

EMAIL

TO: david.glasgow@camden.gov.uk

COPY: planning@camden.gov.uk

SUBJECT Application 2016/6319/P

Our names are Mrs Chloe Chopra & Mr Arjun Chopra

We own 1 Buckland Crescent, Flat 4, NW3 5DH and in the strongest possible terms object to the Hall School's Application on the grounds of its bad architectural design, an external appearance unsuited to the conservation area, and the overdevelopment of the site. The extra space is likely to result in increased use of the facilities resulting in more noise and traffic congestion, also out of school hours in the evenings, at weekends and school holidays. The school run in the morning with incessant honking of horns, road rage and traffic has already made the Buckland Crescent / Crossfield road area unbearable in the mornings. Please take some time one morning and come and see it for yourself. The gridlock and noise pollution is appalling.

We also object to the extra double basement. It is totally disproportionate with the needs of the school and potentially structurally dangerous given the water pipes issues we have had in the area over the last 24 months.

- My husband has lived in the area for over 30 years and even attended The Hall school as a child.
- Despite his fond memories of attending the school, we both agree that a line has to be drawn with regard to expansion given the congestion and pollution in the local area (both noise and vehicle) that the school contributes to.

The proposals for dealing with all the traffic leave a lot to be desired ignoring the impact of CS11 and HS2 and we are very concerned it will result in congestion and gridlock in the Belsize Park area.

We strongly urge you to come to the area one morning and see for yourself the chaos that The Hall's existing number of students cause and assess for yourself if another huge development and expansion makes any sense at all for the area. Furthermore, allowing the continued expansion of a "for-profit" school that charges fees only very high net worth families can afford is unfair in an area in which there are no state primary schools.

Sincerely,
Chloe Chopra & Arjun Chopra



Dear David,

I live in Flat 9 on the top floor of Adamfields, 28 Adamson Road, NW3 3JB and immediately opposite the proposed development of the Hall School as set out in their Application 2016/6319/P.

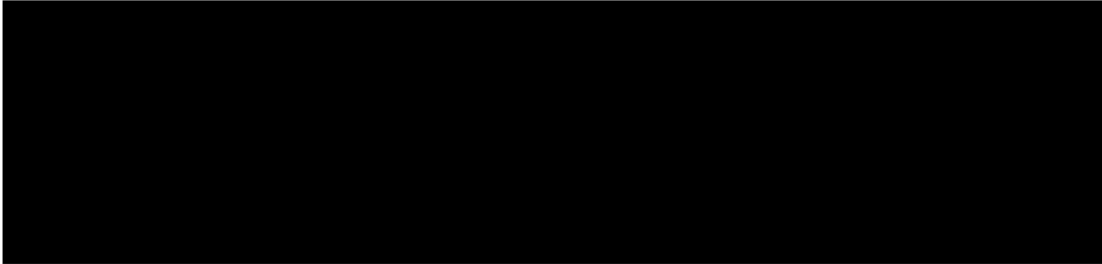
I object to the Hall School's Application on the grounds of its bad architectural design. The roof line and upper windows of the proposed new building are significantly higher than any that currently exist which means that I will be directly overlooked by windows facing from the school into Crossfield Road should the development go ahead.

I also object that the development will lead to an overdevelopment of the site, which is totally unsuited to the conservation area. The extra space is likely to result in increased use of the facilities, out of school hours, in the evenings, at weekends and school holidays adding to more noise and traffic congestion. It is already difficult to park in this area and although the parking is controlled, waiting parents block parking bays making it impossible to park during the start and close of the school day and their out of hours activities. The granting of this application will only make things worse.

Additionally, the proposals for dealing with all the traffic leave a lot to be desired and ignore the impact of the 100 Avenue Road development and HS2. I am very concerned that this will result in congestion, gridlock and increased traffic fume pollution over a wide area of Belsize Park, Swiss Cottage and Finchley Road during the construction period.

Yours sincerely,

Christopher GILL



Dear Mr. Glasgow,

We are writing to object to planning application 2016/6319/P for the redevelopment and enlargement of the Hall school on Crossfield Road.

We live in Eton Court and currently have a view of the Hall school from our flat. We object to the application on several grounds which we detail below:

1) **The planned redevelopment will constitute a serious overdevelopment of a site situated in a residential conservation area.** The changes to the Wathen Hall will greatly affect our view and our quality of life (see Proposed south elevation P30-EL-14 and D&A Statement pages 39 and 45). At present we enjoy a lovely view of a playground and a large majestic plane tree that is protected. This view will be destroyed by the proposed building of the new Wathen hall and will be replaced by a view of a huge blank wall. The proposed new hall will be 4.5 meters higher than at present.

Students accessing the flat roof will have a clear view into the flats of Eton Court. The school has in the past suggested installing a garden on top of the current Wathen Hall. We assume that they will pursue these ideas when the new building has been constructed and this will lead to a serious loss of privacy for the residents of Eton Court. The main building is also being enlarged and will present us with a huge, tall, blank wall to the left hand side of the Wathen Hall. The ponderous development will substantially destroy our present pleasant view.

2) The present Hall School is harmful to the local residents and provides no useful facilities. The harm to the local community caused by the presence of the school arises through the vast amount of traffic, and consequent pollution, created by many pupils being delivered and fetched in individual cars twice a day. This will be made far worse as a result of the redevelopment as the school will plan to utilise its facilities also at weekends and during holiday periods.

While the application undertakes not to increase student numbers, it is hard to comprehend how this will, in fact, be the case given the large amount of extra teaching space which will be created by the proposed redevelopment. There are at least four other schools within a 200 meter radius of Eton Court. Surely this is enough. Why would we need to enhance schooling facilities for primary school age children in this small area.


3) **Risk of structural damage to adjacent garages.**


We own one of the garages which backs onto the south side of the site close to the Wathen Hall. The proposed redevelopment includes the demolition of the current building and a further excavation of a basement, 4.5 meters deeper than the current basement. We fear that this is likely to result in structural damage to our garage. Looking at the structural plans (2150206-Structural Drawings-Part-4), the basement will extend under the footpath adjacent to the Wathen hall. This will mean that excavations will extend right up to the back wall of our garage.

4) **Damage to conservation area.**

The planned redevelopment is totally alien to the current architecture of the conservation area. The increased height and bulk of the new buildings will detract from the character of the area and their uninspired design will decrease the attractiveness of the environment.

Yours sincerely,

Gabriel Balint-Kurti and Kitty Balint-Kurti
40 Eton Court
Eton Avenue
London
NW3 3HJ





Dear Planning Officer,

I wish to oppose planning application 2016/6319/P for the rebuilding of the Hall school.

My windows look out onto the back of the school. The proposed new buildings will alter the pleasant view I currently enjoy of the plane tree and the school playground with a view of a huge blank wall. This represents a huge new urbanisation of the area. I live in a conservation area and this new, ugly, large building will destroy the atmosphere of the neighbourhood.

The Hall school already has a large number of pupils. They are brought to school and fetched each day by car. I am 93 years old and the traffic congestion caused by this traffic makes it difficult for me to go for my daily walk.

Agnes Balint
24 Eton Court
Eton Avenue
London
NW3 3HJ



Dear David Glasgow,

Our family have been residents in Crossfield Road since the 1980s and we own 6 and 6a Crossfield Road. Over the years we have managed to keep this area from being over developed and awarded it conservation status.

We strongly object to the Hall Schools' application for extension and development on the following grounds:

- 1) The design is unsuitable for the conservation area, and it not in keeping with the area.
- 2) The over development will result in increased use of the facilities causing increased traffic and noise. It is already difficult to park in this area and the school causes congestion at drop off and pick up times mornings and evenings.
- 3) The digging of super basements destabilises trees and causes subsidence and other structural changes to surrounding buildings and the long term impacts can cause collapse of surrounding structures.

The proposals for dealing with the traffic are not adequate compacted with the impact of CS11 and HS2 and we are very concerned it will result in congestion and gridlock in the area that is already an existing problem in Crossfield Road.

We would be very disappointed if these proposals are approved and would appeal the case if they are.

Kind regards,
Nazia Soonasra 6a Crossfield Road
Rukya Kassam 6 Crossfield Road



Dear Sir

My name is Shivani Kak, I live at and own Flat 2, Adamfields, 28 Adamson Road and object to the Hall School's Application on the grounds of its bad architectural design, an external appearance unsuited to the conservation area, and the overdevelopment of the site. The extra space is likely to result in increased use of the facilities adding later on to more noise and traffic congestion, also out of school hours in the evenings, at weekends and school holidays. I also object to the extra double basement.

I have lived in the area for over 8 years and walk through Crossfield Road daily.

The proposals for dealing with all the traffic leave a lot to be desired ignoring the impact of CS11 and HS2 and I am very concerned it will result in congestion and gridlock in a lot of the Belsize Park area.

Kind regards
Shivani
Sent from my iPhone