


Application No:	Consultees Name:	Received:	Comment:	Response:
2020/0929/P		18/06/2020 15:30:53	OBJ	<p>To Camden Planning I would like to object to the proposed plan on the following grounds</p> <p>NOISE: objections on the following grounds.</p> <p>1) The noise coming from the nursery AND gym will reduce our enjoyment of the garden, which is at the back of the building. Reasons; the provided Noise Impact Assessment by Cass Allen mainly measured noise impact from a baseline taken from a busy road, namely Belsize Park Gardens. This however covers only the short side of the building. Their baseline for current noise is around 58-72 db, as is to be expected on a road with vehicles. Nevertheless the private garden in the back of the proposed nursery shows a base line of 36- 44 dB, depending on daytime and weather. So their assumption that noise from air ventilation systems and children will not impact seems wrong.</p> <p>2) Most noise will impact from the long, south side of the building. Our home, for example is part of a triangular shaped garden, which causes the noise to bounce off our wall and into our bedrooms. We have experienced it in the past (with the Health Club) when open windows in the gym and Zumba sessions with the use of microphones were used. On other occasions the management forgot to switch off the air ventilation system, which made it difficult to sleep at night with open windows. Complaints did not help very much. I urge Camden Planning to consider how to regulate such usage!!!!</p> <p>This application does NOT specify when air systems have to be switched off. And it does not specify the allowed opening times for the gym area either.</p> <p>TRAFFIC: objections on the following grounds</p> <p>1) Within a radius of 1.5 mile there are at least 4 schools as well as Keren Nursery. The impact and chaos on this pocket of the Belsize Square area and Eton Avenue, NW3 is visible every school day!!! A nursery will add to such existing pressure and further increase air pollution.</p> <p>2) The Traffic Assessment Report compares the traffic impact of the proposed nursery with nursery schools in areas that are NOT in densely populated areas such as Belsize Park. For example Dulwich Village School is on Dulwich Common, next to a golf course. Farrington Nursery is also situated as part of an elementary school in a green space. With regards to Karen Nursery in Belsize Park.; This nursery school has a much lower intake of children (none of them under 18 months) and traffic congestion at pick up times is visible every day. This is a school that operates on a much lower intake and is operates from 9:30 to 12:30. There is NO gym!</p> <p>3) Please not that there is frequently a traffic backlog from Englands Lane and up Belsize Park Gardens. This would add to traffic and pollution. Belsize Park Gardens from no:81 to Englands Lane is on a bend and cars often get stuck there.</p> <p>4) The traffic impact caused by the use of the gym is not considered at all in the traffic assessment. The time frame for gym use has NOT been specified either.</p> <p>5) Will children be bussed to parks?!! Most schools in our area use buses to take children to local parks!</p> <p>6) The conclusion of the report is that only 11.7% are likely to use a car to drop off and pick up. Of 167 people</p>

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at the nursery (plus people in the gyms) in there are expected to be 18 cars in the morning and in the evening. This seems a very low estimate. Many parents who use the private schools in Belsize Park and Hampstead, NW3 come from NW8, NW11 and from as far as Islington.

Objection to NEW WINDOWS on the South side

I object to the construction of new windows as proposed in the plan on the grounds that they would impact on my enjoyment and the privacy in our garden. In particular the large set of windows on the first floor. I cannot see from the plan if they are opaque or transparent and whether they can be opened. The certainly would overlook the garden. All windows in the previous Health Club were above eye level on the inside! So people could not look out onto us. This would greatly impact on privacy.

Kind regards

[REDACTED]

