

Date: 13th March 2019

Councillor Maria Higson
Conservative group
Hampstead Town ward

Charles Thuaire
Regeneration and Planning Development Management
London Borough of Camden Town Hall
Judd Street London WC1H 9JE

Dear Mr Thuaire,

Re: Application ref: 2019/0730/P, Jack Straws Castle, 12 North End Way, London NW3 7ES

I would like to object to the application ref. 2019/0730/P regarding the proposed change of use of the ground and lower floor of Jack Straws Castle from Class D2 (health club) to flexible use of D1 (education), Class D2 (leisure) or Class B1 (office).

I fully support the view of the Hampstead Neighbourhood Forum, which has clearly set out the varied reasons why this application is inappropriate. I will not re-list those arguments, but would like to highlight the following, which have been raised with me by local residents:

- The Camden Local Plan recognises that Hampstead and Belsize have a high concentration of schools – a feature which has caused issues of traffic and pollution which Camden Council is seeking to address through such schemes as the New End Healthy School Street scheme. The application would further expand an existing school (as opposed to moving its accommodation). Given the proposal would not be car free, and the limitations of the School Travel Plan (STP), it would have a negative impact on the area.
- The STP does not adequately consider the known high levels of known air pollution measured both at the site and on route between the nearest Underground Station (Hampstead) and the site. This is contrary to the Camden Local Plan.
- The STP utilises travel survey data from staff and pupils. However, this data is flawed in its use in this case, given the significantly further distance of this site from the main village and its location on a main road.
- The travel survey data also suggests that the most common mode of traffic for students will be by shuttle bus. It then fails to highlight the impact of such buses on the already congested area.
- Furthermore, Hampstead village suffers from high volumes of traffic – particularly during school opening and closing times. This has been fully

documented through the New End Healthy School Streets consultation. There is insufficient evidence within the STP that it would not further exasperate this issue.

- The Hampstead Neighbourhood Plan sets out the need for useful business and leisure space within the area. This application contravenes the Hampstead Neighbourhood Plan, a plan passed with a 91.5% support rate, with a 20.5% turnout.
- Finally, Camden Council should not accept an application which is missing a Delivery and Service Management Plan and Air Quality Assessment as a matter of course.

Yours sincerely,



**Councillor Maria Higson
Hampstead Town Ward**