

Re: 2016/2484/L & 2016/2321/P

Dear Tania,

I write to raise a small concern about a little part of the above application. It's to do with the proposed buggy park at the front of the property.

As a listed building of great local character I would be concerned about the aesthetic nature of the building being compromised by the addition of this structure.

It's such a charming and unique property and living opposite it gives me great pleasure each day, the proposed structure would greatly alter the nature of the front of the listed building.

I'm pretty sure there are other options that could be considered and as a neighbour and fan of the building I would be so relieved if an alternative could be found.

I should also say that If I lived at the houses directly overlooked by the proposed play area I would be a bit upset, but as it stands the part that negatively affects me would be the buggy park structure.

Thank you for your consideration,

Landsley Ware



Dear Ms Skelli-Yaoz

Ref: 2016/2484/L PH school

I would like to register objections to the proposed plans for the work on the school caretaker's house and ask you to refuse consent for the courtyard building, rooftop play area and access ramp. My objections are as follows:

Privacy and noise:

Creating a playground on top of the caretakers house will result in additional noise from the school children for local residents. There is also a privacy issue as the playground would overlook Waterside Place, compromising the privacy of those residents.

Buggy parking:

The caretakers house is a listed building and the plans as currently proposed are not in keeping with the style and quality of the existing building. To put an extension building in the current courtyard space detracts from the visual aspect of the building - part of the reason it is listed. If, as I feel it should be, planning permission for this new building is refused, I am concerned that buggies will be parked in the open courtyard. This is also unacceptable as a solution to the problem as it will create a very messy area in front of the listed building. I feel that the school should seek out another solution to the issue of buggy parking - if indeed it is essential that buggies be housed for parents and careers during parts of the school day.

Ramp:

As proposed at present this will create an unsightly structure in front of the caretakers house. As already pointed out, this is a listed building, partially on the basis of its exterior, and should not be compromised by a collection of modern and ungainly visual obstructions.

For the above reasons I hope you will refuse consent and ask the school to think again about how to accommodate their proposed extra classes and requirements.

Yours sincerely

Sarah Maude
35 Princess Road
London NW1 8JS



Dear Tania

I am from 10 Waterside Place NW1 8JT

I totally object to the rooftop playground as it will directly affect my property at No. 10 Waterside Place. If this is going ahead you must let me know as I will engage my legal team regarding the application. Amongst my further objections is a further point (3) below regarding the rooftop playground.

I wish to further object to some aspects of these applications:

1. I object to the plans for the buggy park shed in the front courtyard. As this is to be a structure I would oppose it. The caretaker's house is a listed building and we need to protect it in its setting in the CA. Its front elevation set back behind the empty front courtyard is a key element in its visual and listed character. A shed in this courtyard will neither preserve nor enhance this LB in the CA. The proposed building materials are also materials which are not of the consistently high quality of this building and would detract from it in their impoverishment. However even a buggy shed in this position built of high quality materials would not be acceptable. It could also easily be used for storage by the school for the two-year-olds play equipment as there is so little space in the rooms in this house for such equipment and that would be clearly even more inappropriate.

I am also not very happy about many buggies being constantly parked here if the buggy shed is refused consent. I would urge the school and its advisors to find another solution to the parking of buggies for the two-year-old provision. This has not been very well thought out. There is space nearby along the school front facade under the school name plate, accessible via the open wall arch in the courtyard and the gate to this presently unused space. The black bricks at the lowest point on this facade would not be unsuitable for storage of buggies, as is the similar space already used further along the frontage for older children's scooters and bikes. They would be secure here with entry only via the courtyard gate and could even be hidden behind a screen at the point of the railings. There might also be space available down by the stairs and under the staircase of the house or elsewhere at this lower point. The applicant can surely find another solution to the buggy park needs.

2. The proposed ramp seems unnecessarily elaborate with three runs to its entirety. It also has visually obtrusive railings and a series of 100mm steel plate edged upstands within the front courtyard of the caretaker's house which seem to be overdevelopment. If a simple single run ramp

was installed then the railings would seem to be unnecessary. This is really too much clutter and visual obstruction to permit to be put in the courtyard of the LB in the CA.

3. The rooftop playground with a staircase would cause overlooking problems from Waterside Place which are patently inappropriate, and also would cause overlooking problems to Waterside Place. The affects of noise from the rooftop playground will also become easily a source of noise pollution to the residents of Waterside Place, removing their right to a peaceful enjoyment of their properties and their courtyard. There needs to be provision for another outdoor play area for the two-year olds which does not breach common sense development. If there is no staircase down from this level then the space could perhaps be used for a play area or buggy park.

For the above reasons I urge you to refuse consent for the buggy park courtyard shed and the rooftop playground, as well as to revise the ramp to a more simple plan. These all impinge on the visual character and use of a LB in the CA which it is the duty of the LA to defend and protect.

Regards
Gideon Kasfiner

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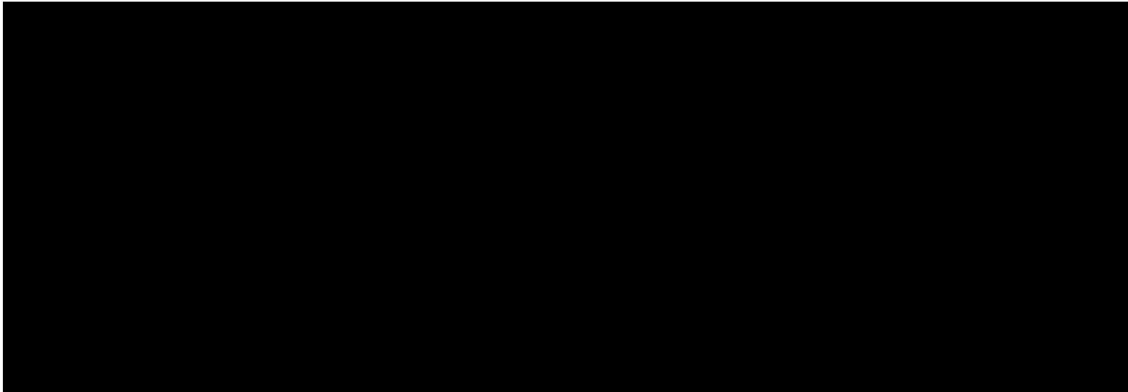
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Regards
Gideon

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I wish to object to the application as regards the use of the front yard to store buggies. I am concerned that the yard will become an eyesore (as it has in the past). It appears to me that the size of the internal space is so restricted that it is barely suitable for nursery use. Consequently there is a real risk of the yard becoming a store for items other than just buggies for a few hours each day.

In general the school is an excellent neighbour and keeping the school caretakers' house in productive use by the school is welcomed.

Regards

Alison Kemp
59 Princess Road.

Sent from my iPad