

HALL SCHOOL OPPOSITION GROUP

1 May 2019

Nora-Andreeea Constantinescu
Planning Officer
Planning Solutions Team
London Borough of Camden
5 Pancras Square
London N1C 4AG

Dear Ms. Constantinescu,

Hall School, 23 Crossfield Road, London NW3 4NT
Application refs.2019/1325/P and 2019/1447/P

This letter sets out some comments on behalf of the Hall School Opposition Group in respect of the two above applications following the Hall School's revisions to its original proposals in application ref. 2016/6319/P. The Group was formed in October 2016 following the school's original application. Around 70 households have joined the Group; so the number of local residents is in the region of 120. 70% of these live in the immediate vicinity in the roads around the Hall School in Crossfield Road, Adamson Road, Strathray Gardens, Eton Court and the top of Lancaster Grove. A further 20% live along the rest of Eton Avenue, with the remainder in Belsize Park.

Both the Group and many individual members raised a number of objections to the original proposals including with regard to the double basement, overdevelopment, and bad architectural design and unsuitability of external appearance for a residential and conservation area. So we are pleased that the double basement proposals have been completely discontinued; and in the current situation following the previous planning permission feel it would not be worthwhile in this letter to pursue any further the various other objections.

The first above application is described as being a minor material amendment to the planning permission granted in respect of application 2016/6319/P. Therefore we consider that all the previous planning conditions set out in that permission should continue to apply. However we wish to refer to a couple of particularly long term everyday concern to local residents. These are condition 14 restricting the number of pupils in the main school building to as now 162 pupils, which the school has confirmed in its latest application that it is happy with; and condition 15 restricting the hours for events out of school hours.

Similarly on the s.106 Agreement we feel that the bulk of this should continue to apply, either there or as planning conditions; although the specific provisions on the double basement are probably no longer appropriate. Again we would like to mention a couple of items of particular concern to local residents namely on the Construction Management Plan and the Event Management Plan. On the former as under the new proposals the school will be continuing to function, it is likely that the school itself will at least during term time be wishing to control such matters as the level of noise, dust, the number of lorry movements and monitoring the air quality. However we are concerned with the position during school holidays, particularly as the really heavy work is likely to take place then, especially at the outset with the demolition of the existing buildings scheduled to take place in July and August 2020. Accordingly appropriate provisions need to be included in the CMP to properly protect local residents, also taking into account the other developments likely to be taking place at the same time in the area.

As previously this letter has been signed on behalf of the Group by the three co-signatories to the original circular in October 2016, which led to the Group's formation.

Gabriel Balint-Kurti
40 Eton Court

Ali Hammad
10 Strathray Gardens

Anthony Kay
26 Crossfield Road