

Planning Department
London Borough of Camden
2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London WC1H 9JE

20 February 2020

Dear Joshua Ogunleye

RE: Objection to proposal 2020/0077/P for 26 Hartland Road, NW1 8DD

We wish to object to the proposed change of use of these existing premises to a D1 nursery.

Our objection is based on the grounds that the premises are unsuitable for this type of facility.

The proposed layout of Plan 3 shows a small entrance foyer, an open plan reception, a separate office, open floor area, kitchenette and 2 toilets.

The only separate area for staff is the office, which must also be used for confidential information and meetings with parents.

The kitchenette seems too small for provide enough space for staff and children's snacks & meals etc although other arrangements can be made but are not shown at present.

There is a requirement for separate toilet facilities for adults and children. There is a requirement for 1 toilet per 10 children. This alone means the nursery has a maximum capacity of 10 children, which may not be viable.

It is required that a separate laundry area is provided, or alternative arrangements like offsite businesses to supply clean bedding, towels etc.

The outdoor space attached isn't safe or accessible from the premises so they will need to use local facilities nearby. Which potentially includes our community park and Horticultural Hub.

Information on how children will be dropped off hasn't been given. If cars drop off children, then where will they stop/park? It is on a resident road, and there will be upset to all who live on this street during drop off and pick up times. Also, how many prams are to be stored? Is there enough space?

The Littlehaven Nursery is less than 100 metres away from this site, which has arguably the best indoor and outdoor space for nursery's in Camden Town. It is a non-profit-making social enterprise that sole purpose is

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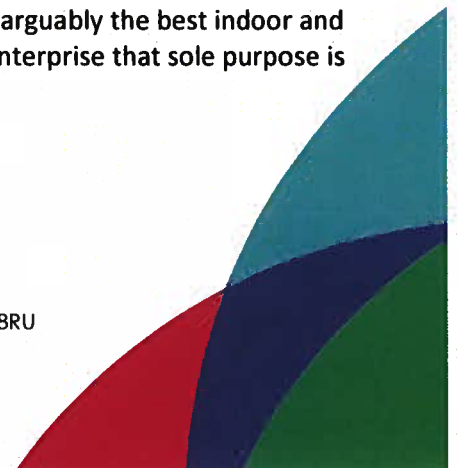
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info@castlehaven.org.uk

www.castlehaven.org.uk

Castlehaven Community Association, 23 Castlehaven Road, Camden Town, London NW1 8RU

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to provide high quality childcare for local residents and workers. It will be in direct competition with this proposed day nursery.

This application is too ambiguous and should include more detail and information on accessing the building for adults and children so this premises could be safely run as a nursery.

We ask that you refuse this application in its current form.

Yours sincerely,

Tricia Richards
CEO

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