

Gentet, Matthias

From: Haji-Ismail, Zenab
Sent: 05 May 2016 09:08
To: Planning
Subject: FW: Hampstead Police Station. 2016/1590/P and 2016/2042/L - AN

Zenab Haji-Ismail
Senior Planning Officer

Telephone: 020 7974 3270

-----Original Message-----

From: Andrew Neale [mailto: [REDACTED]]
Sent: 04 May 2016 19:53
To: Haji-Ismail, Zenab
Cc: Powell, Antonia; McDonald, Neil
Subject: Hampstead Police Station. 2016/1590/P and 2016/2042/L

Dear Zenab

I understand that, when heritage assets are no longer fit for their purpose or operational requirements change, owners should be disposing of them in a responsible manner. In order to ensure that there are realistic expectations of the degree of change that an asset can undergo, a statement of significance should be commissioned to inform the aspirations for the site. Ideally this should be done by the body responsible for the disposal of the asset in order to ensure that an informed decision is reached on submitted bids in order to avoid unrealistic proposals being brought forward by new owners. In the light of the present proposals and of Historic England's requirements for the retention of the main staircase and associated structure, it would appear that this procedure was either not undertaken or the results of it were ignored. I believe clarification on this should be sought from the applicants. Had they taken advice in this regard the proposals for gross overdevelopment and excessive destruction of the asset would not have come forward.

Regards

Andrew Neale
[REDACTED]

Gentet, Matthias

From: Haji-Ismail, Zenab
Sent: 05 May 2016 09:07
To: Planning
Subject: FW: Hampstead Police Station 2016/1590/P and 2016/2042/L - AN
Attachments: 114031 20160226 Birds Eye Image[1].jpg; ATT00001.txt

Zenab Haji-Ismail
Senior Planning Officer

Telephone: 020 7974 3270

-----Original Message-----

From: Andrew Neale [mailto: [REDACTED]]
Sent: 04 May 2016 20:28
To: Haji-Ismail, Zenab
Cc: Powell, Antonia; McDonald, Neil
Subject: Hampstead Police Station 2016/1590/P and 2016/2042/L

Dear Zenab

I attach a copy of the requested axonometric supplied by the applicants after the DMF meeting. This valuably demonstrates the excess massing and other flaws of the proposals. I believe the applicants should formally submit the updated version of the drawing along with a further 3D view from street level in front of No 26 so that the excess visible massing can be visualised from this viewpoint. In addition I believe the applicants should provide a flank elevation across the full extent of the site for proper appreciation of these issues. I trust it is in order for me to suggest that you request these specific drawings as part of the formal submission, to assist you in your judgements.

Regards

Andrew Neale

Gentet, Matthias

From: Haji-Ismail, Zenab
Sent: 03 May 2016 17:41
To: Planning
Subject: FW: LB Camden planning app: 2016/1590/P Abacus School NW3 - JW

Zenab Haji-Ismail
Senior Planning Officer

Telephone: 020 7974 3270

-----Original Message-----

From: JWilliams16 [mailto:]
Sent: 03 May 2016 17:33
To: Haji-Ismail, Zenab
Subject: LB Camden planning app: 2016/1590/P Abacus School NW3

Dear Ms Haji-Ismail,

I am writing to express my objections to the proposal. I went to see the exhibition put on by the developers and this reinforced my views that the disadvantages to the neighbourhood outweigh the benefit of having a 56th school in this area. I understand that the school actually wishes to be located in the Belsize Park/Chalk Farm area and that would make sense. The creation of another school, one of the largest in Hampstead and in addition, an enormous construction project which will take up to two years is unacceptable. It is beyond belief that the borough should even consider it.

The planners can never have attempted to travel by bus or car from Hampstead Village to Belsize Park over the now long long period of the morning school run or tried to go up the hill during the afternoon school run period. One has to allow double the time the journey would take in the middle of the day.

In addition, anyone living near the Police Station, as I do, already has great difficulty parking and visitors must often park a considerable distance away.

The air, which used to be fresh, and one of the attractions of living here (and paying a lot in rates etc) is already affected by the London pollution and it can only be made a lot worse with the additional traffic. At the exhibition there was much talk about the car-less policy, but with that number of families using cars for example in bad weather or because they have a baby or someone is ill, plus the trade traffic, there will be cars, lots of them and lots of pollution.

And what about the crowds on the pavement before and after school?

It is not the Abacus school I object to, a secular primary school which is not in the private sector, must always be welcome, but this area is saturated with schools, so there is no need here, and to cram that number of people and vehicles into this area which has already been made unattractive and uncomfortable by the volume of traffic, congestion and crowding must be highly objectionable to many Camden ratepayers.

I urge you to think again.

Janna Williams

Bowderbeck
4A Hampstead Hill Gardens
London NW3 2PL

Gentet, Matthias

From: Haji-Ismail, Zenab
Sent: 03 May 2016 15:22
To: Planning
Subject: FW: Objection to School at Hampstead police station site - IB

Zenab Haji-Ismail
Senior Planning Officer

Telephone: 020 7974 3270



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From: irene moloney [mailto:]
Sent: 03 May 2016 14:55
To: Haji-Ismail, Zenab
Subject: Objection to School at Hampstead police station site

Dear Zenab, Re Application 2016/1690/P
I am writing this letter to protest about the possibility of Belsize Park school moving into the old Hampstead Police Station.
As a local resident I live with terrible congestion of roads around here at the time school starts and finishes.
The school says the children will walk but it is highly unlikely all will do so. 420 children plus adults is too many people in addition to those leaving from existing schools
We do not need any more schools here.
It will threaten existing local schools budgets
Too many pupils
The site will be grossly overdeveloped
The terrible traffic will be even worse. More pollution caused by extra traffic
Please say No to this planning application
Yours sincerely
Irene Bingham 10 Willoughby Rd NW31SA

Gentet, Matthias

From: Haji-Ismail, Zenab
Sent: 05 May 2016 10:56
To: Planning
Subject: FW: Planning 2016/1690/p - SS

Zenab Haji-Ismail
Senior Planning Officer

Telephone: 020 7974 3270

-----Original Message-----

From: Sandy [mailto:████████████████████]
Sent: 05 May 2016 10:33
To: Haji-Ismail, Zenab
Subject: Planning 2016/1690/p

I am writing again as it appears you didn't get my first email I wish to add my voice to the List of people who are against the Hampstead Police station being converted into a school. Parents are already parking outside schools on double or single yellow lines . They leave their vehicles to either collect or deliver children . Older children cross roads heavy with traffic ,sometimes with little attention to the cars Congestion at that junction would be in significant . Pollution which is already at high levels would be increased There is no local need . Other schools would be affected and the costs would be excessive .
Sandy Scott

Sent from my iPad

Gentet, Matthias

From: Haji-Ismail, Zenab
Sent: 03 May 2016 16:42
To: Planning
Subject: FW: Planning Application 2016/1690/P - AD

Zenab Haji-Ismail
Senior Planning Officer

Telephone: 020 7974 3270



You can [sign up](#) to our new and improved planning e-alerts to let you know about new planning applications, decisions and appeals.

From: Letoos Datta [mailto:████████████████████]
Sent: 03 May 2016 13:36
To: Haji-Ismail, Zenab
Subject: Planning Application 2016/1690/P

Dear Sir,

1. We need more living spaces. The council should convert this venue into flats, living accommodation.
2. All the relevant points against the conversion of this old Police station into a school have been submitted to you by many residents around here. I do not intend to repeat those points again.
3. I firmly believe that you & your Planning Committee have the good sense to reject the application to establish a school on that premises. Please prove me right & let my respect for your level headedness increase threefold.
4. I OBJECT THE PROPOSAL OF TRANSFORMING THE HAMPSTEAD POLICE STATION INTO A SCHOOL.

Thank you for listening to my VERY LOUD OBJECTION to the planning app. 2016/1690/P.

Yours sincerely,

Ann Datta.

Gentet, Matthias

From: Haji-Ismail, Zenab
Sent: 05 May 2016 11:17
To: Planning
Subject: FW: planning application 2016/1690/P - JB

Zenab Haji-Ismail
Senior Planning Officer

Telephone: 020 7974 3270



You can [sign up](#) to our new and improved planning e-alerts to let you know about new planning applications, decisions and appeals.

From: John Berwald [mailto: [REDACTED]]
Sent: 05 May 2016 11:17
To: Haji-Ismail, Zenab
Subject: planning application 2016/1690/P

Dear Sir

I would like to register my strong objection to the plan of having a school where the Hampstead police station once stood.

This is massive overdevelopment and will causes horrendous traffic problems.

There are so many schools in the area I can't imagine another one is needed.

John Berwald
15 Thurlow Road
NW35PL


Gentet, Matthias

From: Haji-Ismail, Zenab
Sent: 03 May 2016 16:42
To: Planning
Subject: FW: School at former Hampstead Police Station - HG

Zenab Haji-Ismail
Senior Planning Officer

Telephone: 020 7974 3270

-----Original Message-----

From: Helga Graham [mailto:
Sent: 03 May 2016 16:03
To: Haji-Ismail, Zenab
Subject: School at former Hampstead Police Station

Dear Sir/Madam,

How much I object to this project simply cannot be overstated.

It is extremely dangerous to children, to the environment and to the entire neighbourhood: more pollution, noise etc.

The only possible reason this can be contemplated is that someone/ organisation is thinking purely in terms of financial profit.

This is an extremely dismal conclusion to reach.

Regards Helga Graham (dr)

Gentet, Matthias

From: Haji-Ismail, Zenab
Sent: 03 May 2016 16:42
To: Planning
Subject: FW: Abacus School Planning Application 2016/1690/P - SASAS

Zenab Haji-Ismail
Senior Planning Officer

Telephone: 020 7974 3270



You can [sign up](#) to our new and improved planning e-alerts to let you know about new planning applications, decisions and appeals.

From: Arun Singh [REDACTED] mailto:[REDACTED]
Sent: 03 May 2016 15:54
To: Haji-Ismail, Zenab
Cc: [REDACTED]
Subject: Abacus School Planning Application 2016/1690/P

Dear Ms Haji - Ismail

I would like to address two significant issues with this application.

Impact on the “school run”

Camden’s emerging Local Plan recognises the high concentration of schools in Belsize Park and Hampstead and the negative impact that the resultant school run has on the area. In paragraph 4.32, the plan states:

Hampstead and Belsize Park have a very high concentration of schools where significant issues exist concerning the ‘school run’. We will refuse applications for new schools or the expansion of existing schools in these areas, *unless it can be demonstrated the number of traffic movements will not increase.*

The Transport Assessment (TA) submitted by the applicant fails to do this.

The report states, “While, the school recognises that it cannot exclude children whose parents do not comply with a ‘no car’ policy, they can use positive incentives to *support* and *encourage* healthy and sustainable travel.”

It seems clear that there are “no teeth” in this ‘no-car’ policy and there are issues with some of the evidence provided. The school suggests that it is exploring the option of using staff as traffic wardens but gives no concrete assurance whatsoever that the school will commit to this practise over the life of the school or that this practise will stop parents from driving and parking a block away.

The TA states that the furthest point in the catchment area is only a distance of 1.2 miles, a 20-minute walk. An adult, walking steadily and on flat ground, perhaps can walk this but not a child, and not uphill.

It also is incorrect to conclude that just because a child lives within walking distance that they will actually use that mode of transport. The National Travel Survey of 2013 found that 20% of all trips (walking, bike, public transport, private transport) of under 1 mile were made by car. If these same statistics were applied to the eventual capacity of the school, this would translate to 84 children arriving and departing by car every day. Even half this number would be significant as just a few cars inconsiderately parked can be hugely disruptive in a small area.

The school cites its current experience as evidence that its student body will behave in a responsible manner but residents of Hampstead have their own experiences to prove that parents of primary children do not always behave in a responsible way (please see the current school run congestion near the New End Primary, St Christopher's School and Christchurch Primary).

It is incumbent on the proposed Abacus Belsize Primary School not to state its good intentions but to **specifically** demonstrate that traffic movements **will not increase** (Camden's words). The proposal fails to do so.

Lastly, is this school in the right place? Is it fair to ask residents in one area to shoulder the burden of a school in their neighbourhood when their children will not even be permitted to apply? The position of the school outside the catchment area is not conducive to a sustainable traffic plan but the larger question is whether this school is needed in this area at all. **Camden projects growth in the population of children age 0-17 between 2013 and 2023 in Belsize Park to be just 3%, or roughly just 70 children, a number far short of the 420 that this school will eventually cater to.**

Damage to a listed building

The courtroom is an important example of how the British legal system operated throughout much of the 20th century, with prisoners being taken from the cells to be arraigned the next day in the courtroom nearby and then back down the rear staircase to the cells in the adjoining block. The courtroom remains untouched from those days and is, or was until recently, in perfect condition.

The proposal which calls for turning the magistrates' court into a classroom, would destroy the essence of what is interesting and important about this room: the dock, the public galleries and the table for the magistrate and the relationship between these features. As the Heritage Statement acknowledges, the space has a "highly specific courtroom arrangement". Removing the interior furniture would destroy the courtroom aspect and result in a nicely panelled room with no other resonance of past usage.

Contrary to the assertions made in the Heritage Statement, the demolition of the interior would cause substantial harm to this heritage asset, contrary to NPPF 132: "As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional."

In the past, the courtroom has been used for educational purposes to show young people how the court system works and to encourage them to learn more about the legal system. The courtroom should be preserved as it is, as an important educational resource, and remain protected for future generations.

We urge the Council to reject this proposal and thank you for your consideration.

Please confirm safe receipt of this email.

Yours sincerely,

Arun Singh (Prof) OBE FRSA, Vineeta Manchanda – Singh, Amita Singh and Asisa Singh

Arun Singh (Prof) OBE FRSA

IBMDS

[REDACTED]

[REDACTED]

Gentet, Matthias

From: Haji-Ismail, Zenab
Sent: 03 May 2016 16:43
To: Planning
Subject: FW: Essential Living Application 2016/2048/P - PS - RASH

Zenab Haji-Ismail
Senior Planning Officer

Telephone: 020 7974 3270

-----Original Message-----

From: peter symonds [mailto: [REDACTED]]
Sent: 22 April 2016 10:54
To: Haji-Ismail, Zenab
Subject: Essential Living Application 2016/2048/P

FROM THE CHAIRMAN OF CRASH

Dear Zenab,

A number of our members have been unable to register, or have yet to see, their objections to the above application on the Camden Planning website. I have today gone online to state this associations' objection to Essential Living's latest proposal and would like to have your assurance that this will be registered and shown on the website in due course.

Kind regards
Peter Symonds
Chair
THE COMBINED RESIDENTS' ASSOCIATIONS OF SOUTH HAMPSTEAD
48 Canfield Gardens
NW6 3EB

[REDACTED]