
From: mark lear [REDACTED]
Sent: 01 April 2021 11:23
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 Sir

I am concerned about the adverse impact of the increased noise and traffic from the building if these operational building changes are made and the impact on quality of life, air pollution and increased risks to pedestrians. I 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.

These operational changes are being proposed in order to facilitate the change of use to a nursery. Given the adverse impact, such use should be unacceptable in this location. The adverse impact could and should be prevented entirely by a condition requiring use be limited to that of a gym or at least, and failing that, restricted in some way, e.g., by a limitation on numbers travelling to and from and present at the building and hours of operation.

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: use as a day nursery resulting from these changes will involve a materially increased intensification of use, impacting on traffic and parking

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.

East Elevation windows: The proposed windows, elevational changes, finishes and landscaping of street frontage, facing east to the street, are not fully explained or detailed and do not appear to preserve and enhance the character of the area.

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.

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

Yours sincerely

Mark Lear

68 Belsize Park Gardens
Lodon
NW3 4NE