

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/6319/P	Lev Mikheev	30 Crossfield Rd London NW3 4NT	10/01/2017 12:52:23	SUPPRT	<p>I would like to wholeheartedly support the Hall School application to renovate their buildings. The Hall is a leading independent school in London, in fact probably the best preparatory school, as demonstrated by it being the largest external feeder into the top senior schools, such as Westminster and St Paul's. Its facilities however are hopelessly outdated, lacking any major capital investment for a very long time. One only needs to take a look at the modern facilities of UCL Academy, up Winchester Rd, or the American School and the new Quintin Kynaston project, further down, to appreciate how far the current Hall setup is lagging behind the concept of modern school premises. The classrooms are too small and unsuited for teaching and learning; a number of subjects have to compete for the same space in the run-down Wathen Hall, impacting on the curriculum; and there is a lot of wasted space taken up by corridors and staircases – highly unsuitable for disabled pupils and staff.</p> <p>From what I can see, the school has approached planning very seriously and has gone to great lengths to consult with all stakeholders, including parents, staff and local residents. I am confident that they will manage the project in the most sensitive manner, minimizing disruption to the learning process and to the neighborhood.</p> <p>In conclusion, the Hall School is a unique institution that should make its neighborhood proud. The temporary inconvenience caused by the construction process is a small price to pay to enable the school to perform its very important mission.</p>
2016/6319/P	Mr and Mrs Abbas	3 Strathray Gardens NW3 4PA NW3 4PA	10/01/2017 20:21:47	NOOBLETT ER	<p>TO WHOM IT MAY CONCERN</p> <p>Classrooms are currently too small and unsuited for teaching and learning; a number of subjects have to compete for the same space in the run-down Wathen Hall, impacting on the curriculum; and there is a lot of wasted space taken up by corridors and staircases – highly unsuitable for disabled pupils and staff.</p> <p>I realise that this is a difficult decision for the school, but I am confident that these proposals will create an excellent learning environment for the boys, and that the school will have a plan in place to ensure that the relocation of senior pupils during construction will cause minimal disruption to pupils, teachers and parents.</p> <p>I am fully supportive of the school's proposals to rebuild the Centenary Building.</p>
2016/6319/P	Janice Smart	The Garden Flat 50 Belsize Park London NW3 4EE	05/01/2017 17:15:42	OBJ	<p>I live in Belsize Park (the road) and have lived in the area for over 25 years and object to the Hall School's Application on the grounds of its poor architectural design, an external appearance unsuited to the conservation area, and the over-development of the site. The extra space and increased pupil numbers are likely to result in increased use of the facilities adding to more noise and traffic congestion in the area both during and also out of school hours - in the evenings, at weekends and school holidays. I also object to the extra double basement.</p> <p>The proposals for dealing with all the traffic are inadequate, ignoring the impact of CS11 and HS2 and I am very concerned it will result in further congestion and gridlock where I live and in a lot of the Belsize Park area.</p>

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2016/6319/P	Hereward House School	14 Strathray Gardens NW3 4NY NW3 4NY	10/01/2017 12:07:02	OBJLETTE R	<p>Dear Sirs,</p> <p>The Hall School 23 Crossfield Road London NW3 4NT</p> <p>Planning Application</p> <p>Number: 2016/6319/P</p> <p>Hereward House backs onto the land that is the subject of Planning Application 2016/6319/P.</p> <p>We strongly object to the Planning Application. This proposal would result in a significant loss of light to one of our classrooms, over dominance of our playground and serious impact from noise and dust during construction. I set out below the detailed reasons why the application should be refused in accordance with the Council's adopted planning policies.</p> <p>We are not against the principle of redeveloping the Hall School but consider that the current proposal is an overdevelopment in context of its relationship with Hereward House causing serious harm to the education provision we provide to our pupils. The development proposals need to be revised to better take into account the impact on Hereward House.</p> <p>Context and Background</p> <p>Hereward House, a preparatory school for boys aged 4-13, was founded in 1951 and is accredited by the Independent Association of Preparatory Schools.</p> <p>We aim to provide a warm, welcoming and safe atmosphere in which every child can thrive and feel comfortable. Whilst embracing the highest academic aspirations for our boys, we believe that a school should not be an exam factory. We strive to create a stimulating, purposeful, safe, and happy community, where every child feels valued and secure. We aim to be a school where boys will be encouraged and assisted to develop academically, morally, emotionally, culturally and physically. It is our belief each one should enjoy his school days and reflect upon them with pride, pleasure and affection. We are preparing boys not just for senior school, but for life.</p> <p>Hereward House school shares part of its rear boundary with the Hall School and is directly affected by the Planning Application. To the rear of Hereward House is its playground, within the playground is the science class room.</p> <p>To the north of Hereward House's playground is its Art and Music class room (the Art and Music Room). This Art and Music Room is located directly to the rear of the Hall school along its eastern boundary. The Art and Music Room is not recognised as such by the Planning Application and is referred to in general terms as an "out house", without reference to the fact that the building is a principal teaching room which relies on good access to daylight.</p>

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The rear of the main Hereward House is its Early Years Foundation Stage (EYFS) class rooms (nursery children aged 4-5). EYFS must have access to the playground during the course of the school day.

It is vitally important that the direct proximity of Hereward House to the application site is appreciated. This is something consultants acting for the Applicant have either misunderstood, or if not, deliberately minimised. For example the planning statement states at paragraph 3.6 "There are a number of schools in the vicinity but no other land uses in the immediate context". Hereward House is not merely in the vicinity but directly adjoining the site, with the new development proposed to be built within one metre of its class room and playground.

Loss of Light

The increased bulk of the buildings to the rear of the development site are double the height of the current built form in that location. The plans also move the proposed building closer to the boundary with Hereward House. The effect of this will be to severely reduce the natural light experienced by the Art and Music Room and are likely to render the former unusable for Art.

The Daylight Sunlight Report submitted with the Planning Application is inaccurate and based on a false premise. It incorrectly refers to the Art Room as "outhouse" stating it is "not the main school building on Strathray Gardens that is affected". The Art and Music Room is a principal teaching room for Hereward House. Light, and in particular natural light, is essential for teaching these subjects, or indeed any teaching.

The Daylight Sunlight report minimises as "transgressions" what will be a significant and harmful loss of natural light for this class room. It is plain, when standing inside the Art and Music Room and looking toward the Hall school, that the room by virtue of the additional height of Hall School directly against the boundary would experience a significant drop in day light levels.

The Daylight Sunlight Report confirms in any case that the Art and Music Room will experience losses of daylight measures by the "vertical sky component test" of over 20%, which in accordance with BRE Guidance is considered a "materially noticeable change" – this is not acknowledged by the report.

BRE Guidance has as its intention that all occupiers (current and future) should be considered. It is therefore unreasonable for the Daylight Sunlight Report to fail to take into account the actual use of the Art and Music Room. It is also unreasonable to seek to minimise the loss of light by reference to the current light experienced in the Art and Music Room. The class room has been used successfully for teaching pupils' art and music since it was erected, and it is entirely suitable for its purpose.

The Daylight Sunlight Reports' finding on the "no sky line" test should also be questioned. It is inconceivable that the erection of a new structure double the height of the existing buildings facing the Art and Music Room windows will have no impact on the ability to view the sky from that room. The measurements underlying the Daylight Sunlight Report should be subject to scrutiny.

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The Daylight Sunlight Report therefore makes no qualitative assessment on the effect of the loss of light. The context of any loss of natural light must be assessed for its significance and weight given accordingly. As the report fails to identify the sensitive receptor, i.e children aged between 4 and 13 being taught art and music within that room.

We request that the Council look very carefully at this issue, particularly with regard to the use of the Art room and how that will be affected by the development. We would invite the Council's planning officer to visit Hereward House, as the potential loss of light in the Art and Music room can only be properly experienced from inside it.

At a minimum the rear part of the development adjoining Hereward House requires redesigning to decrease the height, bulk and proximity to the Art and Music Room boundary.

The loss of light to the Art and Music Room is a harmful effect on the amenity and operation of Hereward House, as an adjoining property occupied in accordance with Council Development Policy DP 26. We urge the Council to consider this point and refuse the application, or in the alternative seek revised plans which address this issue.

We are currently looking into this issue in further detail and may be providing further evidence in the future

Height, Bulk and Siting

The additional mass of the development, backing on to Hereward House doubles in height. It also moves the built form of Hall School closer to the boundary with Hereward House. This is a bulky, new structure that will dominate Hereward House's playground, giving a cramped feel to what is currently a relatively open environment. It will also give a sense of being overlooked and of over dominance. Additionally there will be increased overshadowing on the playground affecting the play and enjoyment of the pupils. This is contrary to Camden Development Policy DP26.

The proposed development to the rear of Hall School does not respect existing height, bulk and scale of the building on site. It is out of proportion to any other development in the rear of the properties on Crossfield Road and Strathray Gardens. As such the significant increase in height along the boundary with Hereward House is contrary to Camden Development Policy DP26 by not respecting the character, proportions, setting, context and the form and scale of neighbouring and existing buildings. Given the site is located within the Belsize Park Conservation Area this also is contrary to Camden Development Policy DP25.

We request the scale and height of the proposed development along rear elevation is reduced, with the siting set back from the boundary, to minimise its effect on Hereward House's playground and class rooms.

Construction Impact - Noise and Dust

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Noise and dust of the construction phase has not been taken into account properly, in light of Hereward House and in particular its pupils being a sensitive receptor.

Hereward House is classified at paragraph 6.2 of the Noise Survey as a "non-residential use" which is correct, but the report makes no acknowledgement or assessment of that use. The noise of construction, in such close proximity will affect pupils, to an even greater extent than nearby residents. The report does not acknowledge that Hereward House as a school is a sensitive receptor for the purposes of the Council adopted policies (see Camden Development Policies paragraph 28.2). The noise from construction will make the playground, science classroom which is located within the playground and Art and Music Room unusable. It is also likely to significantly affect the ability to effectively teach in classrooms at the rear of Hereward House main building, where EYFS classes are taught.

Hereward House, unlike many residential properties which may be impacted by construction noise, will have its operations severely harmed. Hereward House, as a school operates during the same hours as construction activities, whereas many local residents may be at work during these times and therefore less impacted by construction noise.

The Noise Report submitted with the Application fails to address these issues adequately or acknowledge the potential impacts. The Application more generally does not acknowledge these effects.

The impact of dust and air quality, particularly for pupils at Hereward House using the playground during construction had not been addressed in any detail. This poses a serious issue for the health and well-being of the pupils and will likely render the playground unsafe. Pupils cannot be permitted to exercise and play in an environment, notwithstanding the noise of construction, where there is significant air borne dust, or serious risk of air borne dust in such close proximity.

Hereward House has a duty of care to its pupils and also must provide a high quality, safe, secure learning environment. Construction of the Hall School development will render the school playgrounds and at least two class rooms unusable. This directly affects educational provision, meaning Hereward House has to relocate and agree to use alternative facilities during this time. This has an obvious financial impact on Hereward House, but more an adverse impact on the pupils' education as well as issues relating to recruitment of new pupils.

If minded to grant this application we urge the Council to look very carefully at this issue in accordance with the Council's policy (for example Camden Planning Guidance 6 Amenity, Section 8 which states for larger construction and demolition projects they will seek to control and mitigate effects from construction by the use of construction management plans by planning condition or legal agreement). The particular sensitivity of Hereward House's pupils to issues such as noise and air quality and proximity of construction to school facilities cannot be ignored. The potential for construction activities to severely affect pupil's education is of such importance, we wish to make clear the negative impacts that will occur. Robust, detailed and comprehensive mitigation, which should include assistance needed

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by Hereward House in terms of relocation of facilities, should be secured by the Council as a minimum by way of legal agreement.

In this regard we refer to Council Policy DP 28 which states:

"The Council will seek to ensure that noise and vibration is controlled and managed and will not grant planning permission for.....development sensitive to noise in locations with noise pollution, unless appropriate attenuation measures are provided.....The Council will seek to minimise the impact on local amenity from the demolition and construction phases of development. Where these phases are likely to cause harm, conditions and planning obligations may be used to minimise the impact."

Conclusions

In conclusion we are extremely concerned that the Planning Application has not taken Hereward House into account. The redevelopment of the Hall school will have significant temporary and permanent impact on the operation of Hereward House, as well as the health and education of its pupils. We note that The Hall School will not be subjecting its own pupils to these adverse conditions but will be relocating them to another site and they do not have any EYFS consideration.

If this Application is to be determined by councillors please take this as notice that we would like to present our case in person at committee. Please let us know the date of committee as soon as possible.

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2016/6319/P	Colleen Woodcock	18a Crossfield Road	09/01/2017 14:43:08	OBJ	<p>My name is Colleen Woodcock, I am the owner and occupant of 18a Crossfield Road and I 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.</p> <p>It is already difficult to park on the street, and granting of the application will make things worse.</p> <p>I've lived on Crossfield road for over 15 years. I have a small child and our garden is in constant use. Construction and out of hours use of the new facility would severely impact the pleasure of the garden and those nearby, which are a particular feature of the street.</p> <p>In addition, the proposals for dealing with all the traffic leave a lot to be desired, completely ignoring the impact of CS11 and HS2 and I am very concerned it will result in congestion, pollution and gridlock not only on Crossfield but the surrounding streets.</p> <p>I am also concerned about the level of Consultation. A lot of information which could and should have been disclosed at the forum and in newsletters only became clear on reading the actual application. Information which was promised was not supplied, and it is hardly likely in the short time that any notice could have been taken of views of residents, even if they had been given sufficient details to suggest changes, which they were not.</p>

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2016/6319/P	Paul Perkins	The Old Winchester Arms	10/01/2017 10:49:31	SUPPRT	<p>Dear Sir/Madam;</p> <p>I am writing in full support of The Hall School's proposals to rebuild the Centenary Building.</p> <p>I have worked in partnership with The Hall School for over a decade and in addition to being an established, independent school can speak highly of the charitable and collaborative activities they undertake, and the manner in which they undertake them. This was first at St Mary the Virgin Church, Primrose Hill and subsequently at The Winchester Project, a local children's charity.</p> <p>It is clear that a borough - its residents, officers and councillors - must ensure that its children are properly educated and looked after. Frequently, planning applications and related processes become one-dimensional processes that focus solely on compliance and not on the broader benefits and imperatives for children and young people. This scheme does both.</p> <p>I am delighted that the School wishes to invest in improved facilities for pupils, and it is well recognised that the design, quality and space for teaching have a significant effect on children's learning. Furthermore, changes will make the site more accessible, effective and impactful in both educational and broader charitable terms. I am aware that the school has gone to significant lengths to involve members and partners from the local community.</p> <p>Yours sincerely,</p> <p>Paul Perkins</p>

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2016/6319/P	Ali Hammad	Flat 2 10 Strathray Gardens London NW3 4NY	10/01/2017 18:35:04	OBJ	<p>My Wife Selina and my son aged 13 and I live at Flat 2, 10 Strathray Gardens, NW3 4NY. I am writing this letter to the Camden Planning Department to object to The Hall School's Application noted above. I believe the development as currently envisaged is an overdevelopment of the site under Camden's own rules and is of an appearance that is unsuited to the conservation area. Moreover, we believe the addition to the height of the building, which is west-south west of us and several others on Strathray Gardens will impinge on the light we enjoy in our home, particularly in the afternoon and evening. We also object to the extra double basement which goes far beyond any reasonable current needs the school may have at present. We are very concerned that the dig for the basement will without doubt cause extensive environmental damage and potentially will damage the extensive roots network that flourishes within the entire vicinity as these are mature trees in the school grounds and the adjacent gardens including ours.</p> <p>I was present at the various attempts the Hall School made at local engagement. While I appreciated the effort the school went to, I was disappointed to learn that much of the specifics of the planning application that are present on your website were not disclosed in these meetings. Were I to have been to the Development Management Forum and not read the planning application on the Camden site as currently envisaged, and the planning went through, I would feel rather misled and betrayed by the public consultation process. As such, I object to the way the process has been conducted as potentially undermining the trust in public consultations as part of the Camden planning process.</p> <p>I have serious concerns that the development will result in a much higher level of traffic flow in an already congested residential neighbourhood where many of the streets are effectively one way given the narrowness of the streets and parking arrangements. Specifically, the top section of Lancaster Grove, Crossfield Road and Adamson Road. Finally, I believe that the development is in the interests of the Hall School at the detriment of other local students, namely at Hereward House, Trevor Roberts, Sarum Hall and St Paul's C of E students. The school's plans are clearly expansionist in nature and are drawn in order to add capacity to the school and we feel this will have a negative environmental impact on the neighbourhood and puts this residential area at environmental risk including air, noise and other harmful pollutions including waste and damage to the pavements, the road tarmac and potentially gardens and house walls and other property.</p> <p>We have lived in the area for six years and we are very concerned that these plans if implemented will greatly alter this residential and family orientated neighbourhood which may be at risk should this scheme go through.</p>

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2016/6319/P	Sharad Rathke	17 Highcroft Gardens London NW11 0LY	11/01/2017 00:09:55	APP	<p>The Hall School is a leading independent school providing excellent education for my child. To continue to provide excellent education, the facilities and layout of the Centenary Building urgently need upgrading. Classrooms are currently too small and unsuited for teaching and learning. A number of subjects have to compete for the same space in the run-down Wathen Hall, impacting on the curriculum and there is a lot of wasted space taken up by corridors and staircases – also highly unsuitable for disabled pupils and staff. I realise that this is a difficult decision for the school, but I am confident that these proposals will create an excellent learning environment for the boys, and that the school will have a plan in place to ensure that the relocation of senior pupils during construction will cause minimal disruption to pupils, teachers and parents. I also appreciate that the school has gone to lengths to involve and keep parents and pupils abreast of any decisions that have and will be taken through presentations at parent meetings and regular newsletters. I am fully supportive of the school's proposals to rebuild the Centenary Building. Thank you.</p>
