



Dear Mr Fowler ,

We are writing to object to these two planning applications and would expect refusal (as in 2016) on these grounds and others :

1. Application for a Change of Use in breach of the relevant Plans of most if not all statutory bodies .
2. Increase in traffic movements at a critical and dangerous junction of 4 busy roads . No School Travel Plan can be enforced by LB Camden .
- 3 . Increased pollution in an area already in breach of the legal limit for NO2 and other pollutants .
4. General loss of amenity for the neighbouring and adjacent properties
5. Breaches of many fire regulations .
- 6 High levels of noise affecting very many houses and gardens in the surrounding area .
7. Substantial harm to a listed building , Grade 2 outweighing benefits (if any) . It is not a suitable site for a School .
8. Unacceptable loss of light to adjoining residential units .
- 9 . Lack of need for a Primary School in Hampstead . Other Camden Schools in Hampstead are already suffering budget cuts due to falling rolls & these are predicted to increase by 2022

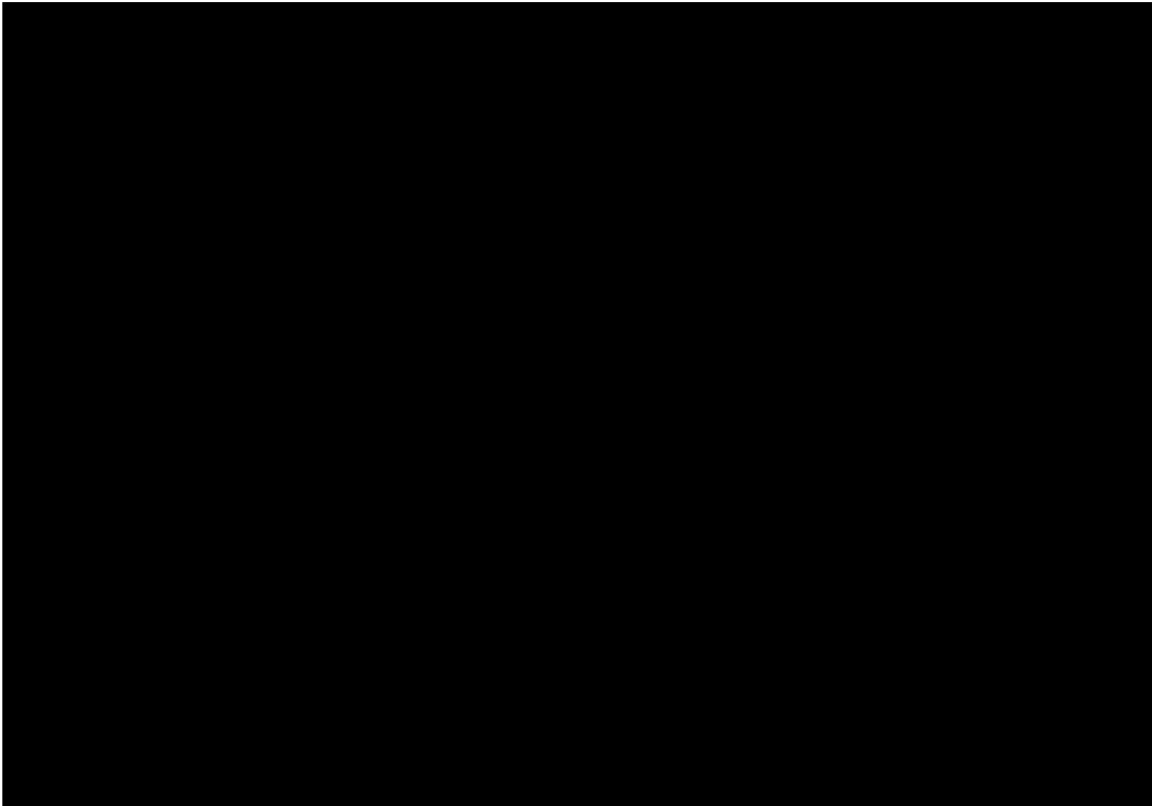
10 Non compliance with Breaaam and Energy recommendations and Policies .

It is hugely infuriating for the Camden Community that the applicant held “ public consultation meetings “ & then refused to Minute them . This obstructive attitude and lack of truth extended to their derisory search for suitable sites in Belsize Ward .

We trust that this application will be strongly refused on planning grounds as set out in many Specialist Reports sent in already , and lengthy , significant and sound objections sent in by HCAAC , The Heath & Hampstead Society , Hampstead Neighbourhood Forum & many Resident Associations .

Nigel & Mary Steward .





Dear Mr Fowler ,

As Chair of the Keats Grove RA , which is heavily involved with HCRD , this application will adversely affect many of the properties due to noise in their gardens , loss of amenity , loss of parking bays , and increased traffic on a narrow , part one way road , as well as level of pollution increases .

As a very important part of the local Conservation Area , we deplore the seeming destruction of a very important Listed Building at a critical site in the CA , a site totally unsuitable for a School .

The pedestrian crossings at the road junction are already dangerous & there have been serious accidents there & in the vicinity .

We therefore request and expect REFUSAL of the two applications .

Nigel Steward

Chair of the Keats Grove RA



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Nigel & Mary Steward .



SIR JEFFREY JOWELL QC AND LADY (FRANCES) JOWELL



20 July 2019

Objection to Abacus Belsize Park's School Application no.2019/23785/P

To: Mr David Fowler, Principal Planner, Camden.

Dear Sir,

We have been residents of Hampstead since 1972 and have lived at the above address since 1984.

Our children attended local Hampstead Schools and two of our grandchildren now attend New End Primary and The Academy School in Hampstead High Street respectively. As such we have a very direct interest in the educational needs of Hampstead and surrounding areas. And a very direct interest generally in preserving and enhancing the environment, health and amenity of this area.

In respect of the educational case for the school, it has been clearly established by Camden, and confirmed by such as the Head of New End Primary School, that schools in the area have falling rolls at present. There is simply no need for another school in the vicinity.

Even if the argument from falling rolls does not apply to Belsize Park (which we do not admit), it would be wrong to export their problem into Hampstead on environmental grounds. This is because the commuter school would generate substantial additional traffic into Hampstead High and surrounding streets when children were dropped off in the morning and again in the afternoon for pick-ups. Anyone who has any local knowledge will confirm that:

- i. it is impossible to prevent parents driving their children to school, despite the best intentions;
- ii. the traffic at those particular hours is already highly congested, and
- iii. the pollution outside the police station is already a 'hotspot', creating a danger to everyone's health, and particularly to children travelling by one means or another to the existing schools.

We do hope that this misconceived proposal will be rejected.

Yours sincerely

Jeffrey and Frances Jowell

