



19th June 2019

Mr David Fowler
Principal Planner
Camden Planning
5 Pancras Square
London N1C 4AG

Dear Mr Fowler,

Planning Application Number: 2019/2375/P
The development of Hampstead Police Station
by Abacus Belsize Primary Free School

NOISE

This note is specifically about the problem of noise.

As I've previously written to you, we have lived and worked next door to Hampstead Police Station since 1987. Our home at [REDACTED] [REDACTED]—where we live with our two children—is the house that will be most affected by this development.

Our house is closest to the old police station; it overlooks the back of the station and the police car park. The proposed school gate would, literally, be attached to our property.

There is a small garden at the back of [REDACTED] and on the ground floor are the consulting rooms, where I have worked as a psychoanalyst for more than thirty years.

If this planning application is approved, we will lose the use of the garden at [REDACTED] and—because we work on the ground

floor, and our work involves ordinary discussion between two people—we will be unable to open our windows during the day.

Garden

Having now carefully read *Abacus Belsize Primary School Planning Noise Assessment, Report 19/0084/R1*, prepared by Cole Jarman Limited for Abacus, it is clear that the noise situation is worse than imagined. While their report aims to minimise the blight that will be suffered by all of the adjacent residential properties, it is clear, for example, that the garden at [REDACTED] would be unusable at drop-off and pick-up, during break times, sports lessons, and outdoor assemblies. We have now been told that the school plans to rent out their facilities in the evenings and on weekends.

If there are people sitting in our garden, they would be less than a metre away from the playground—in terms of noise, it would be like sitting in the playground. They would not be able to carry on an ordinary conversation.

In short, if this application is approved we will forever lose the use of the garden at [REDACTED] during the day, on some weekends, and evenings.

Windows

The proposed playground would be visible from all of the rear windows of our home—some windows are only several metres from the wall separating our property from the police station. We are closer to the proposed playground, and have more windows facing the playground than the proposed school itself.

Put simply: we're more exposed to noise from the playground than the school.

I am a psychotherapist; I have practiced here for thirty years. The rear, raised ground floor room in our home is used as consulting

rooms. As you know, all the rear windows are SE-facing, these rooms heat up during the day. Throughout the year, we regularly open these windows during the day for ventilation. From April through October, these rear windows are open during the day, every day—if this planning application is approved, we will not be able to open the rear windows and carry on a normal conversation. In short, I will not be able to work in these consulting rooms.

Briefly put, for much of the day, the residents of [REDACTED] would lose the use of the rear garden, and I would lose the use of my consulting rooms.

In 2016, you will recall that one of the reasons the previous application was turned down was because of the noise impact on neighboring properties. If you examine this application carefully, you will see that the noise impact will, I believe, be much worse. Not only is the playground now closer to the adjacent properties, but also the size and shape of the playground will mean that noise levels will be higher from the playground to the surrounding homes.

In the report *Proposed Development Hampstead Police Station Rosslyn Hill Camden NW3 1PA, Review of Noise & Sunlight Reporting*, June 2019, prepared by Southwest Environmental Limited for the Hampstead Committee for Responsible Development, they conclude that:

'There will be a 100% increase in noise levels to adjacent gardens resulting in levels in excess of 60dB compared to an acceptable level of 50dB, resulting in significant loss of amenity.'

Further, the proposed Abacus Belsize solution—a 4m high acoustic wall—would be catastrophic for us:

'Sunlight to adjacent gardens is drastically reduced by up to 92% by the proposed 4m acoustic wall, which has little noise reduction benefit. The BRE threshold value is 20%.'

To grant planning permission for Abacus Belsize is to approve the loss of our garden, full use of our home and workspace—this would be an emotional and economic catastrophe for us.

In sum, we look forward to the Hampstead Police Station being used again—there are many uses that will not increase noise, traffic, congestion and pollution. We believe it is a Hampstead asset and should benefit the residents of Hampstead.

Sincerely yours,
Mr Stephen Grosz
Dr Nicola Luckhurst