

Planning Solution Team'  
London Borough of Camden,  
Town Hall,  
Judd Street,  
London WC1 H9JE.

24 Rosslyn Hill  
London NW3 1PD

Case officer Zenab Haji-Ismael

Dear Zenab

**re Planning Application No 2016/1590/P**

I have carefully considered and read through many of the letters sent into Camden re: the above application

Whilst I recognise that Belsize Park needs a primary school it should be located in Belsize Park and not in the middle of the Hampstead Conservation area which is not even in their catchment area but on the very edge. Naturally those who live in Belsize Park are strongly in favour, but I also noted many are from well outside the catchment area

I strongly object to the above planning application on the following grounds:-

**HERITAGE.** Abacus propose to make the school fit the Police Station by knocking down a listed, staircase; 50% of the court house; a total wing of original cells all to be replaced with a modern ugly building showing no harmony whatsoever with this prestigious listed building in a Conservation area on one of Hampstead's iconic streets. Abacus show in their pamphlets, the listed building in white, which is a discredit to its heritage

**ROOF PLAY GROUND.** The designers have crammed a rooftop playground onto the fourth floor to be surrounded by a fence/screen as there isn't enough outside space. This will create a feeling of being 'caged in' for the children and could frighten many to be so high up. This is not an inner city school!

**NOISE** The Police Station is on a much higher elevation than all the houses in the surrounding area most of which are listed. The noise of children shouting and screeching as children do when playing, will be carried across to most of the lower surrounding streets. We were told by Abacus that playtimes will need to be staggered as the rooftop play area cannot accommodate all the children at one time. This will create unacceptable noise nuisance affecting hundreds of residents all day long. Their privacy will also be greatly harmed by overlooking from the playground into their gardens throughout the school day. Abacus have not taken into account nor do they care that many residents find it easier to work from home in today's IT age or are semi-retired.

**CONSULTATION.** Camden's policy is that early consultation must take place with neighbours. There was no consultation with the residents until 24<sup>th</sup> February.

**PRIVACY.** Camden's requirements have not been considered.

TRAFFIC. All the objections sent to you cover this subject so there is no need to go into detail. However Abacus policy of a 'walk to school' is almost absurd given that it admits it is unenforceable. It had to be included to counteract Camden's Policy No. 16.15 wherein it states:- *'In areas with an existing problem with the school run, it is unlikely that the Council will grant planning permission for educational facilities that are likely to exacerbate the problem'*.

PEDESTRIANS. Abacus show no plans for extra 350 people in 2017/18 using the pavements during rush hours on the corner of one of the heaviest congested junctions in Hampstead. The proposed school shows no waiting area for parents to say good bye or to wait to collect their young children, Without any stated thought out plan children could be pushed into the roads or run into vehicles

POLLUTION. Abacus show no concerns for the children who will occupy this space, The area is already virtually double the EU and UK limits. This is at its height during rush hour and the 'school run' on all roads including side roads. Children will be at greater risk walking to school closer to the exhaust fumes. The playground for the younger children is stated to be at the front of the Police Station directly on to Rosslyn Hill with its constant traffic. Abacus make no allowance for the fact that this will be a dangerous health hazard for such young children.

COST. The school cannot be of value for money costing over twenty million pounds. Abacus have stated that it will not be fully occupied until 2024. Surely this is a complete waste of taxpayers' funds!!!

HAMPSTEAD VILLAGE. Well known as a unique historic area, with its own special village feel.. Many of its houses are listed. It attracts numerous tourists. Abacus do not consider the damage it will do to the village not only for today, but also for future generations.

My personal objections are as above. A friend commented that 'Young couples who moved into Belsize Park would have known that there was a shortage of primary school places, At least they had the opportunity of moving elsewhere. You moved into Hampstead as a chosen home to live in a beautiful tranquil area. Had you known that a 420 pupil school was to be your neighbour, would you have moved into that house?' NO WAY.

**I strongly oppose this ~~all-considered~~ application. PLEASE REFUSE IT.**

Kind Regards

John Joseph MBE //