
From: marcie [REDACTED]
Sent: 24 July 2017 16:18
To: Glasgow, David; Planning
Subject: SUBJECT Application 2016/6319/P - The Hall School Regeneration project

Dear Sirs

My name is Marcie Larizadeh and I am Associate Director at Squire and Partners Architects. My husband Emile Ben Nasatyr and I live at 25 Eton Court, Eton Avenue and also own apartment 53 Eton Court, Eton Avenue, NW33HJ. We have lived at Eton Court continuously since 2003.

We are writing in objection to the revised plans submitted by the Hall School application **ref.2016/6319/P**

The grounds for objection are as follows:

1. **Massing and overlooking:** The extension above the current gym, which will be directly behind our garages at Eton Court have not been sufficiently reduced in massing. They now also show openable windows in the previously blank elevation. Even with the screens proposed, these will cause overlooking into the bedrooms of apartments on the rear of our building and will increase noise disturbance to the residents.
2. **The South Elevation materials and design:** the standing seam Zinc material and the scale of the full height windows are completely out of keeping with the conservation area and the access required to maintain the planting proposed for this facade will further increase overlooking into the apartments in Eton Court and the gardens of the houses along Crossfield Road.
3. **Basement exaction impact:** The Hall School Opposition Group has carried out an assessment of the structural implications of the exaction work required to achieve the new deeper basement. While Camden's policy on basements permits basement excavations if the damage to neighbouring properties is unlikely to exceed Category 1, the Group's chartered civil and structural engineer has assessed the risk to nos.24 to 27 Crossfield Road as Category 2 and to Eton Court Garages as Category 3.
4. **Increased school size and impact on local traffic and resources arising:** At the consultation evening arranged by Camden, the school and their planning consultants set out that the new works were not intended to increase the school size from 460 pupils, nor to extent the activities beyond the school term. 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. What legal measures are being taken under planning to ensure this undertaking is maintained? The school already has a number of non-school related events that take place outside of these hours and are a great disturbance to the residents.
5. **Increased noise due to the hard finishes of the new buildings:** Sound from the playground already reverberates around the back gardens/ bedrooms of the buildings along Strathray Gardens, Eton Avenue and Crossfield Road. At the consultation we raised the issue of different materials being adopted as well as softer landscaping to help to absorb the noise. Neither of these measures appear to have been adopted.

I would also like to point out that as a local resident I was not issued a copy of the Hall Newsletter which the School stated would be circulated.

We would request that you take these views into consideration when reviewing the revised application.

We look forward to hearing back from you on these matters.

Yours Sincerely,

Marcie Larizadeh and Dr Emile Ben Nasatyr

25 Eton Court, Eton Avenue, London NW3 3HJ