	28/04/2016 17:35:09	OBJ	<p>As local Hampstead residents and parents of primary school children we are extremely concerned about the negative impact of situating another primary school in Hampstead, situated at the former Hampstead police station.</p> <p>As parents of children at Fleet road Primary school, we are concerned that the location and proposed doubling of the size of the school will impact on many local Camden primary schools, as well as the local environment and amenity of the neighbourhood.</p> <p>The application to double the size of the school intake to 420 pupils means that the catchment area will be expanded in order to fill the places. Unlike the existing Camden family of primary schools this “free school” will be free to expand its catchment, according to its need to fill places, to overlap with those of several existing Camden primary schools. Since Abacus school has struggled to fill all its places, we question the agenda of the ownership and management of this “Free school” and the reasoning behind its purported need to double the size of the intake. The true intention behind this application is a ”land grab” disguised as a social exercise to provide pupil places. It is also a poorly disguised “pupil poaching” exercise. This is clear from the fact that the existing school is struggling to fill all its existing places. It is intended to damage, and will damage council-run primary school provision. It feeds on the greed of the minority antisocial cliques that have moved into the Belsize and Hampstead neighbourhoods who consider themselves to be above the existing local population. The existing primary schools in Camden have a high national standard and our children are well provided for. This proposal will do little for the children of Belsize as it will require intake from outside the area in order to justify its size and maintain it, while drawing resources away from the already struggling but good or excellent local Camden primaries. A new primary school for the children of BelsizePark would not need to be larger than a 1 form entry and should be situated at the heart of the Belsize neighbourhood, not in the catchment area of several other Hampstead schools, where it will compete with them for pupils. The intended doubling of its intake would result in local primary school places not being filled and the schools losing funding. We wholly agree with the governors of Fleet Primary school that the proposal to double the size of the school will have a negative impact on all the surrounding primary schools and should not go ahead. Fleet primary school could lose up to £87,000 per year if there are two unfilled places in each year. This would be devastating for a small community primary school. It is clear that this proposal should be turned down outright.</p> <p>We further oppose this proposal on the grounds that it will have a negative effect to the amenity of the area and profoundly damaging environmental impact, and we object to the change in use from a Police station to yet another school in Hampstead. This proposal is wholly inappropriate for the location and is detrimental to our neighbourhood. These impacts will include increased traffic congestion and noise from traffic, with parking becoming a problem due to parents fetching children to and from the proposed 420 pupil school. This will further exacerbate traffic flow problems that exist due to the large number (55) of other schools in Hampstead and will also exacerbate the rat-runs of cars taking short-cuts through residential streets as has already happened in other parts of the borough due to Camden council policies and initiatives. We have already begun to see this effect in the Mansfield road and Gospel Oak neighbourhood due to the effects of the recently opened Camden Centre For Learning. The council has shown a blind eye to residents concerns and on the impact of 150 additional pupils, daily on our neighbourhood. Increased crime, increased traffic, increased delays to buses, increased noise and increased numbers of smokers at street corners. The view of rows of smokers outside our windows each weekday has blighted our quiet neighbourhood since the opening of this school.</p>

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
					Furthermore, pavements will become increasingly congested with approximately 800-850 additional people coming to the neighbourhood each day. Noise pollution will be greatly increased. As a neighbour to Fleet primary, I can hear the children in the playgrounds at Fleet in the sheltered garden of my house, 300 meters away. The proposal to have a rooftop playground is the maddest idea on record. This will enable the children to be heard approximately half a mile way and the impact on the immediate neighbours will be intolerable. The building itself is entirely inappropriate for a school of that many children as it does not have enough playground space. The additional number of pupils that will be coming to the area will result in considerable air pollution from the extra traffic that it will bring to the neighbourhood. We wholly oppose the creation of an additional school of this size at the Hampstead Police Station and propose that a smaller school be centred on a Belsize location.
2016/1590/P	Yoav Ben-Ari	23 Hillfield Court Belsize Avenue NW3 4BJ	28/04/2016 11:22:31	SUPPRT	Would be great to have another school in the area
2016/1590/P	Martin Viecha	15J Adamson Road London NW3 3HU	28/04/2016 11:18:10	SUPPRT	I'm very much in favor of building a primary school.
2016/1590/P	Adi Ben-Ari	23 Hillfield court Belsize Avenue	28/04/2016 11:16:16	SUPPRT	Excellent location !!!  We hope this transition will take place, it is very important to have a good school in this location .
2016/1590/P	Olga	62 Belsize Park gardens	28/04/2016 11:16:13	SUPPRT	There aren't many free state schools in the area. This is needed in our community!
2016/1590/P	Mrs Roberta Sacks	24 Keats Grove NW3 2RS	28/04/2016 14:41:03	COMMNT	I would like to express my strong opposition to this proposed development of Hampstead Police Station. 420 young children, accompanying adults, administrators and other staff, their cars, delivery vans and school coaches concentrated in such a small area all add up to an accident waiting to happen. It is currently often extremely congested on Downshire Hill and Rosslyn Hill. Additional traffic would make the area dangerous for both pupils and pedestrians.
2016/1590/P	Camilla	3 Hawtrey Road NW3 3SS NW3 3SS NW3 3SS	28/04/2016 09:37:54	NOBJ	Definitely good use of an existing site and in an area where it is needed.

<b>Application No:</b>	<b>Consultees Name:</b>	<b>Consultees Addr:</b>	<b>Received:</b>	<b>Comment:</b>	<b>Response:</b>
2016/1590/P	Kelsey Shaikh	5 Rosslyn Hill Flat 7b London NW3 5UL	28/04/2016 19:27:52	SUPPRT	I strongly support this planning application. The Belsize Park area needs more non-fee paying and non-religious schools and I think the benefit of this scheme well outweighs any downsides it may have (e.g., traffic, noise, etc.) There is a significant and growing need for state school places for local children and I believe that using this site as a community asset like a school can only be a good thing. I also fail to see how this scheme would be more of a 'nuisance' to neighbors than a police station was!
2016/1590/P	Shira Goren	Flat 3 69 Canfield gardens NW6 3EA NW6 3EA NW6 3EA	27/04/2016 14:46:56	SUPPRT	I support Abacus belsize primary school and it's plans for the new permanent site.

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/1590/P	S D Ainger	8 Downshire Hill Hampstead London NW3 1NR	28/04/2016 14:33:21	COMMNT	<p>8 Downshire Hill Hampstead NW3 1NR</p> <p>Dear Ms. Lopez</p> <p>Objection to Abacus School on Downshire Hill</p> <p>No one disagrees with the need for a 210 place primary school that is located in Belsize park as originally proposed by Abacus so that pupils can walk to school.</p> <p>However, at the DMF meeting in March, the new proposals were met with surprise given the clear policy conflicts and the self-evident overdevelopment of the police station with its consequential amenity and heritage harm. It was also a surprise for those present who had understood, and were supportive of Abacus's requirements for a school of 210 pupils, that the school was now 420 pupils with a catchment area extending to much of Hampstead which already has three non- denominational schools in walking distance.</p> <p>I understand that Abacus are well regarded in respect to the running of a small school and I do not understand why they would suddenly abandon their stated objectives in regards to serving their local community.</p> <p>I wrote shortly after the DMF meeting raising major concerns with the proposals. Since then I have read the planning application thoroughly and object on the grounds below.</p> <p>Lack of meaningful Consultation</p> <p>The so called Design Management Forum(DMF) was held which was supposedly to enable the local community to be involved in the early processes of a significant proposal so that local considerations could be fully taken into account early in the design stage. This should have helped the developers come forward with balanced and sensible proposals respecting the listed buildings, conservation area and local amenity.</p> <p>Actually the developers submitted the application within 4 weeks of the DMF, unchanged in all regards except the omission of an electrical sub-station which was, even they saw, ridiculously located behind someone's house and showed their total disregard for local residents in drawing up their plans. The developers are now running around post planning submission which is just too late.</p> <p>The scheme should be refused on lack of consultation required for a major scheme.</p> <p>Traffic</p> <p>Abacus assert that no one will travel by car based on their policy and what happens at the school now. The fact is that all schools in Hampstead have a travel policy restricting cars which is largely ignored, as can be seen all over Hampstead, and this has led to Camden Policy DP16 which is also in the new Draft Camden Dev Plan.</p> <p>Abacus School currently avoid cars by running buses from Belsize Park to the school. At the Police station site, no buses will run and given the catchment area, and age of Children, many parents will therefore be forced to drive as we have seen in other schools. Asking five year olds to walk over a 1km morning and evening, and in the winter, is just not tenable.</p> <p>There is no analysis or justification of any merit in the Abacus statement to demonstrate that this scheme could possibly have anything other than substantial undesirable traffic consequences, in complete conflict with Camdens Policy presumption (DP16) against further schools in Hampstead.</p>

**Application No:**    **Consultees Name:**    **Consultees Addr:**    **Received:**

**Comment:**    **Response:**

After all Hampstead already has 33 schools and circa 12,500 pupils in NW3. If this school is allowed the impact on substantial expansion of the 33 other schools in the area will be material.

A visit to Haverstock hill at 8-9 or 3-5 shows the school traffic consequences that a new 420 place school at the Police station will bring to Roslyn Hill, even assuming only 50% of pupils go by car which is low given the walking distances that 5-11 year olds would otherwise have to undertake. (1km to centre of Belsize Park catchment area).

The school would as a consequence have a real impact on the new expanded A+E at the Royal Free (now 100,000 patients a year)

The school will also need a bus bay which is not included.

The proposals should be refused on traffic and local amenity grounds.

#### Heritage and design

A development of such a large site in a conservation area in a street with 60 listed homes and a Grade 1 church must, in all policy documents, be of the highest quality.

At no stage do the applicant's own heritage consultants find it possible in their report to refer to the scheme in terms of high quality design (except a reference to a small area of landscaping).

By any objective measure high quality of design cannot be demonstrated. Comparison with CABE criteria and methodology demonstrates beyond question that the proposals fail design quality requirements by a substantial margin. The roof top playground with a 1 story wire mesh taking the height of the new extension to three stories, the massif poor quality new block all make this unacceptable.

It would be quite possible to develop the building in a high quality way if the scale was reduced to 210 pupils but they have chosen not to do this instead the justification for the harm to the heritage asset by locating a 420 school on the site is based on the applicants own perception of the benefits of the scheme. Any listed building in London would be under threat if such a scheme was allowed to progress. The main staircase, Cells , Courts all go when a sensitive development say of a 210 school would be able to retain all of them

The proposal should be refused on heritage and design grounds.

#### Educational Need

The total confusion in catchment area in the application and recent consultations by the school shows that there is no need for a school of this size at this location

A new non-denominational school was said to be required for 210 pupils in Belsize park which is accepted. But we do need a school in Belsize park not in Hampstead. Even at the scale they currently are, Abacus data shows that only 50% of their students come from Belsize park with the others coming as far as Tottenham. This is I presume why they have extended the catchment area to Hampstead so that once Belsize Park pupils are accommodated (with a catchment based on Belsize Square ) then others in Hampstead can go with the old police station as the centre of the catchment area.

But Hampstead does not need another primary school as has been decided by the Council (we have three non denominational primary schools in walking distance (Fleet Road, FitzJohns, New End) and Fleet school Governors already see the new proposed school as unnecessary and a threat to their viability.

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
					<p>Need (not demand) for such a 420 place school is not demonstrated and the application should be refused.</p> <p>Noise A Noise report required from applicants. All they have done is look at machine noise. There is no report on playground noise which, given the playground is so small, will be used in shifts of about 3.5 hours a day and so will be particularly intrusive to neighbours. No one minds children playing for a while but 3.5 hours a day.? The applicant needs to complete a noise analysis The long playground period means noise level is unacceptable leading to massive loss of Ammenity</p> <p>Environment As demonstrated by Hampstead Neighbourhood Forum the NOX levels at the police station are double national Guidelines. It therefore does not seem the right place for such a school. In addition the play space per pupil is well below national guidelines so that the outside space proposed uses the basement well on Roslyn Hill, with a netting over it, as "learning space. Given the environment and pollution (NOX levels) this is just incredible sentencing 5 year olds to spending extended periods in a high pollution area ( NOX/particulates will flow into a basement well and must not be allowed. The application of using a basement well on a main road with high NOX levels should not be allowed.</p> <p>As an alternative this site should be brought forward for genuine community use together with provision of key worker affordable housing. Abacus should revert to their original objectives and acquire premises local to their community suitable for 210 pupils. They should revive the options available to them including Belsize Town Hall. It will be recalled that it was only in January 2015 that Abacus wrote to all their parents saying that the police station was unsuitable to use as a school. This application should be refused on Traffic, Amenity, Design, and Heritage grounds.</p> <p>S D Ainger 8 Downshire Hill</p>
2016/1590/P	Rebecca Jones	29 st Crispins close Nw3 2qf	28/04/2016 14:20:18	PETITNSU PP	I think it's silly to leave the building empty, it's already on a busy part of the highs street too so it shouldn't cause much disruption and will help children get school places and be in school.
2016/1590/P	Nicky Lovick	35A Brondesbury Road	28/04/2016 11:13:55	SUPPRT	A sensible change of use for this building.
2016/1590/P	Dulee Ozawa	99 Robertson quay	28/04/2016 16:46:42	COMMNT	Supporting school expansion.
2016/1590/P	Silkina	77 nothways college crescent nw3 5dl	28/04/2016 15:12:38	SUPPRT	I am in full support of the police station being turned into a school.

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/1590/P	Elizabeth Hosmer	Flat 1 11 St Cuthberts Road NW23QJ	28/04/2016 15:30:53	SUPPRT	I support this application. We need more free schools in the area!
2016/1590/P	MRASTOGI	Flat 56 Palmerstone House	28/04/2016 16:22:21	COMMNT	approve moving to a school
2016/1590/P	Laura Holmes	30 Berridge Mews	28/04/2016 13:49:12	SUPPRT	Should be a school and not more flats for rich people .
2016/1590/P	Rishit Kamdar	87 LORDS VIEW II ST JOHNS WOOD ROAD LONDON NW8 7HG	28/04/2016 10:37:50	SUPPRT	Hi, I support the planning for the new premises for ABACUS BELSZIE PRIMARY SCHOOL. The school would benefit from having a permanent residence in the Belsize Park area and would be an asset for the community.
2016/1590/P	Allana buckle	73 prices court	28/04/2016 14:52:17	PETITNSU PP	Change to school
2016/1590/P	Sarah Neuberger	14 The Mount London NW3 6SZ	28/04/2016 11:43:54	SUPPRT	<p>I strongly support this application. There is a concerning lack of non-religious state primary schools in the area. Families who are unaffiliated with any religion currently have an extremely limited choice of state primary school or are left with no option other than to send their children to a religious school. Further, those religious schools are typically highly competitive and, due to that high demand, may be effectively closed to applications from children whose families do not attend the affiliated religious institution. Consequently the real, as opposed to theoretical, choice of state primary schools for parents unaffiliated with any religious group is exceptionally limited.</p> <p>Children at this school would be primarily from the catchment area local to the school, so the vast majority will take public transportation, walk, cycle, or scoot to the school, in line with other local primary state schools.</p> <p>This building has been in public service for decades and should remain so. Conversion of the building into this school is a fantastic opportunity for the next phase in the building's life.</p> <p>A new school will improve the neighbourhood, boost local commerce, provide space for the community and increase the value of nearby homes much more than flats or offices.</p>
2016/1590/P	Carla Ranicki	58 Primrose Gardens London NW3 4TP	28/04/2016 11:36:52	COMMNT	I think the development of this school is very important as there is a serious shortage of secular state schools. Personally I am not religious and do not want to have to send my son to a fee-paying school, and without Abacus in the area we could easily be assigned a state school very far away as this area has such a shortage. I strongly hope that the school is given permission for the renovation works. The people protesting say there are already lots of schools in the area - yes, if you're religious or very rich!



Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/1590/P	Rosemary Savage	75 South End Road NW3 2RJ	28/04/2016 09:18:34	COMMEMP ER	<p>Sir</p> <p>I have just seen the details of the planning application submitted by Belsize Park Abacus School.</p> <p>I am horrified at the prospect of this development and the inevitable increase in foot and road traffic on Downshire Hill and Rosslyn Hill.</p> <p>We suffer enough from the appalling traffic situation on South End Road mornings and evenings and to add this development will be a step backwards.</p> <p>Please register my total opposition to this application</p>
2016/1590/P	John Fanshawe	22 Kemplay Road NW3 1SY	28/04/2016 13:55:14	OBJ	<p>I wish to object to the plan by the Belsize Park Abacus School to develop the site of the disused Hampstead Police Station as a school.</p> <p>Hampstead already has an extraordinary number of schools, and the daily school run causes significant traffic congestion and pollution.</p> <p>It is difficult to see why an additional school is needed, particularly one with 420 pupils, most of whom will come from further south in the Borough.</p> <p>Such a development can only add to the morning and afternoon traffic melee at the junction of Downshire Hill and Rosslyn Hill, with a significant impact on air quality.</p> <p>I urge the Planning Committee to reject this application on principle. I believe the proposed development is simply a bad idea, one which will negatively impact on the quality of life in this part of the Borough for years to come.</p>