
From: Fowler, David
Sent: 26 June 2019 10:34
To: Planning
Subject: FW: Ex Police Station, Rosslyn Hill NW3 to application no.2019/2375/P

OBJECTION

Please upload objection.

Thanks,

David

David Fowler
Principal Planner

Telephone: 0207 974 2123



From: Bushell, Alex [REDACTED]
Sent: 26 June 2019 10:22
To: Fowler, David [REDACTED]
Subject: FW: Ex Police Station, Rosslyn Hill NW3 OBJECTION to application no.2019/2375/P

Hi David – representation from a Local Ward Member for your app.

Alex

From: Stark, Stephen (Councillor) [REDACTED]
Sent: 26 June 2019 08:09
To: Bushell, Alex [REDACTED]
Subject: Ex Police Station, Rosslyn Hill NW3 OBJECTION to application no.2019/2375/P

Cllr Stephen Stark

Ex Police Station, Rosslyn Hill NW3

OBJECTION to application no.2019/2375/P

The existing Grade II Police Station and Magistrates Court, is four stories high and is located on a busy A502 road being Rosslyn Hill. The Government recommendation which Camden Council should take into account is that new schools should not be located near main roads due to air pollution.

This is the second application to convert the building into a primary school for children aged between 5 and 11 years old. The pollution levels adjacent to the police station are known to be high and above the legal limit. The Government has reinforced its recommendation against the location of new schools in a location with high pollution levels and it is incumbent upon the local authority to put this into practice. Clearly for the sake of safety and health of its children the school should identify another

location which is safer and therefore more appropriate. Failure to do this will result in early health problems and reduce the life span for these children. Should the Camden Council refuse or ignore this they need to set out what measures they will take to improve the air quality in the area prior to considering this proposal. The location of the school will have a profound impact on the area. The school head has said that this is a no car school. This is hard to credit. I asked at meetings in Hampstead and also at Kings Cross with Camden officers present how will this be enforced. It cannot be enforced and parents will be free to drive their children to and from the school dropping off and idling in surrounding roads if they wish to be discrete. What provision has been made for this? Where will the vehicles park? What analysis has been carried out on this? The residential roads around the police station are unsuitable for another school. What about the delivery vehicles, coaches and how will these be dealt with in Hampstead? This is already an area with traffic congestion and school rat runs.

There are already a vast number of schools in Hampstead. Another school in Hampstead will increase the unsustainable consequences of what is already a heavy, arguably an over-concentration of schools in a contained area. Looking at school numbers it is clear that there is already an over-supply of schools for the number of children at primary level. For the record I am a governor at New End state primary school. This is a school which was once over-subscribed but now has places available and to fill. I understand this is replicated at other schools in Hampstead. Opening yet another school in Hampstead will draw off even more pupils from the existing schools and should this tend continue, the local state primary schools will lose funding. Their funding is based on sustaining pupil numbers. Loss of funding results in staff redundancies at the state schools. The trade unions should be consulted. This is an extremely serious consequence of continuing to let a new school site itself in an area where there is no natural local need for a further school.

The police station is from the design clearly not suitable as a school. One of the reasons for the refusal of the previous planning application was the roof top playground. Moving it to the ground within just a few feet of residential properties with a half-hearted attempt to screen this off is inadequate, unconvincing and has an adverse effect on the neighbouring properties.

The police station is a Grade II listed property and the inclusion of a ramp at the front of the property is ugly and denigrates the Grade II listed property.

The Magistrates Court has fine joinery but my understanding is to cover it all with plasterboard – this is equivalent to vandalism and is unacceptable. The building's beauty needs to be revealed and admired and not locked away. The building is not suitable as a school and the adaptations to attempt to make it suitable are a travesty and detrimental to Hampstead.

For many years now schools have been advising parents to use unpolluted routes to school when walking or cycling. In the case of this school, this is impossible as there is no option but for children to arrive at the school in close proximity to Rosslyn Hill, the A502 which is heavily polluted and has as shown in Camden's Local Plan (CC4) and a recent survey by the Hampstead Neighbourhood Forum a measurement of 56.02 micrograms per cu.m. which is considerably above the maximum advisable level and is very dangerous to young growing lungs.

I would urge the Council to refuse this planning application.

Best regards,

Stephen

Councillor Stephen Stark BSc MBA C. Eng MICE

Hampstead Town Ward
Conservative Party
London Borough of Camden
Room 125
Camden Town Hall
Judd Street
London WC1H 9JE

Tel: 020 7974 5257

[REDACTED]
[REDACTED]
Surgeries

2nd Saturday in the month outside Barclays Bank, Hampstead High Street NW3 (10.30am-12.00pm)

and

The last Saturday in the month at Hampstead Community Centre, Hampstead High Street NW3 (11.00am-12.00pm)