

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2018/0050/P	Sofia Palma Carlos	42 Holmdale Road	21/03/2018 23:35:29	SUPPRT	I am the Nursery Manager at Kentish Town Day Nursery for 3 years and I love it; we built an outstanding nursery providing excellent care for local children and we become so popular within the community we have now a waiting list higher than the total of places we can offer. The other reason is also due to lack of outstanding quality childcare in the borough. It is very challenge for us to say no to so many local parents who look for our support to fill their childcare needs. Beside this, I also live in Camden as most of our staff and we will be able to create more jobs for Camden residents. We have a solid and strong business providing jobs for more than 25 staff, we are like a family supporting and respecting each other and also our neighbours. I also believe the change of use will have no environmental impact on the locality as most parents and staff walk or use public transport to the nursery. Thank you very much for considering this and hopefully you will agree with the change of use.
2018/0050/P	Marek Nelken	Flat 3a 3 Roslyn Hill NW35UL NW35UL	23/03/2018 22:13:56	SUPPRT	I support this application on the basis that Little Garden provide an excellent and fairly unique service in the area that is oversubscribed.  Specific reasons to support this application are: <ul style="list-style-type: none"> <li>• There is a lack of outstanding quality childcare in the borough</li> <li>• There is huge demand from local parents for childcare services</li> <li>• The proposed expansion will create more jobs for local residents</li> <li>• The existing nursery is oversubscribed and has a waiting list of over 60 children</li> <li>• The change of use will have no environmental impact on the locality as most parents walk to the nursery or use bicycles</li> </ul>
2018/0050/P	Sofia Palma Carlos	42 Holmdale Road	21/03/2018 23:35:27	SUPPRT	I am the Nursery Manager at Kentish Town Day Nursery for 3 years and I love it; we built an outstanding nursery providing excellent care for local children and we become so popular within the community we have now a waiting list higher than the total of places we can offer. The other reason is also due to lack of outstanding quality childcare in the borough. It is very challenge for us to say no to so many local parents who look for our support to fill their childcare needs. Beside this, I also live in Camden as most of our staff and we will be able to create more jobs for Camden residents. We have a solid and strong business providing jobs for more than 25 staff, we are like a family supporting and respecting each other and also our neighbours. I also believe the change of use will have no environmental impact on the locality as most parents and staff walk or use public transport to the nursery. Thank you very much for considering this and hopefully you will agree with the change of use.

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2018/0050/P	Sofia Palma Carlos	42 Holmdale Road	21/03/2018 23:35:11	SUPPRT	I am the Nursery Manager at Kentish Town Day Nursery for 3 years and I love it; we built an outstanding nursery providing excellent care for local children and we become so popular within the community we have now a waiting list higher than the total of places we can offer. The other reason is also due to lack of outstanding quality childcare in the borough. It is very challenge for us to say no to so many local parents who look for our support to fill their childcare needs. Beside this, I also live in Camden as most of our staff and we will be able to create more jobs for Camden residents. We have a solid and strong business providing jobs for more than 25 staff, we are like a family supporting and respecting each other and also our neighbours. I also believe the change of use will have no environmental impact on the locality as most parents and staff walk or use public transport to the nursery. Thank you very much for considering this and hopefully you will agree with the change of use.
2018/0050/P	Pornsiri Keereevichian	32 Kelly Street London NW1 8PH	22/03/2018 08:17:06	SUPPRT	I support the proposed change. We have been on a waiting list for over a year. Despite being told we are 2nd on the list since Jan'18, until now (almost end of March), Little Garden cannot provide a space. There is not enough good-quality nursery in Kentish Town (south). We would appreciate an approval.
2018/0050/P	Charli-Emma Riddle	3 Peardon Street	22/03/2018 09:28:38	SUPPRT	I think this is a much needed change of use. There is a real lack of outstanding nurseries and nurseries in general in the Kentish Town area. We have huge demand for our Kentish Town nursery with the waiting list now holding approx. 70 children! We are comitted to providing outstanding quality childcare and education to the residents of Kentish Town and need a good location to do so. The expansion of our nursery settings will not only provide more good quality childcare but also new jobs for local residents. The change of use will have no impact on the environment and will not cause any extra traffic as the majority of parents at our current nursery setting and those on the waiting list are all within walking distance of the setting. I couldnt think of a better use for this property then to provide the residents of Kentish Town with more outstanding quality childcare and potential jobs. I am in full support.
2018/0050/P	Cecilia	3 Peardon steet	22/03/2018 09:28:17	COMMNT	I support the change of use for this property from residential to day nursery. The demand from the parents is so high that they cannot be booked to view the existing nursery either. Little Garden Day Nursery is so popular that they need to open another branch to accommodate the demand; the existing nursery has a waiting list until Summer 2019 and parents are waiting a year or more to have a place for their children after registering with the nursery. Parents keep asking when the nursery will open another branch as the demand keeps increasing. The change of use for this property will create jobs for approx. 25 to 30 people and because of the high level of training, practitioners will grow in their careers while making another Outstanding nursery in the area.

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2018/0050/P	Philip Smelt	8 Ryland Road London NW5 3EA	22/03/2018 09:16:53	COMMNT	Dear Camden Council  We are extremely supportive of this application. Little Garden Day Nursery does tremendous work in the Kentish Town area. There is a lack of outstanding childcare in the borough, and huge demand from parents for more childcare.  We think the change of use will have no impact on the locality, and be a big positive for the area.  Philip Smelt & Liana Gabor
2018/0050/P	Erica Dagley Galea	29 Prince of Wales Road Unit A NW53LH NW53LH	27/03/2018 10:53:08	SUPPEMP ER	I would like to voice my support for the expansion of Little Garden Nursery in Kentish Town. High quality nursery services are vital to the community. There is a growing waitlist for these services and if expansion is an option, the council must support Little Garden's proposal.

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2018/0050/P	Lorrie Headley	APARTMENT 5, 16,PRINCE OF WALES ROAD NW5 3AW NW5 3AW	01/04/2018 17:18:24	OBJ	<p>Hello</p> <p>I am one of the leaseholders at the self-contained 7 apartment block that is 14.16 and 18 Prince of Wales Road. Myself and other residents only just found out about this application to change one those residential units to commercial use, through a chance meeting with a member of the nursery. We are concerned on why we have not had notification sent to us of this application, and first of all would dispute that more time is required so that we can properly research and assess this planning application.</p> <p>This is not a simple re-purposing The block was a residential section of a marquee re-development by Camden Council of a Grade II Listed Building. The proposal to change one of those apartments into a nursery is concerning on a number of fronts, in particular child safety, the ability of the building to house such an operation, and for the other 6 apartments a fundamental impact on what we were sold as long-term leaseholders by Camden Council.</p> <p>I have set out key elements below, but again would stress a need for an extension so we can understand and investigate the application further. I am not familiar with planning regulations, is there not a need to alert people who own/inhabit a building on such a matter (which also includes use of communal space that we share)?</p> <p>Based on items to be considered for planning, I set out the following high level items related to objecting the proposal:</p> <ul style="list-style-type: none"> <li>- 3.1 Detrimental impact upon residential amenities ? <ul style="list-style-type: none"> <li>• They will require to have fire safety drills and access to the communal hall area of 16 Prince of Wales Road. This includes the shared boiler room, electrical cupboard, elevator, fire system (designed for residential safety, not commercial), which will have an impact on all residents.</li> <li>• They will also apply commercial volume/demand on these residential systems (the boiler, electrics and fire safety- which already have a record of failures and various issues over the last 6 years), which the residents w</li> </ul> </li> </ul>

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2018/0050/P	Lorrie Headley	APARTMENT 5, 16,PRINCE OF WALES ROAD NW5 3AW NW5 3AW	01/04/2018 17:18:46	OBJ	<p>Hello</p> <p>I am one of the leaseholders at the self-contained 7 apartment block that is 14.16 and 18 Prince of Wales Road. Myself and other residents only just found out about this application to change one those residential units to commercial use, through a chance meeting with a member of the nursery. We are concerned on why we have not had notification sent to us of this application, and first of all would dispute that more time is required so that we can properly research and assess this planning application.</p> <p>This is not a simple re-purposing The block was a residential section of a marquee re-development by Camden Council of a Grade II Listed Building. The proposal to change one of those apartments into a nursery is concerning on a number of fronts, in particular child safety, the ability of the building to house such an operation, and for the other 6 apartments a fundamental impact on what we were sold as long-term leaseholders by Camden Council.</p> <p>I have set out key elements below, but again would stress a need for an extension so we can understand and investigate the application further. I am not familiar with planning regulations, is there not a need to alert people who own/inhabit a building on such a matter (which also includes use of communal space that we share)?</p> <p>Based on items to be considered for planning, I set out the following high level items related to objecting the proposal:</p> <ul style="list-style-type: none"> <li>- 3.1 Detrimental impact upon residential amenities ? <ul style="list-style-type: none"> <li>• They will require to have fire safety drills and access to the communal hall area of 16 Prince of Wales Road. This includes the shared boiler room, electrical cupboard, elevator, fire system (designed for residential safety, not commercial), which will have an impact on all residents.</li> <li>• They will also apply commercial volume/demand on these residential systems (the boiler, electrics and fire safety- which already have a record of failures and various issues over the last 6 years), which the residents w</li> </ul> </li> </ul>

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2018/0050/P	Sofia Palma Carlos	42 Holmdale Road	21/03/2018 23:35:31	SUPPRT	I am the Nursery Manager at Kentish Town Day Nursery for 3 years and I love it; we built an outstanding nursery providing excellent care for local children and we become so popular within the community we have now a waiting list higher than the total of places we can offer. The other reason is also due to lack of outstanding quality childcare in the borough. It is very challenge for us to say no to so many local parents who look for our support to fill their childcare needs. Beside this, I also live in Camden as most of our staff and we will be able to create more jobs for Camden residents. We have a solid and strong business providing jobs for more than 25 staff, we are like a family supporting and respecting each other and also our neighbours. I also believe the change of use will have no environmental impact on the locality as most parents and staff walk or use public transport to the nursery. Thank you very much for considering this and hopefully you will agree with the change of use.
2018/0050/P	Sofia Palma Carlos	42 Holmdale Road	21/03/2018 23:36:04	SUPPRT	I am the Nursery Manager at Kentish Town Day Nursery for 3 years and I love it; we built an outstanding nursery providing excellent care for local children and we become so popular within the community we have now a waiting list higher than the total of places we can offer. The other reason is also due to lack of outstanding quality childcare in the borough. It is very challenge for us to say no to so many local parents who look for our support to fill their childcare needs. Beside this, I also live in Camden as most of our staff and we will be able to create more jobs for Camden residents. We have a solid and strong business providing jobs for more than 25 staff, we are like a family supporting and respecting each other and also our neighbours. I also believe the change of use will have no environmental impact on the locality as most parents and staff walk or use public transport to the nursery. Thank you very much for considering this and hopefully you will agree with the change of use.

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2018/0050/P	Dr Vivienne Lien-Ying Lo	Apartment 2 16 Prince of Wales Road NW5 3AW	05/04/2018 18:04:56	APP	<p>I have read and agree with the many objections to this planning application made by my fellow residents of 16 Prince of Wales Road. I won't repeat their detailed comments, but in short they contravene planning regulations and have failed to consult Camden Street Environment Services. They relate in order of importance to:</p> <ul style="list-style-type: none"> <li>-insufficient care for child safety</li> <li>-badly thought out fire escape measures</li> <li>-insufficient parking in the area, making dangerous drop-off conditions for young children</li> <li>-no plan for waste disposal in a building where waste is already a problem (particularly since this will be clinical waste of nappies)</li> <li>-an massive increase in traffic in the building when the current arrangements for caretaking and service of the building are under investigation and do not work (there is no cleaning or checking of fire equipment, access etc)</li> <li>-increased use on a boiler and other services designed only for residential use</li> <li>-no prior notification of residents of the same building</li> <li>-major implications for decreased security of neighbouring residential units</li> <li>-a decrease in residential units in the area</li> <li>-noise levels in a building in which it is difficult to prevent noise pollution due to English Heritage regulations that prohibit double glazing</li> <li>-general disruption to residents</li> <li>-decrease in property value</li> </ul>
2018/0050/P	Mr Jaime Egea-Godinez	37 Ryland Rd London NW5 3EH	21/03/2018 12:15:42	PETITNS UPP	<p>To whom may concern.</p> <p>I, Mr Jaime Egea-Godinez, nursery cook of Little Garden Nursery, Kentish Town Branch. The company, in which I am working, it is planning to open a extra nursery close to the one I am working.</p> <p>I am working for this nursery, close to 3 years, I must say, it is one of the best jobs I have had, they support strongly their staff, training ways and personal ways, that it is very important, especially when you are dealing with children's.</p> <p>It is no causality we are outstanding nursery, this is part of a combinations of reasons, managers and senior staff, the way they are dealing with new staff and the staff already in the company, as a proof, the nursery place in the national finals (Consortium) two members of staff ( 2016 Nursery cook and, 2017 Manager of the year) and, the company as a whole, two members every of those years.</p> <p>By opening a nursery close to ours, the nursery will absolve the over 60 children's in our waiting list (nothing more frustrating to a parent that, to be unable to give to their children's the education they want for them), and, the veteran and senior staff from the branch I am working in, we can take care of the quality of the education of the children's in the new one, make it sure they are getting too, outstanding education and care.</p>

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2018/0050/P	Dr Vivienne Lien-Ying Lo	Apartment 2 16 Prince of Wales Road NW5 3AW	05/04/2018 18:13:16	COMMEM PER	I have read and agree with the many objections to this planning application made by my fellow residents of 16 Prince of Wales Road. I won't repeat their detailed comments, but in short the application contravenes planning regulations and have failed to consult Camden Street Environment Services. My objections relate in order of importance to: -insufficient care for child safety -badly thought out fire escape measures -insufficient parking in the area, making dangerous drop-off conditions for young children -no plan for waste disposal in a building where waste is already a problem (particularly since this will be clinical waste of nappies) -a massive increase in traffic in the building when the current arrangements for caretaking and service of the building are under investigation and do not work (there is no cleaning or checking of fire equipment, access etc) -increased use on a boiler and other services designed only for residential use -no prior notification of residents of the same building -major implications for decreased security of neighbouring residential units -a decrease in residential units in the area -noise levels in a building in which it is difficult to prevent noise pollution due to English Heritage regulations that prohibit double glazing -general disruption to residents -decrease in property value
2018/0050/P	Anna Higgs	116 Prince of Wales Road London NW5 3NE	21/03/2018 12:06:52	SUPPRT	I'd like to support the change of use for this dwelling to a nursery because, as a local resident, I know first hand how difficult it is to find quality childcare with a good space for the children to develop and explore.  Our son goes to Little Garden on Ryland Road and the services are excellent but it would be great to be able to see them offer more space and variety to the children. This nursery is also great for offering local jobs, as well as more convenient, easily accessible childcare in the area, avoiding lengthy environmentally impactful journeys to further away provision.
2018/0050/P	Emilie Dannheisser	Flat 13 Beauvale Ferdinand Street	06/04/2018 10:25:31	SUPPRT	I support this planning application. * There is a lack of outstanding quality childcare in the borough, especially since the Council has removed nursery services in children's centres. • There is a huge demand from local parents for childcare services • The proposed expansion will create more jobs for local residents • The nursery is oversubscribed and has a waiting list of over 60 children • The change of use will have no environmental impact on the locality as most parents walk to the nursery
2018/0050/P	Mr Daniel Rostrup	24 St Pancras Way Somerton House flat 33 NW1 0NY NW1 0NY	29/03/2018 12:19:01	NOBJ	I wholeheartedly support this planning application. There is an urgent need for childcare and nursery in the Kentish Town / Camden Town area (where my wife and I live) and this expansion would be very much welcome by the community.



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2018/0050/P	Marie Harry	85C College place 85C College place	22/03/2018 23:25:40	SUPPRT	<p>Hi,</p> <p>I'm writing in support of the application due to the following factors:</p> <ul style="list-style-type: none"> <li>• Lack of outstanding quality childcare in the borough such as that offered by Little Garden, combined with high demand from local parents such as myself for childcare services, particularly since the closure of public nurseries for children under two. The Little Garden nursery is oversubscribed and has a waiting list of over 60 children so it'd be great to have additional space</li> <li>• The change of use will have no environmental impact on the locality as most parents walk to the nursery (myself included)</li> <li>• Creation of jobs, with the potential for local people to be recruited</li> </ul>
2018/0050/P	Marie-Pierre Floch	Flat 19 Hampstead gates 38 Ryland road London NW53EH	26/03/2018 13:05:12	SUPPRT	Lack of Outstanding quality childcare in the borough. More job opportunities for local residents. Quieter than a shop or a pub or a bar for residents.
2018/0050/P	Burak Kaplan	Flat 12 Walham Court 109-111 Haverstock Hill	26/03/2018 10:50:48	SUPPRT	Considering Camden has the highest birth rate in the country!, the council has to do everything in their power to accommodate for this unprecedented increase in the number of children in the borough.
2018/0050/P	Daniel Wichett	116 Prince of Wales Road	22/03/2018 10:18:46	SUPPRT	<p>Dear Planning team,</p> <p>I use the current Little Garden nursery for my son and can confirm they do an excellent job running it, supplying high quality childcare for local residents.</p> <p>The nursery is full and there is a strong demand for more places so I am in full favour of them expanding to further sites. Nearly all of the parents walk there with their children so I can not see any adverse impact to the area, plus it supplies local jobs to people of course. The choice of high quality childcare is still limited in the area compared to the demand and expansion would help alleviate this.</p> <p>Kind Regards,</p> <p>Daniel Wichett.</p>

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2018/0050/P	Sofia Palma Carlos	42 Holmdale Road	21/03/2018 23:36:06	SUPPRT	<p>I am the Nursery Manager at Kentish Town Day Nursery for 3 years and I love it; we built an outstanding nursery providing excellent care for local children and we become so popular within the community we have now a waiting list higher than the total of places we can offer. The other reason is also due to lack of outstanding quality childcare in the borough.</p> <p>It is very challenge for us to say no to so many local parents who look for our support to fill their childcare needs. Beside this, I also live in Camden as most of our staff and we will be able to create more jobs for Camden residents. We have a solid and strong business providing jobs for more than 25 staff, we are like a family supporting and respecting each other and also our neighbours. I also believe the change of use will have no environmental impact on the locality as most parents and staff walk or use public transport to the nursery. Thank you very much for considering this and hopefully you will agree with the change of use.</p>

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2018/0050/P	Lorimer Headley	APARTMENT 5, 16,PRINCE OF WALES ROAD NW5 3AW	01/04/2018 17:21:54	OBJ	<p>Hello</p> <p>I am one of the leaseholders at the self-contained 7 apartment block that is 14.16 and 18 Prince of Wales Road. Myself and other residents only just found out about this application to change one those residential units to commercial use, through a chance meeting with a member of the nursery. We are concerned on why we have not had notification sent to us of this application, and first of all would dispute that more time is required so that we can properly research and assess this planning application.</p> <p>This is not a simple re-purposing. The block was a residential section of a marquee re-development by Camden Council of a Grade II Listed Building. The proposal to change one of those apartments into a nursery is concerning on a number of fronts, in particular child safety, the ability of the building to house such an operation, and for the other 6 apartments a fundamental impact on what we were sold as long-term leaseholders by Camden Council.</p> <p>I have set out key elements below, but again would stress a need for an extension so we can understand and investigate the application further. I am not familiar with planning regulations, is there not a need to alert people who own/inhabit a building on such a matter (which also includes use of communal space that we share)?</p> <p>Based on items to be considered for planning, I set out the following high level items related to objecting the proposal:</p> <ul style="list-style-type: none"> <li>- 3.1 Detrimental impact upon residential amenities ? <ul style="list-style-type: none"> <li>• They will require to have fire safety drills and access to the communal hall area of 16 Prince of Wales Road. This includes the shared boiler room, electrical cupboard, elevator, fire system (designed for residential safety, not commercial), which will have an impact on all residents.</li> <li>• They will also apply commercial volume/demand on these residential systems (the boiler, electrics and fire safety- which already have a record of failures and various issues over the last 6 years), which the residents</li> </ul> </li> </ul>

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2018/0050/P	Sofia Palma Carlos	42 Holmdale Road	21/03/2018 23:35:48	SUPPRT	I am the Nursery Manager at Kentish Town Day Nursery for 3 years and I love it; we built an outstanding nursery providing excellent care for local children and we become so popular within the community we have now a waiting list higher than the total of places we can offer. The other reason is also due to lack of outstanding quality childcare in the borough. It is very challenge for us to say no to so many local parents who look for our support to fill their childcare needs. Beside this, I also live in Camden as most of our staff and we will be able to create more jobs for Camden residents. We have a solid and strong business providing jobs for more than 25 staff, we are like a family supporting and respecting each other and also our neighbours. I also believe the change of use will have no environmental impact on the locality as most parents and staff walk or use public transport to the nursery. Thank you very much for considering this and hopefully you will agree with the change of use.
2018/0050/P	Sofia Palma Carlos	42 Holmdale Road	21/03/2018 23:35:32	SUPPRT	I am the Nursery Manager at Kentish Town Day Nursery for 3 years and I love it; we built an outstanding nursery providing excellent care for local children and we become so popular within the community we have now a waiting list higher than the total of places we can offer. The other reason is also due to lack of outstanding quality childcare in the borough. It is very challenge for us to say no to so many local parents who look for our support to fill their childcare needs. Beside this, I also live in Camden as most of our staff and we will be able to create more jobs for Camden residents. We have a solid and strong business providing jobs for more than 25 staff, we are like a family supporting and respecting each other and also our neighbours. I also believe the change of use will have no environmental impact on the locality as most parents and staff walk or use public transport to the nursery. Thank you very much for considering this and hopefully you will agree with the change of use.

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2018/0050/P	Lorrie Headley	APARTMENT 5, 16,PRINCE OF WALES ROAD NW5 3AW NW5 3AW	01/04/2018 17:19:57	OBJ	<p>- 3.1 Detrimental impact upon residential amenities ?</p> <ul style="list-style-type: none"> <li>• They will require to have fire safety drills and access to the communal hall area of 16 Prince of Wales Road. This includes the shared boiler room, electrical cupboard, elevator, fire system (designed for residential safety, not commercial), which will have an impact on all residents.</li> <li>• They will also apply commercial volume/demand on these residential systems (the boiler, electrics and fire safety- which already have a record of failures and various issues over the last 6 years), which the residents will require to shoulder the burden and outcome of. The renovated building was not designed to support any commercial use, and to place such a demand on it could lead to a major incident- the systems in place are highly bespoke given the Grade II building.</li> <li>• Significant restrictions for the residential renovation that were applied by National Heritage, these have not been addressed in the planning application and it does not appear they have been consulted. As residents we have in the past asked about potential alterations that would benefit the building, such as double-glazing windows. We have been told that any modifications would be subject to consultation with National Heritage. I believe that National Heritage are required to be consulted on this planning application and have separately sent them an email to notify them.</li> <li>• In addition to that, each week day there will be volume of children and parents at start and end of the nursery day. This will impact all residents as we share the building.</li> <li>• There is no disabled access to/from the property, and as a split level apartment it also has only got a stair well internally between those floors. If someone is disabled, they cannot access the lower floor. If someone should be limited in their mobility and ends up on the lower ground floor, and a fire or other major incident takes place, they will be trapped as there is no ability to get out other</li> </ul>
2018/0050/P	Aurelie Guichard	29 Rosslyn Hill Top floor NW35UJ London	21/03/2018 17:35:23	COMMNT	<p>I fully support this application, being a mum from the neighborhood and having struggled to find a decent (outstanding nursery) in the area.</p> <p>Little Garden is an exceptional nursery, which have to face many demands from parents like me. Unfortunately, there is current space constraints which create bottlenecks compared to volume to demands (I had to wait for about a year to get a space)!!</p> <p>I believe that granting additional space to this nursery is not only a "nice-to-have" option, but is crucial to parents, working mums from the Camden council. I had 4 friends moving to different councils to get easier access to a nursery.</p> <p>I personally walk 20 minutes to reach the nursery, as most mums do. Many would be willing to do the same, if only a place at the nursery was offered to them.</p> <p>Please help Camden families and Camden working mums, supporting an outstanding and caring nursery with this demand.</p>

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2018/0050/P	Roya Abrams	66a Regents Park Road NW1 7SX	22/03/2018 09:56:23	COMMNT	There is a huge demand for good day care in the area, we are currently on the waiting list with several nursery providers and are unsure if we will get a space despite registering at three months pregnant. There is a need for more providers and support for working parents.
2018/0050/P	Louisa Rose	25 Hadley Street NW1 8SS NW1 8SS	21/03/2018 19:42:54	SUPPRT	The Little Garden nursery is oversubscribed - we've been on the waiting list since last year as I know many other families are too. There are very few local nurseries with Outstanding ratings from Ofsted that are as well kept as Little Garden so this new premises will allow more families access the childcare standards they are looking for, not to mention create more jobs in the area.
2018/0050/P	Tim	3 Hodes Row London nw32jz	21/03/2018 16:06:00	COMMNT	i've been trying to get my daughter into a local nursery and am on long waiting lists, which is really stressful. It's really important we keep expanding the potential to look after kids in the locality.
2018/0050/P	Ann Tan	Apartment 3 16 Prince of Wales Road	29/03/2018 21:23:08	OBJNOT	I am very concerned about the about the proposed change for several reasons I outline below: <ul style="list-style-type: none"> <li>- none of the residents of the flats at no. 16 and no. 18 have received any notification of this proposed changes</li> <li>- the noise transference which several residents are currently already experiencing with the neighbouring gym through the fabric of the building</li> <li>- no 14 is not entirely stand alone and there are shared utilities (ie the boiler) and direct access to communal areas via the basement</li> <li>- we have no waste storage facilities for the entire building and waste is currently left at the front of no 16 on street level and the additional waste generated by a commercial concern may encourage flytipping which we have some problems with</li> <li>- the entrance is located in front of a busy road and I am concern about the traffic impact</li> </ul>

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2018/0050/P	Ben Calder	11/55-57 Holmes Road NW53AN NW53AN	24/03/2018 12:45:11	SUPPRT	There's currently a lack of good quality childcare in the area and the current nursery has a huge waiting list. Majority of parents walk to the nursery so will not impact the location.

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2018/0050/P	Daniel Jacobs & Ning Cao	APARTMENT 1 16 PRINCE OF WALES ROAD NW5 3AW	04/04/2018 11:44:03	OBJ	<p>Dear Ms McCann,</p> <p>We are the leaseholders/residents of Apartment 1, 16 Prince of Wales that is part of the seven unit block (14, 16 &amp; 18 Prince of Wales) within which the proposed change in use from residential use (Class C3) to Day Nursey (D1) has been put forward for planning consent.</p> <p>We strongly object to the proposed nursery use within our building for the following specific reasons :</p> <p>Contravention of Policy H3 of the Camden Adopted Local Plan 2017 (Protecting existing homes) - Policy H3 of the Local Plan states that the Council will “resist development that would involve a net loss of residential floorspace”. Policies 3.75, 3.76, 3.77, 3.78 &amp; 3.81 of the Local Plan deal with the exceptions where the council would consider that the loss of individual homes may be justified. Policies 3.75-3.78 deal with the combination of individual homes and Policy 3.78 concerns the expansion of healthcare premises. We believe that none of these exceptions are relevant to this application and therefore it would not comply with the Local Plan.</p> <p>We note that neither of the two examples of “Similar Planning Applications” (Section 3.13 of the Planning Application) provided by the applicant involve the change of use from Class C3 Residential to Class D1 use. We therefore fail to see how these examples are relevant to the application.</p> <p>Objections particular to the property :</p> <ol style="list-style-type: none"> <li>1.) Loss of privacy and security – As per the proposed floor plan (p9 of the Application), the nursery would have access to the communal area of our building through the door within the property which is proposed to be used as the Fire Exit of the premises. This means that any one who has access to the nursery will potentially have access to the communal areas and the entrances to our apartments resulting in a loss of privacy and security for all residents.</li> <li>2.) Safety – Access from the proposed nursery premises in 14 Prince of Wales Road to our communal area via the proposed Fire Exit on the lower ground floor is through the building’s boiler room and electrical cupboard area, which is a potentially dangerous location, particularly in the event of a fire. The staircase from the lower ground floor to the communal area of the building is via a narrow concrete staircase which is most unsuitable for young children.</li> <li>3.) Detrimental Effect on Residential Amenities – The proposed development will make use of the building's shared utilities systems (boiler, electrics and fire safety) which were not designed for commercial uses. The residents could therefore be detrimentally affected by strains / breakdowns in these systems caused by commercial throughput.</li> </ol>



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4.) Noise – The building already suffers from significant noise issues being located on Prince of Wales Road. This issue is compounded by the listed status of the building and the fact that National Heritage will not allow alterations to the windows and so residents are not able to put in double-glazed windows to dampen the noise from the street/road.

Allied to this, there have been constant issues from noise from the gym to the rear of the building, particularly recently, following the expansion of the membership of gym and an upgrade to gym equipment within the last year. The gym noise issue is being dealt with through dialogue between the gym, ourselves and a Camden Environmental Health Officer, Peter Rodham, but it is still remains a significant issue in our own property and for other residents.

We feel that the application fails to address how they will dampen sound, which we would consider to be significant with 14 young children and 6 adults being located in very close proximity to our apartments. A nursery would also be required to have fire safety drills which would cause significant noise in our communal areas and impact all residents.

We believe, given the existing noise issues within the building, that Policies 6.89 and 6.90 of the local plan would apply. These state that where uses sensitive to noise and vibration are proposed close to an existing source of noise or when development is likely to generate noise is proposed, the Council will require an acoustic report to accompany the application. Noise sensitive development includes housing, schools and hospitals as well as offices, workshops and open spaces. We note that no acoustic report has been provided by the applicant.

5.) Waste – We feel the application fails to adequately explain how waste will be dealt with and stored under a residential collection arrangement. Recycled waste and food waste is collected on a weekly basis and general waste every two weeks by the Council. We imagine that a nursery would produce significant waste and there are no set down communal areas for storing waste produced by the apartments and would suggest there would be none within the proposed development that could support this level of waste.

Policy 10.21 (CPG1) states that for schemes that create 7 or more dwellings, or includes a non-residential component, the applicant must consult Camden Street Environment Services prior to making an application to determine the best means of storage and collection for the development. A statement describing the proposed waste storage and collection arrangements, as agreed with Street Environment Services, should be provided with the application. We note that this statement is not included with the application.

6.) Traffic – None of the residents of the building (including all properties in 14, 16 & 18 Prince of Wales Road) have any parking rights or allocated spaces. Therefore, the vehicles of both nursery staff and parents cannot be supported. The spaces in Willes Road are mainly for residents only and the metered parking bays referred to in the application are limited and our experience are frequently full. Therefore, there is a potential for blockage at the end of the junction of the busy Prince of Wales Road and Willes Road particularly when

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					<p>parents are dropping of children at nursery opening and closing times which coincide with rush hour traffic. We believe in no way is this a suitable location to be dropping off and picking up young children.</p> <p>In conclusion, we feel it is totally unnecessary to disrupt a residential block for a development which would appear to contravene Policy H3 of the Local Plan and for the reasons of unsuitability set out above. The application speaks of the shortage of nursery places discussed in the London Plan (March 2016) and within the Borough but both the London Plan and Local Plan highlight the shortage of residential housing and the need to preserve existing residential floorspace. Nowhere in either document does it suggest that one requirement should supercede another.</p> <p>A search on Zoopla of available commercial properties to let within ½ mile of the proposed development on the 1st April produces 49 results, many of which are retail / office premises which would no doubt be suitable for conversion into D1 use (as per the planning application example given 2011/1618/P).</p> <p>We would request that the Council take our objections into consideration when deciding this application. We would also request to be notified of the relevant committee meeting and to be able to speak if necessary.</p> <p>Finally, we were surprised that we not officially informed of this application, which we heard about on the grapevine through one of our neighbours last week. Given its location within our building we obviously have an interest in it. We would therefore, request an extension the consultation period so all of our neighbours have a chance to comment on it.</p> <p>Daniel Jacobs &amp; Ning Cao</p> <p>I will also attempt to send this objection by email to add the Zoopla search result.</p>

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2018/0050/P	Mr Lorimer Headley	APARTMENT 5 16 PRINCE OF WALES ROAD NW5 3AW	04/04/2018 13:28:21	OBJ	<p>I have submitted via email previously, please find below an updated appeal consistent with other leaseholders of the property.</p> <p>Re Planning Application – 2018/0050/P</p> <p>I am the leaseholder and resident of Apartment 5, 16 Prince of Wales that is part of the seven unit block (14,16 &amp; 18 Prince of Wales) within which the proposed change in use from residential use (Class C3) to Day Nursey (D1) has been put forward for planning consent.</p> <p>I strongly object to the proposed nursery use within our building for the following specific reasons :</p> <p>Contravention of Policy H3 of the Camden Adopted Local Plan 2017 (Protecting existing homes) - Policy H3 of the Local Plan states that the Council will “resist development that would involve a net loss of residential floorspace”. Policies 3.75, 3.76, 3.77, 3.78 &amp; 3.81 of the Local Plan deal with the exceptions where the council would consider that the loss of individual homes may be justified. Policies 3.75-3.78 deal with the combination of individual homes and Policy 3.78 concerns the expansion of healthcare premises. I believe that none of these exceptions are relevant to this application and therefore it would not comply with the Local Plan.</p> <p>I note that neither of the two examples of “Similar Planning Applications” (Section 3.13 of the Planning Application) provided by the applicant involve the change of use from Class C3 Residential to Class D1 use. I therefore fail to see how these examples are relevant to the application.</p> <p>Objections particular to the property :</p> <p>1.) Loss of privacy and security – As per the proposed floor plan (p9 of the Application), the nursery would have access to the communal area of our building through the door within the property which is proposed to be used as the Fire Exit of the premises. This means that any one who has access to the nursery will potentially have access to the communal areas and the entrances to our apartments resulting in a loss of privacy and security for all residents.</p> <p>2.) Safety – Access from the proposed nursery premises in 14 Prince of Wales Road to our communal area via the proposed Fire Exit on the lower ground floor is through the building’s boiler room and electrical cupboard area, which is a potentially dangerous location, particularly in the event of a fire. The staircase from the lower ground floor to the</p>

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					<p>communal area of the building is via a narrow concrete staircase which is most unsuitable for young children.</p> <p>3.) Detrimental Effect on Residential Amenities – The proposed development will make use of the building’s shared utilities systems (boiler, electrics and fire safety) which were not designed for commercial uses. The residents could therefore be detrimentally affected by strains / breakdowns in these systems caused by commercial throughput.</p> <p>4.) Noise – The building already suffers from significant noise issues being located on Prince of Wales Road. This issue is compounded by the listed status of the building and the fact that National Heritage will not allow alterations to the windows and so residents are not able to put in double-glazed windows to dampen the noise from the street/road.</p> <p>Allied to this, there have been constant issues from noise from the gym to the rear of the building, particularly recently, following the expansion of the membership of gym and an upgrade to gym equipment within the last year. The gym noise issue is being dealt with through dialogue between the gym, residents and a Camden Environmental Health Officer, Peter Rodham, but it is still remains a significant issue for other residents.</p> <p>The application fails to address how they will dampen sound, which I would consider to be significant with 14 young children and 6 adults being located in very close proximity to our apartments. A nursery would also be required to have fire safety drills which would cause significant noise in our communal areas and impact all residents.</p> <p>Given the existing noise issues within the building, that Policies 6.89 and 6.90 of the local plan would apply. These state that where uses sensitive to noise and vibration are proposed close to an existing source of noise or when development is likely to generate noise is proposed, the Council will require an acoustic report to accompany the application. Noise sensitive development includes housing, schools and hospitals as well as offices, workshops and open spaces. No acoustic report has been provided by the applicant.</p> <p>5.) Waste – the application fails to adequately explain how waste will be dealt with and stored under a residential collection arrangement. Recycled waste and food waste is collected on a weekly basis and general waste every two weeks by the Council. We imagine that a nursery would produce significant waste and there are no set down communal areas for storing waste produced by the apartments and would suggest there would be none within the proposed development that could support this level of waste.</p> <p>Policy 10.21 (CPG1) states that for schemes that create 7 or more dwellings, or includes a non-residential component, the applicant must consult Camden Street Environment Services prior to making an application to determine the best means of storage and collection for the development. A statement describing the proposed waste storage and collection arrangements, as agreed with Street Environment Services, should be provided with the application. I note that this statement is not included with the application.</p>

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6.) Traffic – None of the residents of the building (including all properties in 14, 16 & 18 Prince of Wales Road) have any parking rights or allocated spaces. Therefore, the vehicles of both nursery staff and parents can not be supported. The spaces in Willes Road are mainly for residents only and the metered parking bays referred to in the application are limited and our experience are frequently full. Therefore, there is a potential for blockage at the end of the junction of the busy Prince of Wales Road and Willes Road particularly when parents are dropping of children at nursery opening and closing times which coincide with rush hour traffic. I believe in no way is this a suitable location to be dropping off and picking up young children.

In conclusion, it is totally unnecessary to disrupt a residential block for a development which would appear to contravene Policy H3 of the Local Plan and for the reasons of unsuitability set out above. The application speaks of the shortage of nursery places discussed in the London Plan (March 2016) and within the Borough but both the London Plan and Local Plan highlight the shortage of residential housing and the need to preserve existing residential floorspace. Nowhere in either document does it suggest that one requirement should supersede another.

A search of available commercial properties to let within ½ mile of the proposed development produces 49 results, many of which are retail / office premises which would no doubt be suitable for conversion into D1 use (as per the planning application example given 2011/1618/P).

I request that the Council take these objections into consideration when deciding this application. I would also request to be notified of the relevant committee meeting and to be able to speak if necessary.

Finally, I was surprised that we not officially informed of this application, which we heard about on the grapevine through one of our neighbours last week. Given its location within our building we obviously have an interest in it. I would therefore, request an extension the consultation period so all of our neighbours have a chance to comment on it.

Regards

Lorimer Headley

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2018/0050/P	Mat Shreeve	5 Crown Place Kentish Town NW5 2JR	22/03/2018 16:44:09	SUPPRT	Both our daughters go to Little Garden Nursery, and we know there's huge demand for childcare services, and the nursery has a huge waiting list for spaces. The proposed expansion of the nursery will also create more jobs for local residents, as many of the staff we know and talk to on a regular basis walk to work from Camden or surrounding neighbourhoods, and most parents walk so no environmental impact or car parking spaces required. I trust other parents and local residents will support this application too.
2018/0050/P	Cecile Blanc	79 Fortess Road Flat 15 Ford Madox House NW5 1BG NW5 1BG	21/03/2018 11:30:03	SUPPRT	The Little Garden Day Nursery is one of the few in the borough to be rated Outstanding by Ofsted and is therefore very in demand. Our second child had to go on the waiting list to get in and be in the same nursery as his brother, I therefore had to extend my unpaid maternity leave accordingly. Having a first child in the nursery we had priority, our friends to whom we had recommended this nursery didn't have the same luck with their little girl and had to settle for another nursery as the waiting list here is just too long. We do believe it would be a great thing for the borough to have more places in Little Garden. Environmentally speaking it would also prevent parents in the area like our friends from looking for another Outstanding nursery that would not be in walking distance from their home. We are very attached to our local community and hope you will give this application careful consideration. Many thanks
2018/0050/P	Dr David Foster	Half Acre Brentford TW8 8BH	20/03/2018 18:18:19	SUPPRT	Nursery space in the borough of Camden is in short supply.  The company seeking this application have an existing local nursery, rated Outstanding by Ofsted.  The nursery is in high demand from local parents and is currently full. There is waiting list of over 60 children which clearly supports the demand for more good quality nursery space.
2018/0050/P	Sahil Kirpekar	81 Eton Hall Eton College Road London NW32DH	25/03/2018 09:53:13	SUPPRT	We have a 4 month old baby and stay near Chalk Farm tube station. We have been shocked at the paucity of good quality childcare in the area. Waiting list of those options that exist extend for a year at times. This has also led to a great increase in cost of care. I hope the council is able to support the expansion of this baby nursery as this will allow working parents such as us to live more comfortably and return to work with peace of mind. Finally, having a local nursery like this means that more of us are able to walk their child to day care, and avoiding the need to drive - especially as this location is also convenient for public transport.

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2018/0050/P	Mrs Sabina Manca Nelken	Flat 3A 3 Rosslyn Hill NW3 5UL	21/03/2018 17:14:30	INT	I fully support this application on the following grounds: - the nursery provides childcare rated 'Outstanding' by Ofsted, which is otherwise lacking in the borough - there is a massive demand for quality childcare for parents in the area, given the small number of providers. This is demonstrated by the fact this nursery is already oversubscribed, with over 60 children currently on the waiting list - the expanded nursery will create jobs for borough residents - there will be no environmental impact of this proposed change of use on the locality, as most parents are local and walk to nursery .

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