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**From:** Iain Roxborough [REDACTED]  
**Sent:** 01 April 2021 17:23  
**To:** Peres Da Costa, David  
**Cc:** Planning  
**Subject:** Application 2020/4336/P: 81 Belsize Park Gardens - Objection

**[EXTERNAL EMAIL]** Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc. Please note there have been reports of emails purporting to be about Covid 19 being used as cover for scams so extra vigilance is required.

Dear Mr Peres Da Costa,

I have seen the recent decision notice regarding application 2020/4338/P at 81 Belsize Park Gardens and the certificate of lawfulness of use as a nursery. I remain seriously concerned about the adverse impact of the increased noise and traffic from the parents/carers of the children attending the proposed nursery. I am worried about the impact on quality of life, air pollution and increased risks to pedestrians. Like my neighbours, I refer to and rely on the Scotch Partners Review of Acoustic Submissions and the Markides Associates Objection Note on Traffic already filed on the website at 0850 and 0849 on 30 November 2020.

To address concerns, there should be a limitation on numbers travelling to and from and present at the building and hours of operation. There could be a "pre-start condition" imposed, requiring the developer to submit details of the proposed use and how it would be controlled, e.g., noise, opening hours, and not to implement the permission until such measures have been approved and to operate the development in accordance with the approved details. If necessary a condition that the building is not used as a nursery could even be imposed because of the adverse consequences such a use would have on the local area.

Increased noise: the use as a nursery/nursery school and the proposals as regards removing the roof to the swimming pool and use of air-conditioning plant is likely to result in materially increased noise in terms of both volume and character, which will adversely affect neighbouring residents and impact on the character and nature of the area. The noise assessment filed by the applicant is disputed.

Increased traffic and parking: the use as a day nursery resulting from these changes will involve a materially increased intensification of use, impacting on traffic and parking in a residential area already plagued with too many cars, delivery vans, builders' trucks and scaffolding lorries.

Parents of toddlers will likely try to get as close to the entrance of the nursery as possible without consideration for neighbours or traffic, knowing that they are only dropping off / picking up. This will likely lead to double-parking, parking across driveways and blocking of traffic flow. The report highlights the pressure on the junction of Belsize Park Gardens/Primrose Hill Road and the junction at Belsize Park Gardens/Lambolle Place also needs to be reviewed, as that is close to the site at 81 BPG and is also where parents are likely to double-park. Assessments of traffic flow across, and parking stress near, these junctions are required.

The increase of pollution created by the additional traffic is a real concern. This will be especially the case in winter, when parents who drive, waiting for the nursery to open, will likely leave their

engines running to keep the car warm. But the same will also apply on hot summer afternoons, when parents collecting their children are likely to keep their engines running to keep the air-conditioning on. This is less likely to be the case for drivers who are not in a drop-off/pick-up mode.

On the basis of all the above, I strongly object to the application and ask that it should be refused. I would also ask that, notwithstanding these concerns, should officers be minded to recommend the application for approval (especially if without the restriction on use), elected members of the planning committee should consider and determine it. I would ask too that officers should impose very strict limits on the number of cars arriving at the site on a daily basis and demand a commitment from the operators of the nursery to erect signage and circulate regular notices to remind parents/carers of the need to be considerate to neighbours. Officers should also demand that the operators of the nursery should impose penalties on parents/carers who flout these rules.

Please can you add this to the comments and objections on the website.

This email will be similar to others sent by residents in the Belsize Park Gardens Group but I understand that it is necessary for residents to send separate emails in order for their number to be properly counted.

Yours

Iain Roxborough of 89 Belsize Park Gardens

Iain Roxborough | Consultant Solicitor

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