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40 Eton Court
Eton Avenue
London
NW3 3HH

David Glasgow, Planning Officer
London Borough of Camden
5 Pancras Square
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NIC 4AG

4 January 2017

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 constitutes 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



Kitty Balint-Kurti