

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/1759/P	Christopher Robert Newton	Flat 2 Lytton Court Barter Street	26/05/2017 20:44:57	COMMNT	<p>I am a resident of Lytton Court, 14 Barter Street and am writing about planning application 2017/1759/P for 133-136 High Holborn.</p> <p>I agree wholeheartedly with the representations that have already been made to you by other residents of Lytton Court in respect of the above planning application.</p> <p>I too would urge therefore that this application should not be considered for approval before a proper consultation is undertaken with local residents including all residents with properties backing onto the carpark and/or overlooking Bloomsbury Court. This includes all the residents of Lytton Court.</p>
2017/1759/P	Neil Bradman	Flat 7 Barter Court London	27/05/2017 07:05:45	COMMEM PER	<p>I am the owner of Flat 7, Lytton Court, which overlooks the space that is the subject of the planning application. The application, as it currently is formulated, will have an adverse effect on me as a consequence of the proposed new use which can create an unacceptable increase in noise and odour. The application should be refused and no new application granted unless and until the application adequately addresses these issues. In particular no use as applied for should be permitted outside the hours of 10:00am and 7:00pm.</p>
2017/1759/P	Neil Bradman	Flat 7 Barter Court London	27/05/2017 07:05:28	COMMEM PER	<p>I am the owner of Flat 7, Lytton Court, which overlooks the space that is the subject of the planning application. The application, as it currently is formulated, will have an adverse effect on me as a consequence of the proposed new use which can create an unacceptable increase in noise and odour. The application should be refused and no new application granted unless and until the application adequately addresses these issues. In particular no use as applied for should be permitted outside the hours of 10:00am and 7:00pm.</p>
2017/1759/P	Dr. Eileen Cobb	Flat5 Lytton Court Barter Street London.	25/05/2017 11:11:51	COMMEM PER	<p>May I join other residents of Lytton Court in protesting about the changes proposed for Monarch Court. How do you control noise and the hours when this would occur? We had problems with food carts some years ago in Bloomsbury Court, early hours other morning disturbance, increase in litter, as carts came from where-ever and were awaiting collection by vans. There is a great lack of parking facilities in the Barter Street /Bury Place road complex. The roads are narrow and access to the bigger main roads is restricted. A increase in taxi-cabs to the Monarch Court exit would be a nightmare. There has been an increase in residential properties both sides of Barter Street. Life would deteriorate both for them and those resident above the properties of High Holborn backing on to Monarch Court. Please consider your residents and their quality of life and refuse to accept this application. Honour the planning permission for Lytton Court and the promise that Monarch Court remain only a car -park.</p>

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2017/1892/P	Richard Levy	27 Rudall Crescent . NW3 1RR NW3 1RR	26/05/2017 16:27:53	OBJ	<p>Subterranean developments in this area pose substantial risks to neighbouring properties. It is essential that all relevant investigations required for a proper Basement Impact Assessment are undertaken at the site (and not merely nearby) to ensure that any potential disturbance to the ground and the ground water are identified. It is not clear from the application that all this essential work has been done, nor that any work which has been done was undertaken by appropriately qualified engineers. Camden quite rightly has rigorous standards for these matters and should ensure that those standards are met.</p> <p>The application must be refused unless the Council is completely satisfied (and can demonstrate why it is satisfied) on these fundamental points.</p> <p>In addition, the work will inevitably be potentially damaging to the neighbouring properties. It will also cause disruption (noise, dust, vibration etc) both to immediate neighbours and to other residents in the road, a quiet crescent. The developer should present and agree an appropriate Construction Management Plan and Traffic Management Plan to make sure that this potential damage is avoided and the disruption is minimised - and must then ensure that the contractor adheres to those plans.</p> <p>One of the neighbouring properties, Penn Cottage at 13a Rudall Crescent, is a listed building. The proposed work is particularly sensitive because of this listing.</p>

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2017/1918/P	Tamar House RTM Co Ltd	c/o 6 Tavistock Place London WC1H 9RD	25/05/2017 23:46:46	OBJ	<p>We write as directors of the Tamar House RTM Company, on behalf of 31 leaseholders in the block of flats adjacent to 4 Tavistock Place – that is, flats at 6, 8,10,12,14, and 14A Tavistock Place. We commented on the 2016 application for this site (2016/5179/P) and our comments on this application are essentially the same:</p> <ol style="list-style-type: none"><li>1. We objected to the basement excavation proposed in 2016 and we object to the reduced excavation in this application. The building was functioning perfectly adequately as office space until the owners gutted it. We recognise that some demolition and rebuilding is now needed to make the building fit for any sort of use. But the basement excavation is not necessary for this, and we oppose it. We also do not see how such extensive work can be undertaken when there is no parking outside the building on Tavistock Place for delivery of building materials, and only very limited unloading space in Herbrand Street.</li><li>2. The current project's construction management plan is not included in the application documents but our comments on an earlier plan for this site still stand:<ul style="list-style-type: none"><li>- There should be no work at weekends or bank holidays and weekday working should not take place before 9am or after 5pm (amending section 2.2 of the earlier construction management plan)</li><li>- Residents in these flats should have warning of noisy demolition work so that they can plan to avoid the noise, where possible. The timing of noisy works should be discussed in advance with residents' representatives.</li><li>- A construction management plan should include noise reduction measures, especially use of silencers and installation of acoustic insulation on the party wall.</li><li>- There should be continuous noise-monitoring with disclosure of monitoring data to residents' representatives.</li><li>- Air conditioning plant should be specified before approval is given, with details of the sound it will generate and the measures being taken to protect neighbours from plant noise.</li></ul></li></ol>

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2017/1918/P	Tamar House RTM Co Ltd	c/o 6 Tavistock Place London WC1H 9RD	25/05/2017 23:47:04	OBJ	<p>We write as directors of the Tamar House RTM Company, on behalf of 31 leaseholders in the block of flats adjacent to 4 Tavistock Place – that is, flats at 6, 8,10,12,14, and 14A Tavistock Place. We commented on the 2016 application for this site (2016/5179/P) and our comments on this application are essentially the same:</p> <ol style="list-style-type: none"> <li>1. We objected to the basement excavation proposed in 2016 and we object to the reduced excavation in this application. The building was functioning perfectly adequately as office space until the owners gutted it. We recognise that some demolition and rebuilding is now needed to make the building fit for any sort of use. But the basement excavation is not necessary for this, and we oppose it. We also do not see how such extensive work can be undertaken when there is no parking outside the building on Tavistock Place for delivery of building materials, and only very limited unloading space in Herbrand Street.</li> <li>2. The current project's construction management plan is not included in the application documents but our comments on an earlier plan for this site still stand: <ul style="list-style-type: none"> <li>- There should be no work at weekends or bank holidays and weekday working should not take place before 9am or after 5pm (amending section 2.2 of the earlier construction management plan)</li> <li>- Residents in these flats should have warning of noisy demolition work so that they can plan to avoid the noise, where possible. The timing of noisy works should be discussed in advance with residents' representatives.</li> <li>- A construction management plan should include noise reduction measures, especially use of silencers and installation of acoustic insulation on the party wall.</li> <li>- There should be continuous noise-monitoring with disclosure of monitoring data to residents' representatives.</li> <li>- Air conditioning plant should be specified before approval is given, with details of the sound it will generate and the measures being taken to protect neighbours from plant noise.</li> </ul> </li> </ol>

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2017/1938/P	Azeem	Flat 43 Matilda Apartments	28/05/2017 14:28:34	COMMNT	Last years screen although bringing in more people to the piazza did not cause too much disruption. The area will need to be managed effectively to remove disruptions as the sound of screaming and shouting travels upwards. If our windows are open (in summer they always are) the sound of people is more disruptive than the screen. Details for security must be passed onto residents to report and issues. I agree with other residents at Matilda Apt that the sound form the screen should not be any louder than the noise we already deal with (building works/traffic/car horns etc).

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2017/2092/P	steven sserunkuma	80 Hale lane	30/05/2017 09:44:49	SUPPRT	Mr D Peres Da Costa, Church has played an integral role in my life. Often keeping me out of trouble, inspiring me when down and helping me to overcome hurdles in my life and reconcile some of the most troubling events in our world today. To think churches across the country have been closing down and often getting turned into homes, I was amazed when the Lighthouse project was unveiled! It's a forward thinking proposal for an ever changing world. The chance for others to have the same experiences and benefits as I did from the church would be a real God send. I ask that you see the opportunity that Lighthouse presents in your community and grant it permission to serve this community.
2017/2092/P	Chris von Thelen	3 Truslove Road London SE27 0QG	30/05/2017 23:26:59	COMMEM AIL	Dear Sir/ Madam, I write this letter in support of the planning application as a concerned member of the congregation. for the proposed changes to Holy Trinity Swiss Cottage. I think it is fair to say the existing church structure is too small, notably out dated, and simply no longer suitable for the objectives of the church leadership / church family in providing spiritual and practical service to the local community. Our vision, led by the incumbent vicar, and in line with Christian teaching and tradition is multi-faceted: to provide a place of worship and teaching, a community for both adults and children (to include crèche) to meet regularly for growth, fellowship & friendship, a setting for Spear (providing at risk youth practical job hunting skills and self esteem support), and other programs to assist people in becoming productive members in society, a base from which to furnish outreach and support to vulnerable members of the local community in many very practical ways, and simply a core presence of the Church of England in one of the busiest areas of London to name some. To achieve these objectives in today's demanding society, a team of leading / award winning architects have drawn up a very thoughtful, yet attractive and affordable set of plans for your consideration. These plans have been debated and discussed in great detail between the church leadership, with input from the congregation (in broad terms) and with the lead architects. We all sincerely believe these plans and related application is an outstanding result and will enable us to achieve our Community Enhancement goals – both inwardly as a church family and outwardly as responsible citizens wanting to make a positive and lasting impact in our area of London. We believe the final result will be sympathetic to the aesthetic appeal and functional requirements of the area. Thank you very much for your positive support for this planning application. Sincerely yours, Chris von Thelen
2017/2092/P	Anne Waddington	2 Adys Lawn Balmoral road LONDON NW2 5BE	25/05/2017 21:46:09	SUPPRT	A hugely worthwhile project which makes incredibly diverse use of the space being constructed. In supporting local communities in so many activities from religious, social and active it will bind people / build community in a healthy way that can be so lacking in big cities of the 21st century. Please allow the building of this new centre.

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2017/2285/P	Jean-Manuel Costa	12 Radnor Walk SW3 4BN	30/05/2017 14:39:19	SUPPRT	I feel very positive about this project and its potential contribution to the community,
2017/2285/P	Paul Cawthorne	520/36 Mooban Klang Meuang Chokchai 4 Road Ladphrao Bangkok Thailand	25/05/2017 16:50:48	OBJ	I am the owner of Flat 4, 54 Russell Square and I would like to take this opportunity to strongly object to this planned change of use. The idea of allowing the current office space to be converted into a school is absolutely shocking. Not only will this change of use be detrimental to our enjoyment of our homes but will also create traffic chaos and potentially will be a serious hazard should a fire break out in the school. To be precise having some 200 pupils next door will lead to an unacceptable level of noise between the school and our property and will be a serious hard in case of fire as there is no fire escape to either No.52 or No.53, only a narrow exit door from the attic floor of No.53 to allow access to the main staircase of No.54 with no possibility of new fire escapes being erected on either No.52 or No.53 due to no escape facility at the back of either building. In addition there are no recreational facilities at the rear of the property therefore it is inevitable that students will use the square during their break times which will lead to increased maintenance of park and to increased to litter in the street. Finally I object as there has been no informed consent at the time of purchase that a school was either planned or was a future possibility.
2017/2285/P	Stephanie Koh	Flat 6 Bloomsbury Mansions 13-16 Russell Square London WC1B 5ER	25/05/2017 14:35:15	COMMNT	Russell Square already suffers from high levels of noise pollution and congestion in the roads. It would make the area around Russell Square and Southampton Row exceedingly congested, with buses likely to be even more delayed than they already are.  Russell Square itself is often very crowded with students from nearby universities and families. To make it a playground as well would be to remove the point of a park -- as a place of leisure, and to enjoy the greenery, as there will be enjoyment or leisure to be found from an overcrowded square.  I also live just across the square. It is already incredibly noisy as it is. I simply cannot imagine even more noise from cars and people. Students are especially noisy.
2017/2285/P	Kaisha McCalla	Flat 8 10 Cromartie road	25/05/2017 10:11:31	SUPPRT	Great idea, beautiful place for a school.
2017/2285/P	Dr Lowell Parsons	29 Bloomsbury Mansions	25/05/2017 15:58:47	COMMNT	There have been daily traffic deadlocks all around Russell Square since the traffic patterns were changed for the Olympics. Adding another major source of car traffic is not reasonable.  I would find it very hard to tolerate a situation where children would be allowed to encroach on the publics enjoyment of Russell Square during breaks from class and really indignant if it were to be utilized as a playground. Although I live on the opposite side of the Square the possibility that students would produce excessive noise makes me anxious.

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2017/2285/P	R. Phillips	54 Russell Square	25/05/2017 12:44:10	COMMNT	<p>I am writing to you to oppose this change of use. As a resident of 54 Russell Square, I can only concur with concerns raised so eloquently by others who live in this building.</p> <p>Bob Osborne has written on behalf of the residents of this building citing in detail and with supporting evidence issues of genuine concern.</p> <p>Traffic and pollution in this area are already of great concern. Changing this building to a school will inevitably increase vehicular traffic as it has done in Bedford Square where the sister school is located.</p> <p>52/53 is completely inappropriate as a proposed school. The party walls are thin in these late Georgian buildings. Noise pollution will ruin the quality of our lives and our ability to live peacefully in our residences.</p> <p>There are serious fire safety issues and other safety issues not yet addressed both for the adjacent building and for those of us as residents immediately next to the proposed school.</p> <p>The building in question would have to be significantly altered as in its present configuration, it is wholly inappropriate for use as a school.</p> <p>I have noticed in reading the comments of those in support of the proposal, that there seems to be no one who shares our WC1 postal code. None of those in favour will have to deal with the direct consequences of having this facility immediately next door to their living premises. It is always easy to be enthusiastic from a distance when one does not have to accept the consequences of the action.</p> <p>I encourage the committee to reject outright this change of use application for 52/53 Russell Square.</p>

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2017/2285/P	Christopher Morgan	56 Bloomsbury Mansions 13-16 Russell Square	25/05/2017 15:06:09	COMMNT	<p>I am a resident of Russell Square and wish to object to Planning Application No.2017/2285/P. My objection is based on the following:</p> <ol style="list-style-type: none"> <li>1. Russell Square is in a central, busy part of London. I do not consider that it is good planning practice to allow a facility for a further 180 students in this area.</li> <li>2. The proposed school has no external space. The students will inevitably congregate in the Square (park) during breaks and after school which will make the Square very noisy at times, uninviting for residents and others at these times, and will inevitably lead to more litter.</li> <li>3. The Square has been substantially improved in recent years at some cost. It is in a tourist area. The square should be maintained to the current high standards which will be more difficult with a large number of students congregating in the square.</li> <li>4. Traffic is very busy, and sometimes almost at a standstill, around Russell Square for most of the day. Additional traffic is not desirable.</li> <li>5. Many students will travel by underground. The nearest underground station, Russell Square, has only lift access to the platforms and these already busy lifts will become very crowded at certain times of the day. Holborn Station, the next nearest station, is already notoriously busy.</li> <li>6. Whilst the existing primary school in Bedford Square may not have substantially disturbed residents, there is a huge difference between a primary school and students aged 14 to 18.</li> <li>7. I do not agree that these buildings are not suitable for offices. There are many professions that would welcome offices in this excellent location. I note that these offices are said to have been on the market since June 2016. I do not know how actively they have been marketed (particularly as the school has obviously been interested from an early date), and at what rental.</li> <li>8. The Transport Statement assumes that many students would cycle to school. Is it a good idea to encourage cycling through central London from a safety point of view? Further, there is provision for only 12 cycle racks within the school, and it is noted in the Transport Statement that there are existing cycle racks in Russell Square. These existing cycle racks will be swamped with students bikes.</li> <li>9. We already have a great concentration of students in the area. An increase in this student population should not be encouraged, and it would be better to maintain balanced mixed use.</li> </ol> <p>Thank you.</p>

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2017/2285/P	Muminur Jalil	18 Sandfield	25/05/2017 12:36:33	SUPPRT	I support this application
2017/2285/P	Ana Paula Perroni Laloe	29 Gowan Avenue SW6 6RH SW6 6RH	25/05/2017 15:02:54	SUPPRT	Me and my family support this change of use project as it would be beneficial to the local community as much as to all our students. This is a very vibrant area that already counts with a number of educational buildings. It has so many cultural landmarks around and is next door to the British Museum, ideal for the global learning and understanding of our children. I am sure our school community would contribute with the local business as much as in looking after the area. We would indeed be delighted to be part of Russel Square's history.
2017/2285/P	Mrs Margaret Parsons	29 Bloomsbury Mansions	25/05/2017 15:51:22	COMMNT	I am shocked to hear that my local square is to become a school playground. The original intention of the gardens was to provide a peaceful locality for the residents to perambulate. As a 74 year old resident of \Russell Square with Parkinsons I would like it to remain free from ball games and other associated practices for schools. The square is a haven of peace within the frequently log-jammed roads of this area and should long remain so.
2017/2285/P	Y CHEUNG	11 BLOOMSBURY MANSIONS BEDFORD WAY LONDON WC1B 5ER	25/05/2017 16:10:48	OBJ	As a resident of Bloomsbury Mansions I strongly object to the application to convert the existing offices to a school.
2017/2285/P	Janet Konstantoulas	15 Abington House London SW155FB	25/05/2017 16:13:27	COMMNT	I am concerned that we have had no information about this proposed school. I own a flat at 46 Bloomsbury Mansions. This could impact the area considerable and spoil our quiet enjoyment of our area. I believe it will have a very negative effect on Bloomsbury Square gardens also. Not to mention increased traffic in an already congested area.
2017/2285/P	Anne Dulout	5 Compayne Gardens London NW6 3DG	25/05/2017 09:42:40	SUPPRT	An international school will had a very positive impact on the neighborhood. The motto of Ecole Jeannine Manuel is "International understanding though a bilingual education". In the uncertain times we are living, raising our children with tolerance and openness in mind is more than ever crucial. It is the mission of this amazing school. I strongly support the project that will allow Ecole Jeannine Manuel to grow and educate more pupils in this culturally rich and vibrant environment.

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2017/2285/P	Seema Sukhwal	81 Oaklands Grove London W12 0JE	25/05/2017 09:13:52	SUPPRT	<p>Dear Planning Committee,</p> <p>I was born in London and lived here my whole life.</p> <p>With it's rich academic history and presence as well as its cultural offerings, Bloomsbury is unique and special place in London which I have grown to love.</p> <p>I am very familiar with the philosophy and ideals of Ecole Jeannine Manuel and was very pleased when they opened their school on Bedford Square. Ofsted reports are hugely encouraging and therefore it is only natural that the school will want to continue to support the children with their ongoing education at their institution. In my opinion it is hugely important for the cohesion of the school as well as its leadership to be effective and successful that both sites are close together.</p> <p>With some of the best educational institutions in this location it is an ideal environment for the older students to look beyond their school education and consider their future studies.</p> <p>I strongly support the change of use application to a non-residential institution. I am certain that Ecole Jeannine Manuel will be a valuable addition to this community.</p>

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2017/2285/P	Ingvar Ulpre	Flat 34 Bloomsbury Mansions WC1B 5ER London United Kingdom	25/05/2017 22:08:24	OBJ	<p>Dear Sirs,</p> <p>I am writing on behalf of the residents of Bloomsbury Mansions (13-16 Russell Square). The residents of this building have not been consulted on this application and it would appear that very little analysis has been conducted on the impact on the stakeholders in the area.</p> <p>The residents of our building have a number of concerns. For example, the planning application makes it clear that around 80% of the students at the proposed school do not live within the Camden area. Accordingly, the impact on traffic cannot be understated.</p> <p>However, in this regard, the application states that "there are no existing parking spaces on site and none are proposed".</p> <p>It is simply inconceivable that the opening of a school for 180+ pupils would have no impact on vehicular traffic in the area. It is also clear from an assessment of traffic in the neighbouring Bedford Square, where the school's main building is located, that the local infrastructure is incapable of supporting the required volume of traffic. This is demonstrated by the fact that, for example, illegal parking occurs on the square on a daily basis because there are only a few parking spots available for the parents of children waiting to be picked up after school.</p> <p>Given that such concerns have not been addressed in the report, it is clear that no proper impact assessment has been made.</p> <p>Accordingly, the residents of Bloomsbury Mansions request that the applicant for planning permission put forward a proper assessment on the impact of the school in the area before any final decision is made by the Council.</p> <p>Yours respectfully,</p> <p>Bloomsbury Mansions</p>

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2017/2285/P	Claire Truscott	42 Bloomsbury Mansions 13-16 Russell Square London WC1B 5ER	25/05/2017 11:05:29	OBJEMPER	<p>I would like to register my strong objection to this proposal to change the use of 52-53 Russell Square for use as a secondary school, primarily for the following reasons:</p> <ul style="list-style-type: none"><li>- Traffic congestion/gridlock during pick up/drop off and delivery times in an important thoroughfare for London. Please note the ongoing issue this has caused in Bedford Square, and Russell Square has a higher volume of regular traffic flow.</li><li>- The potential impact of 180 schoolchildren on the quiet enjoyment of Russell Square gardens</li><li>- The noise impact for local residents and offices</li></ul> <p>I am also concerned by the changes likely to be made to the building that are not currently stated by the application, and the lack of alternative use explored, such as residential use. Schools in the area have been years in the planning and require a great deal of land space and facilities that this building, in a busy area of Camden popular with residents, businesses, tourists and the public alike, cannot provide for.</p>

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2017/2285/P	Anne Taute	Flat 1 54 Russell Square London WC1B 4HR	25/05/2017 13:47:19	OBJ	<p>As a resident of No.54 Russell Square, next door to the property that is the subject of this planning application, I would be grateful if the following objections could be taken into account:</p> <ol style="list-style-type: none"><li>1. Safety of students in the proposed institution. There is no fire escape to No.52 or 53. In the event of fire, the only exit from the upper part of these buildings is via a fire door on the attic floor which gives access to a narrow stairway for the first two flights, and then to the main staircase of No.54. Even if only half the number of panicked students were to use this exit, there would be difficulties and probable injury. Should this method of exit be considered sufficient by the Planning Committee, the five flat owners of No 54 would have the noise and inconvenience of regular School fire drills in their own house which is an untenable prospect.</li><li>2. Traffic. The extra traffic from parents dropping off and picking up their young would seriously affect traffic flow in Russell Square and increase the air pollution which is already at peak levels due to Southampton Row being one of the few remaining north/south routes in Bloomsbury. Residents of No.54 recently undertook a survey of the traffic activities associated with the School in its other location of Bedford Square and they have not only seriously affected the traffic flow but also been the subject of numerous complaints about noise.</li><li>3. Major reconstruction. Currently used as offices which required limited changes to the Grade II listed buildings, an institution that proposes to teach and cater for 180 students at Nos 52 and 53 will require extensive alterations to these 200 year-old buildings, not least being to prevent noise leakage through the adjoining walls of No.54.</li><li>4. Recreation. Russell Square Gardens is a public facility enjoyed by the residents, office workers, local shop and hotel staff, university students and visitors to the British Museum. 180 students taking their school breaks twice a day in the gardens (and letting off steam having been cooped up during lesson-time) will seriously affect the peace and pleasure of all the other garden users. I have witnessed the recreation times taking place in Bedford Square where the same School is located.</li></ol> <p>Thank you, Anne Taute</p>

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