

Printed on: 19/06/2020 09:10:08

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/0929/P		17/06/2020 14:32:11	OBJ	<p></p> <p></p> <p>Belsize Park Gardens is a residential area with mostly Victorian buildings divided in multiple flats. Therefore it is very difficult to park (both sides) of the road even for the residents and almost impossible for visitors.</p> <p>The street is narrow, traffic is already congested especially in the morning. Delivery vans, scaffolding lorries are regularly blocking the narrow street. With a nursery of 130 children it is not difficult to foresee double parking at drop off and pick up times. Especially after having lived for eight years before moving to Belsize Park Gardens opposite a school we experienced at first hand what it means in terms of free access to our property and traffic jams.</p> <p>At the time of the gym which was on a lesser scale, then the proposed development, with no real peak hours, it was already a struggle to get in and out of our driveway despite a sign reminding people not to park because the entrance was in constant use. The disable parking space nearby was also constantly unavailable.</p> <p>My husband is disabled and relies on cabs to pick him up or drop him off from the courtyard. I am not mentioning the ambulances which are quite frequent visitors to our place.</p> <p>To the increased traffic, the aggravation of not being able to access the property or get out of it freely which is the main issue we can add the noise and pollution with inevitably engines left running while waiting for the children.</p> <p>May I say that we do not believe that any private school will police the offending parents when they rely on them to make a living; we have been there before.</p> <p>For all these reasons we strongly object to the proposed development of the gym premises.</p>
2020/0929/P		15/06/2020 09:35:42	OBJ	<p>We strongly object to the application on the grounds of congestion and noise. As it is, a stretch of Belsize Park Gardens in front of the building number 81 tends to be more congested than the rest of the road and additional traffic during the drop off and collection time will make the congestion intolerable. It is reasonable to expect that substantial number of children will use private cars and in any case all children will be accompanied by adults also causing unacceptable increase in pedestrian traffic.</p> <p>Both gym and nursery will also increase noise pollution to levels unacceptable for the neighbours.</p>


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2020/0929/P		17/06/2020 16:20:23	OBJ	<p>Since Springheath has closed down in 2017 at 81 Belsize Park Gardens, the building has become increasingly derelict with the outside space littered with rubbish. It would be very welcome to have the building occupied again. However, with the plan to open a nursery for 120 children with 35 staff plus a new gym, the building will have a daily occupation of over 200 people. This will inevitably increase traffic, pollution and noise, which we fear will reach unacceptable levels.</p> <p>We have lived at 56 Belsize Park Gardens since 2011 and are familiar with the traffic problems in our area. There are no parking zones for visitors and frequent traffic jams occur with vehicles for delivery, rubbish collection and building works. The traffic, pollution and noise are already very high at times, especially in the morning.</p> <p>The Transport Assessment mentions travel by cycle, which is not an option with young children and babies. Considering that with children it is quite a long walk from the nearest tube stations, many parents will have to use their car, and it will be impossible to just drop off children of such a young age. They will double-park with some leaving their engines running. With arrivals spread throughout the morning and departures spread throughout the afternoon, the impact of the constant and considerably increased traffic, pollution and noise will not be acceptable for the local residents.</p> <p>The Noise Impact Assessment presumes that a maximum of 24 children will be playing in the secret garden at the same time. With 120 children and 35 supervising staff these numbers seem underestimated. But even at 24 children, according to the Assessment, the predicted noise level indicates a "significant adverse impact". Not included in this Assessment is the noise created by the increased traffic.</p> <p>The Assessment states under point 5.6, 'That the 'noise breakout from the nursery itself is considered to be acceptable on the basis that windows to the nursery can remain closed at all times...'. We doubt that with Covid-19 this is now possible or even legal.</p> <p>For these reasons we oppose the planning application in its current form.</p>
2020/0929/P		17/06/2020 14:29:31	COMNOT	<p>I have some worrying reservations here about capacity, noise and most importantly the traffic and parking.</p> <p>It's hard enough as it is parking on BPG with a permit and now having this could cause loads of daily congestion in and around the street plus double parking while they wait to drop off and pick their kids up and this won't stop people blocking the road with bad parking.</p> <p>I would like to see a limit to the amount of kids accessing and attending the nursery - 120 plus the 35 staff is a lot of footprint in and out and a lot of traffic that greatly concerns me and a lot of local residents I have spoken too in an otherwise residential area.</p> <p>We will also have the Art College next door with loads of kids attending there when they return in Sept.</p> <p>IF they can find an acceptable solution to curtail this then I am all ears.</p>

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2020/0929/P		15/06/2020 14:00:04	OBJ	<p>Dear sir or madam</p> <p>I have just heard of a planning application for no 81 Belsize Park Gdns.i am horrifies that this might be given permission for change of use.</p> <p>I often come home to find no parking possibilties in our street and am unable to walk far away to find parking. This will definitely make things worse.</p> <p>The other objection I have is the pollution level of more vehicles in our street.</p> <p>Both my husband and I have lung conditions which can only deteriorate with added carbon dioxide emissions and particulate emissions.</p>
2020/0929/P		15/06/2020 15:17:24	OBJ	<p>I have lived in Belsize Park Gardens since 1986 and at my current address since 1991, so I am very familiar with the road, the buildings, the traffic and the environment.</p> <p>I would be pleased to see the old gym put to good use and would much prefer the building to be occupied. However, the application to open a nursery for 130 children, with 35 staff and a new gym included in the plan is highly likely to create a significant increase in traffic, noise and pollution of the local environment.</p> <p>I was a member of the old gym for 25 years and even at its busiest, there were no more than about 70 people in the building at one time and, importantly, members would attend for random periods throughout the day and so local traffic was never impeded by a concentration of cars at one time. Even without the gym reopening or a nursery opening, the traffic in our road between 8am-9am is already terrible.</p> <p>Belsize Park Gardens is a residential street where most of the Victorian villas have been split into 6 or more flats. So the concentration of families in this street is high and the impact of parents dropping off / picking up children at the start, middle and end of day will be unbearable for local residents. There are no parking zones for visitors and so parents who have to drive will double-park, leaving engines running to keep the heating on in winter or air-conditioning on in summer. The resulting increase in pollution will be unacceptable. We are forever having to deal with trucks and scaffolding lorries blocking the street; this additional traffic will make the road unpassable for residents and, more importantly, refuse trucks and/or emergency vehicles. For years the entrance to our driveway was blocked by inconsiderate drivers who were "just popping in to the gym" but that would leave us unable get in or out of our own property for long periods of 20 minutes or more. My wife and I both work from home and this will make things extremely difficult for us and our clients to get in and out on time.</p> <p>The application states that the nursery will kick out children of parents who fail to follow the parking guidance but, with so many children attending the nursery, it is highly likely that there will be offenders most days of the week. And if the nursery is fee-paying, the head-teacher will be conflicted when kicking out parents as s/he will either face losing the income or upsetting a local resident.</p> <p>The Fine Arts College next door to No.81 is not such an issue as the vast majority of students travel to/from school themselves, without parents blocking the road. With under-5s, independent travel is obviously impossible, and the waiting time when parking will be significantly longer than with primary school pupils.</p> <p>I am not against the creation of the nursery, per se, but it is too large a cohort of children for our narrow street, unless parents are banned from using cars altogether when dropping off or collecting their kids.</p>

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2020/0929/P		15/06/2020 12:24:55	OBJ	<p>close to the site of the Application at No 81.</p> <p>I would like to lodge an objection to this application on the grounds of the impact of the proposed development on traffic, parking and road safety.</p> <p>1. Belsize Park Gardens is a very busy road, used by many as a rat-run. With parking permitted on both sides, it is barely wide enough for two cars to pass. There are frequent jams due to lorries not being able to pass. When waste collection lorries come, traffic is completely halted for 15 Minutes at least. There are also frequent jams in the rush hour due to the difficulty entering the Englands Lane, Primrose Hill Gardens, Eton Avenue, Belsize Park Gardens cross roads.</p> <p>Conversely, when there are no jams, many motorists exceed the speed limit by a large margin.</p> <p>2. Finding a parking place for us residents is already problem at many times of the day. For visitors, to park is a very serious issue as there are only 5 or 6 pay as you go Spaces in the street. Additional visitors to No 81 will cause a problem.</p> <p>3. The site, No 81, is situated on a blind bend, which is already a site of many near misses and some serious accidents. This is considerably exacerbated by the fact that the road narrows at this bend. Motorists speed into a blind bend to find they cannot pass oncoming traffic. Many drive in the middle of the road, even though oncoming traffic is invisible until the last moment. Further more, No 81 is on a T-junction. Those coming from the side street and turning right, are turning into oncoming traffic which is unseen because of the bend. Those turning left turn endanger traffic coming up the larger road, which they was not visible before the turn. All, of this is made much worse, by people proceeding straight on Belsize Park Gardens driving too fast. This is a very serious danger spot. To add the present level of traffic is not sensible or advisable. Also, the proposed use on part of 81 as a nursery, would tempt people to double park to make drop-offs of young children, which will make the situation even more dangerous.</p> <p>I cannot stress enough the dangers posed to public safety if this application is approved.</p> <p>I suggest very strongly that a site inspection is made so that the validity of my objections can be verified.</p> <p>Thank you.</p>
2020/0929/P		15/06/2020 14:00:03	OBJ	<p>Dear sir or madam</p> <p>I have just heard of a planning application for no 81 Belsize Park Gdns. I am horrified that this might be given permission for change of use.</p> <p>I often come home to find no parking possibilities in our street and am unable to walk far away to find parking. This will definitely make things worse.</p> <p>The other objection I have is the pollution level of more vehicles in our street.</p> <p>Both my husband and I have lung conditions which can only deteriorate with added carbon dioxide emissions and particulate emissions.</p>

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2020-0929/P		15/06/2020 18:21:14	OBJ	We object to this application. Additional traffic, both cars and pedestrians, will result in noise and increased congestion which will negatively impact our lives and property values. Since the nursery is planned for children aged 4 month to 5 year olds they will have to be accompanied by adults, many will use cars, resulting noise and commotion will be intolerable. The application disregards well being of the neighbours and the character of the neighbourhood and is unacceptable.
