

**FLASK WALK NEIGHBOURHOOD ASSOCIATION NW3**

(representing the interests of residents of Back Lane, Boades Mews, Flask Walk, Gardnor Road, Lakis Close,  
Lutton Terrace, Mansfield Place, Murray Terrace,  
New Court and Streatley Place)  
[REDACTED]

Mr David Fowler  
david.fowler@camden.gov.uk  
Principal Planner  
Camden Planning  
5 Pancras Square  
London N1C 4AG

12/06/19

Dear Mr Fowler,

Planning Application Number: 2019/2375/P

The Flask Walk Neighbourhood Association has the following comments to make concerning the application by Abacus Belsize Primary Free School for a change of use of 26 Rosslyn Hill 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.

There is no need for a new state primary school in Belsize Park. Currently there are over 650 unfilled places at existing state primary schools in and around Hampstead and Belsize Park, and Abacus will increase capacity.

The plan is to establish a business centre in part of the building and any money it raises will be retained for use by Abacus. This creates an unfair advantage at a time when other local primary schools are seeing their budgets cut due to falling student numbers.

The main road site, due to existing high vehicle emission levels, is unsuitable for a school.

Abacus will not take pupils from the Hampstead area. Yet it will impact on Hampstead by adding to vehicle movements. These will involve not only vehicles serving the school but also pupils being brought to school by car. Abacus has a 'no car' tolerance policy so far as pupil drop off is concerned but this has proved impossible to enforce elsewhere and there is no reason to presume Abacus will have any greater success with its parents. More cars mean more pollution for local residents; it is proposed to protect the school environment by special door/window seals but such protection cannot be extended to the surrounding neighbourhood.

If Abacus attracts too few pupils from Belsize Park and extends its catchment area, the above problems will be exacerbated for Hampstead, with no benefits to the neighbourhood. The further away a pupil lives, there is a greater likelihood that he or she will be driven to school.

Yours sincerely

Marianne Colloms (secretary Flask Walk Neighbourhood Association)  
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