
From: Fowler, David
Sent: 05 June 2019 09:37
To: Planning
Subject: FW: PA No. 2019/2375/P Abacus Belsize Primary School application

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Please upload objection.

Thanks,

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David Fowler
Principal Planner

Telephone: 0207 974 2123



From: [REDACTED]
Sent: 04 June 2019 15:26
To: Fowler, David <David.Fowler@camden.gov.uk>
Subject: PA No. 2019/2375/P Abacus Belsize Primary School application

Bowderbeck
4A Hampstead Hill Gardens
London NW3 2PL

4th June 2019

Dear Mr Fowler

2019/2375/P	Former Hampstead Police Station 26 Rosslyn Hill London NW3 1PD	Change of use of the site from a police station (sui generis) to a one-form entry school (Use Class D1) for 210 pupils and business/enterprise space (Class B1) including alterations and extensions to the rear and associated works.	REGISTERED 14- 05- 2019
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Dear Mr Fowler

I am writing to object most strongly to this application. This project is no more acceptable than the previous one, which was unanimously turned down. The Council's planning policy with regard to increasing the number of schools in the area is clear:

'Hampstead and Belsize Park have a very high concentration of schools where significant issues exist concerning the 'school run'. **We will refuse applications for new schools or the expansion of existing schools in these areas, unless it can be demonstrated the number of traffic movements will not increase.**' *Camden Local Plan (2017) 4.33 by Camden Council.*

This would indeed be a radical 'change of use'. The increase in the amount of car and van use for this school in comparison with the amount of vehicle use generated by the Police Station would be completely disproportionate. Running a school for 210 children (and there is no guarantee that a further extension of the size of the school will not follow) will inevitably increase the congestion in this area and the slow moving traffic will fill the air with noxious fumes, A recent survey showed this part of the road, round Pond Street and Rosslyn Hill, is already highly polluted. It is clear the developers are aware of the problem since the plans include 'a high specification of air tightness on the windows and doors', to ensure protection from the emissions.

As it is, the congestion and pollution in this area is due to increase substantially with the opening of the Royal Free Hospital's Pears Building in 2020 and the large Pegasus 'Belle Vue' development in Rowland Hill Street.

The claim that the school will be 'car-free' is just unrealistic, although efforts to observe the policy will be made. Parents with children to drop off at different schools and perhaps with a baby or toddler, or sports kit/a musical instrument will drive, as the experience of other schools has shown. The policy is also unenforceable. Nor can it apply to staff, teachers, classroom assistants, technicians, those involved with catering cleaning maintenance, few of whom are likely to be living in this area, and there will be deliveries, builders, and more. All these cars, vans and lorries have will have to park somewhere, and the local roads are already often so full that householders (Camden ratepayers) already often search over many roads for a space.

How can there be a need for another primary school in Hampstead? There is already a large number of all kinds of school in this area, state and fee-paying and a growing number of unfilled places in the schools. The existing 'school run' for these schools already contributes to a degree of pollution significant for vulnerable children and elderly person.

Given that permission is being sought for a 'change of use' I not only question the need for another school but also the rationale for Government money, to be put into a new school when existing schools struggle to maintain standards and in many cases have to increase class sizes because of cut backs in teaching and ancillary staff, and the need to maintain their buildings. I am sure some Camden schools would be pleased to have some of the £20m of public money this school is projected to need. In this connection it is relevant to note that this investment of taxpayers' money will partly fund the new Business Centre (will the no car policy apply to those use this?) which is part of the Abacus scheme but the income from that will benefit the Trust that will run this Free School, which is, by definition, outside the control of the Camden Council.

I have outlined what I see as strong objections to this application on the grounds of traffic congestion, pollution, parking problems, noise, general overcrowding, especially as large developments are already on stream which will increase the area density. Of course it is important that every part of the borough is used wisely, and having the old police station empty for years makes no sense, but in my view, this important site should provide either housing, with a good percentage of affordable housing, or some project which will benefit the area.

Yours sincerely

