

The White House,
Keats Grove,

London NW3 2RT

2016..

13th. May

Re Pl. Appn. No. 2016/1590/P -

Dear Sirs, ex Police Station, Roslyn Hill,

As the Heath & Hampstead Society & other local residents, suitably professionally qualified, have stated at length and very eloquently, this application must be refused on numerous planning grounds, & is in breach of London & local policies and plans, also the New Local plan is in process..

The school, which I supported alongside Alexis Rowell, Tom Snow and Leila Roy back in 2009-2013 was to meet a Real NEED in Belsize Ward at the time.

The Government (EFA) have hijacked Abacus, & are forcing them to accept a site which they rejected at the outset,

They then doubled the size, without any NEED proven. Camden documents state that there is NO NEED. 50% of existing pupils come from outside Belvoir - from Kilburn & Cricklewood already;

The local ward Councillors were openly appalled, when everyone first saw the plans in February 2016 at Pax Lodge. Detailed & relevant planning objections were made at the meeting, but they were ignored in their entirety in the final application two months later.

Grounds of objection :-

- a). Damage to ^{setting of} Neighbouring listed buildings and the Hampstead Conservation Area (see HE etc. reports)
- b). Wholesale removal of internal staircases etc - with Grade II listed building itself & the Court House.
- c). Pollution in its unlawful already, will damage pupils' health & parents too. No adequate Travel Plan proposed.

- d). Huge over development & massing.
- e). Entrance in Downshire Hill is dangerous - already been death & numerous accidents at this very busy junction. Should use the Rosslyn Hill ^{one} 'cut for'
- f). Proposed building, not 'Fit for purpose' as a Primary School.
- g). Need is not proven - even Camden's own documents state that;
- h). Extra traffic exacerbates an already existing gridlock in the Area, morning & afternoon school runs, & for extra curricular events in evening Rush hour.
- i). Applicant has refused to pay for a new Pedestrian Crossing in Rosslyn Hill apparently.
- ii). Inadequate playground facilities on caged roof and front light well area.
- iii) Noise issues affecting a wide Residential area adversely.
- iv) Very expensive school - funds needed elsewhere in Camden. Fleet Primary objections to be noted, please.
- v) Abacus & C&A refused this site

in 2013, as inappropriate and
contrary to their stated ethos and
mission.

It is in the wrong Ward &
outside their catchment area of course.

Please Refuse this application,

Yours faithfully,

Nigel Steward