

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/1327/P	J H Walstow	20/05/2021 17:20:30	OBJ	<p>I wish to object to St Christopher's School planning application to have additional pupils by the building of 2 classrooms.</p> <p>1) The school backs onto our communal gardens and there is already considerable noise from the children before school / during break times.</p> <p>2) School drop offs and pick ups by car are a problem for the area already. Belsize Court Properties in Wedderburn Road has private off road parking for its residents, yet parents seem to think it is acceptable for them to park there as and when they want. It is a current problem for us. The Transport Report appears to include parking on our private roads (both sides of Wedderburn Road) as being available for the school - it talks about "North Access" and "South Access", and calls it "unrestricted kerb". I'm not aware of any "unrestricted kerb" area being available for public parking, nor are there 50 parking spaces in this part of Wedderburn Road.</p>
2021/1327/P	Judy Grahame	20/05/2021 17:20:11	APP	<p>I strongly object to the proposed extensions to St Christophers School. I live in Belsize Court, Wedderburn Road, and the additional two classrooms proposed will greatly increase the traffic flow during school drop off and collection times, as well as noise from the pupils, since the back of their building extends on to the back of Belsize Court.</p> <p>I purchased my flat because of its relatively peaceful surroundings in such a busy borough, a benefit greatly valued by me and, I'm sure, the other residents.</p>
2021/1327/P	Paulette	20/05/2021 22:48:38	OBJ	<p>I object to the application made by St Christopher School to add two further classrooms for the following reasons:</p> <ul style="list-style-type: none"> - the classrooms would infringe on the privacy of a garden used by the residents of Belsize Court, i.e. the residents of 43 flats. - the classrooms would add another 50 children with the additional noise and pollution that would bring from the traffic - the additional traffic will lead to more parents infringing on the private property of Belsize Court, parking while they wait to drop and collect their children. The school has been asked repeatedly to inform the parents not to park on Belsize Court property, not to picnic on the grass, not to bring their dogs to mess there. With little result. - when the first application was made to build two new classrooms, the understanding was that they that would both be lined below the wall separating the school from Belsize Court. Instead these were doubled to reach well above the line indicated. - it has also suggested that a playground is intended next to established next to the new classrooms. The noise would impact even more on adjacent flats. - this is a residential area and a further enlargement of the school would have a negative impact.

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2021/1327/P	Louise Keller	20/05/2021 16:14:13	OBJ	Object on the grounds of potential increase in traffic and noise should plans be approved.
2021/1327/P	Jill McCallum	20/05/2021 20:49:18	OBJ	<p>I would like to object to this proposal.</p> <p>Living immediately beside it, I believe the level of noise and the increase in traffic will be significantly detrimental to my ability to enjoy my life in my apartment.</p> <p>We already have problems with parents parking illegally on our private property to drop off and pick up their children.</p>
2021/1327/P	Ian S Clein	20/05/2021 15:55:22	OBJ	The proposed additional students will create more noise, pollution and traffic when they travel to and from school and also at playtimes. This will impact on the quality of life in our residential area streets and gardens.
2021/1327/P	Greig McCallum	20/05/2021 20:57:08	OBJ	<p>I would like to object to this proposal on account of the increased noise being unreasonable for life in our neighbouring apartment. Furthermore, traffic is already difficult at pick up and drop off times without additional traffic.</p> <p>We also have issues with illegal parking by parents on our property & our gardens being used as cut throughs.</p> <p>Finally, I am concerned about the new classrooms looking directly across our gardens to our bedroom and lounge windows. We will have no privacy.</p>
2021/1327/P	Jean Boccock	20/05/2021 17:22:22	OBJ	<p>I object to planning application 2021/1327/P as a resident of Belsize Court whose land and property adjoins St Christophers. The school already exceeds the number of pupils for which they have planning permission and this is scheduled to add more. This will bring with it increases in car pollution, parking problems, noise and light pollution.</p> <p>The proposed new playground is to the north of the school building which directly adjoins our communal garden in Belsize Court. We already get noise from the school during break times but it is currently muted by the effect of the school building. Now it will be directly in front of the increased classroom spaces abutting our boundary.</p> <p>The light pollution from the school, all through the night, is in direct contradiction to their professed aims of being ecologically sensitive. My flat in Belsize Court directly overlooks our gardens and the buildings at St Christophers. Over the years as more buildings have been added more visual and noise intrusions have penetrated across our mutual boundary to the detriment of those of us resident in Belsize Court. They however benefit from our established tree and shrub cover as shown on the plan.</p> <p>One particular problem is the nuisance we suffer from parents trying to park illegally on Belsize Court premises to drop off/collect children. Every year our managing agents have to write to local private schools, including St Christophers, asking them to remind parents not to do this. It was raised again at our last AGM. In addition parents and children picnic/play on the private lawns of Belsize Court (we are an open-plan estate) in the summer months causing much irritation to the residents of the block fronting Belsize Lane.</p> <p>St Christophers is a business. The fact that its business is education should be no reason to water down/look more sympathetically on plans for expansion which breach their original planning consents for pupil numbers.</p>

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2021/1327/P	Granger	20/05/2021 16:42:52	PETITNOBJ E	as a Belsize Court resident it would be a real nuisance for us. First the building would overlook the communal garden, second it will cause chaos at drop offs and pick up and it is actually already is a real disturbing element and third they will carry on invading our private parkings bays and garden while waiting for their kids.
2021/1327/P	Kernahans Managing Agents	20/05/2021 15:43:11	OBJ	<p>We are the managing agents for the neighbouring property of 48 apartments at Belsize Court, Wedderburn Road.</p> <p>Our client the Directors of Belsize Court Properties Ltd are concerned that this application will have serious implications to their property in that</p> <ol style="list-style-type: none"> 1. The new classrooms will overlook the main communal garden 2. The extra pupil numbers will mean more playground noise and increase in numbers loitering/playing on the private estate grounds either side of school opening and closing times 3. Increase in traffic numbers at drop off and pick up times, leading to further congestion in the area. 4. Parents parking on our client's private estate roads which is prohibited <p>In addition to the above we would like to point out that some of the information forming part of this application is incorrect, the biggest problem being that the private parking of Belsize Court (on private land) has been included in the consideration for transport and parking. This significantly skews the impression that there is enough parking in the area.</p> <p>Belsize Court is private land and parking restricted for residents and visitors.</p> <p>The residents around the school are already suffering significant noise pollution and congestion. Belsize Court WILL NOT allow anyone to park on their private land.</p>

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2021/1327/P	Joanna Bosanquet	20/05/2021 23:30:56	OBJ	<p>I am a resident of Belsize Court and object to this planning application on the following grounds:</p> <p>a) Generation of traffic and impact on parking, turning and traffic congestion in the area. The much reduced service area is likely to lead to more delivery vans, tradespeople and visitors needing to park in the road. Also the smallest children are most likely to be brought to school by car and the extra 25 children being provided for will be in the additional reception class so will be the smallest children, with a consequent increase in parent traffic and parking. There are 3 schools in the immediate area already creating considerable traffic congestion and pollution at drop off and collection times, especially around the Lyndhurst Gardens/Wedderburn Rd junction - these roads are narrow so that cars are often unable to pass each other, and traffic queues build up. The application acknowledges that the school has in effect taken over Belsize Lane and encouraged an informal one way (northbound) system between Ornan Rd and Wedderburn Rd, so that other drivers cannot drive south down this part of Belsize Lane at the affected times (as I have found when attempting to do so).</p> <p>b) The school has suggested that they will encourage children to scooter to school to reduce parents' car use. Having even more young children scootering along the pavements in his area will be hazardous for pedestrians, especial the elderly or disabled. The children frequently scooter at high speeds and the youngest children have least control.</p> <p>The only effective mitigation for the proposed increase in pupil numbers would be to ensure that they cycle or walk, but that is not a realistic proposition, particularly with such young children.</p> <p>On the basis of highway safety and traffic generation I suggest we have reached the limit on the number of school places that should be permitted in the Lyndhurst Gardens/Belsize Lane area.</p> <p>c) Noise disturbance. The plan appears to be to effectively more than double the number of reception age children attending the school. This is likely to significantly increase the amount of screaming and shrieking (probably coming particularly from the youngest children) which can already be very disturbing at times. For residents at Belsize Court the noise disturbance is also likely to be greater than before because - as far as I can see - the new playground (which again will be for the youngest children) will be nearer to Belsize Court than the current playground, and in particular will be very close to - and disturbing for - residents using the the garden, which is a much valued amenity.</p>
