

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/1327/P	Joyce Hijazi	21/05/2021 19:34:04	OBJ	<p>I wish to object to the plans for expansion submitted by St Christopher's school. I feel their plans will impact adversely Belsize Court. I believe they want to use the private parking on the Court. As it is, parking spaces are limited and we are troubled by delivery lorries racing through. As they wish to expand the school to accommodate approx. 70 pupils, this means many more cars dropping off and collecting. Our home is located next to the parking entrance and on the ground floor. It would have a significant impact on us therefore. Parents already have trouble in finding adequate parking to collect their children from school. Spaces for another 60 cars would be problematic to say the least.</p> <p>As I understand it they also wish to build a block which would overlook the private garden, thus compromising the privacy of the residents of Belsize Court. The school after all is a business and wishes to increase its revenue, but this area is very small and there is little room for big expansionary plans which can only have an adverse effect on the residents. I have no problem with the cycle shed or the classrooms so long as they do not overlook the garden. Parking is my main worry. However I also feel that an additional 70 children will create an unwelcome noise level for residents directly next to the school, and the area in general. I feel this should be taken into consideration.</p>
2021/1327/P	Mary Shakeshaft	22/05/2021 21:37:47	OBJ	<p>Dear Sirs,</p> <p>I am writing to object to the proposed increase in numbers at St Christopher's School. This will result in heavier traffic and more air pollution in Belsize Lane. As it is, it is not advisable for any of us in this block of Belsize Court to open our windows at certain times when the school is opening or closing. It will also result in the pavements being blocked even more. I have had difficulty getting through the group at the gates and have had more than once to step into the road to get round them. Once I tripped and almost fell into the wall. Ironically, I was only saved by clutching the rubbish bin near the wall. Only one man stepped forward to see if I was alright. I wonder if the school has considered what is called 'a walking bus', children being dropped off some distance away and escorted to the school. When I was a governor of Emmanuel School in West End Lane some years ago this was successfully adopted there. Those of us who live in Belsize Court object to some of the parents and children after school using our front lawns for picnics as if it was a public park and this will increase. We value our privacy and quietness. I understand that the plans include an extra storey on the classrooms built against our wall a few years ago. This will obviously cut off our light and there will be extra noise and light pollution. While I understand the desire of the school to expand, it seems to me that is already too large for its space and its building, which of course was originally a private house. Perhaps it is time to look for a larger property or an extension in another building for the senior girls.</p> <p>Yours faithfully, Mary Shakeshaft</p>

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2021/1327/P	Ephraim Muller	22/05/2021 22:52:09	OBJ	

Dear Sir/Madam,

As a resident of Belsize Court and neighbour of St Christopher's School Court I'd like to formally object to the planning permission.

I and many of the Belsize residents have transitioned to working fully remotely from home (I will not be returning full-time to the office) and these are the grounds of my objections:

1) I suffer from asthma and in recent years my condition has worsened partly attributed to the air quality in London. School Runs have transformed our roads into essentially a highway during peak drop-off times. I am very concerned about our poor air quality when 60+ additional pupils will be absorbed into local rush hour; this will cause a ripple effect on existing multiple school runs within Belize/Hampstead so I sincerely believe it will exacerbate my condition and deteriorate our local environment further.

2) The noise pollution will affect my current home office productively. My nerves are already frayed from the spate of drilling in Wedderburn Road as new Fibre cables are laid. Our communal garden adjacent to the school (separated by a small boundary wall) has been an oasis to recharge during our intense working days. I will have no respite once this work commences. The sound will travel well beyond our garden and add further stress to my working day.

3) To expand on point 1 but to focus solely on the traffic question (air pollution aside). There are days when just trying to drive from our Belsize forecourts to Fitzjohns Avenue (mere meters!) can take close to 20 minutes. Adding the load on the current traffic stream in Belsize Lane will only make this untenable situation worse (no doubt many more large SUVs will be clogging up narrow roads). Parents, delivery vans and commuters alike, in desperation have begun using our private driveway as a throughway to avoid some of the traffic, regularly speeding in our rear drive (by the garages) where often toddlers are playing or riding scooters. Those who don't live here ignore the one-way system adding considerable danger to our children (as well as residents) who live in Belsize Court.

4) There's a dishonest and incorrect claim in the planning permission that St Christopher's submitted: that our private Belsize Forecourts can be used as parking options for school drop-offs. As you will no doubt get confirmation in an objection from our Block Directors - this is a cynical and false assertion. If this was used as an argument by St Christophers to win favour from the Council in approving the application please note that under no circumstances is our private parking (often abused already during pickup/drop off times) available to those not living in Belsize Court.

Please feel free to contact me for any further questions. Thank you for considering my points.

Sincerely,
Ephraim Muller, Flat 30 Belsize Court.

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2021/1327/P	Shelly Mckevitt	21/05/2021 12:13:02	OBJ	<p>I am a resident at Belsize Court and my flat overlooks St Christopher's School; I am concerned that the building of two new classrooms and a new playground will cause problems</p> <p>a) Most children are dropped off/collected from school by car; During these times there is severe traffic congestion in the surrounding areas. Also there is bad pollution from the cars, To have an increase in pupil numbers would make these situations worse and is therefore not acceptable</p> <p>b) We can already hear noise from the playground which is at the far side of the school building. This is not a problem. However the noise from a proposed second playground which adjoins Belsize Court garden would not be acceptable.</p> <p>c) Parents are not allowed under any circumstances to park on Belsize Court driveway. This is a private space for Belsize Court residents only</p>
2021/1327/P	Mats Klevjer	21/05/2021 11:29:33	OBJ	<p>I live in 33 Belsize Court, and we object against the proposed building plans of the school for several reasons, the main ones being that it will lead to:</p> <ol style="list-style-type: none"> 1. Increased traffic due to higher number of pupils. We already have a huge problem with traffic around drop off and pick up times connected with the school leading to illegal parking on private and public property, many people on the Belsize Court property and in some cases damage to our open spaces. 2. The increased height of the buildings will overlook the Belsize Court communal garden, as well as some of the flats, which directly impacts the privacy of the people living here. 3. It has been proposed to build a new playground on the side of the school that connects with Belsize Court and therefore a much higher noise level is to be expected, and is a worry.
2021/1327/P	Sasha Nixon	21/05/2021 12:49:10	OBJ	<p>This school extension will lead to possibly an extra 60 pupils attending the school. As a resident of Belsize Court, I am very concerned about the extra congestion it will create for the residents during school drop offs and pick ups, in addition to creating parking difficulties and congestion etc on top of that which already causes disruption to our nearby streets. There would also be extra noise at playtimes, and the new classrooms will overlook our communal south lawn.</p> <p>The application also appears to suggest that the parking at Belsize Court is available for school drop offs, which is clearly incorrect.</p>

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2021/1327/P	Oliver Hart	22/05/2021 18:49:45	OBJ	<p>I own a flat in Belsize Court and have some objections to this proposal.</p> <p>There is already substantial congestion in this neighbourhood, and parking is always problematic. The increased number of small children will result in an increase in parent traffic and parking. There are 3 schools in the immediate area 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.</p> <p>The school has suggested that they will encourage children to scooter to school to reduce parents' car use. I was amazed at this idea, because my wife has already had the experience of being knocked down by a novice child rider on a bicycle, and had considerable injuries. She's athletic and not elderly, so imagine the hazards of small children on scooters for pedestrians, especial the elderly or disabled!</p> <p>For residents at Belsize Court the noise disturbance when the children play outside is also likely to be greater than before. It appears that the new playground (which again will be for the youngest children) will be nearer to Belsize Court than the current playground, and much closer to the wall that divides the school from the much-cherished garden at Belsize Court. These comments are not meant to be anti-child in any way, but rather the expression of the reality that the school's proposed expansion will have an outsized impact on its neighbours in an already overloaded area.</p>
2021/1327/P	T Sinha	22/05/2021 19:38:36	OBJ	<p>This is to object to the application made by St Christopher's School as the proposals will add to the noise pollution and affect the privacy of neighbours in Belsize Court. The impact of the development will lead to increased traffic, parking problems and affect road safety.</p> <p>The report includes the private roads of Belsize Court being available to the school - this is incorrect.</p>
2021/1327/P	ruí martins	22/05/2021 22:07:52	OBJ	<p>I would like to express my objection to this application (2021/1327/P) by St. Christopher's School on the grounds that adding more pupils will bring more traffic, pollution and noise to the area.</p> <p>I live in Belsize Court which is right next to the grounds of the school. During the day, the noise from the playground coming to our apartment is already considerable. Increasing the amount of pupils will make this worse.</p> <p>I am also a parent of two and I walk my 3yo to school every day. The traffic around this area is absolutely horrible. We walk past long queues of cars every day. Often with enraged drivers honking. The pollution, the noise, the stress are not appropriate for a residential area for my kids to grow up in.</p> <p>Camden council has recently been doing an amazing job with the Healthy School Street initiative. Approving this application (021/1327/P) would be a huge step back on that great effort. In fact, during school rush hours Belsize Lane and the surrounding small roads become jam packed. It would be great to see Healthy School Street initiative applied in this area to ease the traffic and decrease the pollution and noise.</p>

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2021/1327/P	Daniel Bethlehem	23/05/2021 23:55:32	OBJ	<p>I am the owner of Flat 43, Belsize Court. I write to object to planning application number 2021/1327/P made by St Christopher School to add two further classrooms.</p> <p>The additions contemplated would without doubt have a damaging impact on the enjoyment of rights by the occupants of flats in Belsize Court. They would infringe the privacy of the garden used by the residents, unavoidably lead to an increase in noise nuisance and traffic pollution, and in all likelihood (given current experience) result in parents infringing the private property of Belsize Court, using the private road and parking area of Belsize Court while they drop off and collect their children.</p> <p>The planning application should be rejected.</p>
2021/1327/P	Jonathan Elford	23/05/2021 23:17:34	OBJ	<p>My understanding is that St Christophers School is proposing to extend two existing classrooms with a view to increasing the number of students in the school.</p> <p>An increase in the number of students will result in a corresponding increase in traffic for the "school run", along with congestion and air pollution in Belsize Lane. St Christophers is located in a quiet residential neighbourhood. It already accounts for a substantial proportion of the traffic in this section of Belsize Lane. I would hope that Camden Council would do everything within its means to reduce the flow of traffic associated with the school rather than increase it by allowing St Christophers to raise its intake of students.</p> <p>Looking at the plans it seems the proposed roof lights will be higher than the boundary wall between St Christophers and Belsize Court. If that is the case, the roof lights will be visible from the gardens of Belsize Court. I would suggest the roof lights should be lower than the boundary wall</p>

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2021/1327/P	Dr Peter du Plessis	21/05/2021 14:37:54	OBJ	<p>I would like to object to this building project on the following grounds:</p> <ul style="list-style-type: none"> • Fifteen of the parking spaces indicated on the survey map (Appendix E) are on private property (Belsize Court) and only residents are allowed to park there. We have a great demand within Belsize Court for these places. Non-residents and parents collecting or dropping their children at St Christophers School are not allowed to park on this private property. This is probably the most misleading part of the application/survey. • The existing number of pupils have a significant impact on all neighbours as it is, yet this application proposes an addition of around 50 pupils over the following years. Residents around the school are already subjected to noise from cars, traffic congestion and illegal parking twice a day. This will be multiplied if this project goes ahead, and the pupil numbers increase. The additional buildings may provide room inside the school for more pupils but the infrastructure of roads and parking around the school is at its maximum. This I suspect is why parents dropping off and collecting their children spill over into Belsize Court private gardens and illegally park their cars on our property. I sincerely hope that Camden Council considers the fact that St Christophers falls within a conservation area. The noise pollution often does not reflect that. • One of the most desirable aspects of Belsize Court, and a reason why many owners of flats have bought here, is the enjoyment of our garden. The proposed buildings will in height extend way beyond the existing ones and be visible from our garden, right at the edge with St Christophers school. The visual effect on our garden, if this goes ahead, will drastically change as we would be looking onto a building at the edge of our garden, whereas we cannot see the existing lower buildings at present. It could be argued that this project would impact on local property prices, particularly in Belsize Court. • I find it deliberately misleading to have done a parking survey only once at a quiet period of the year. This does not give an accurate picture of the dire parking situation or congestion we must suffer twice a day. And this is without the extension! It is interesting just how many parents in your survey were parked in resident parking bays (Appendix D).
2021/1327/P	Ailsa Constable & Peter du Plessis	21/05/2021 10:58:48	OBJ	<p>Application 2021/1327/P, St Christophers School, 32 Belsize Lane Absence of notice given, and private parking erroneously included Dear Sir/Madam,</p> <p>The directors of Belsize Court are surprised that this application was not brought to our attention or any of the residents of Belsize Court, despite that fact that Belsize Court will be mostly affected by this as we have the only direct boundary to the suggested building works. The directors of Belsize Court therefore formally request that the closing date of the 23rd May is extended as we need to consult with the lessees of Belsize Court. If we were informed from the beginning, we could have done this within the required time. Surely there is a requirement for neighbours of such big building projects to be informed as soon as the application is made. The directors of Belsize Court would like to point out that some of the information forming part of this application is incorrect, the biggest error 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. The residents around the school are already suffering significant noise pollution and congestion. Belsize Court WILL NOT allow anyone to park on our private land. To reiterate, we hereby formally request that the consultation period is extended to allow directors and Belsize Court to properly consult with those affected by this application who were not informed. Best wishes.</p> <p>Dr Peter du Plessis & Ailsa Constable On behalf of the directors of Belsize Court</p>

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2021/1327/P	Camilla Bosanquet	21/05/2021 13:29:17	OBJ	<p>I am a resident lessee of Belsize Court and object to this planning application on the following grounds:</p> <p>a) I note that the plan is to use the extended buildings as Reception classes, that is, for the very youngest children. I am afraid that this will lead to a disproportionate increase in parent traffic and parking, since it is the smallest children who are most likely to be brought to school by car. 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.</p> <p>b) The school has suggested that they will encourage children to scooter to school to reduce parents' car use. The prospect of having many more young children scootering along the local pavements at high speed is frightening. It is a real hazard, especially for elderly people.</p> <p>c) Noise disturbance. Adding another Reception class will 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 the new playground (which looks as if it 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 garden.</p>
2021/1327/P	Laura Pollak	21/05/2021 23:00:23	COMMNT	<p>Good afternoon, I have seen the application made by St. Christopher's School and I would like to strongly object to it for several reasons:</p> <p>1) Congestion: the area is already extremely congested particularly at school drop offs and pick up times to the point that sometimes it takes us half hour just to be able to get out of Belsize Lane.</p> <p>2) Parking: there are cars parked illegally by parents dropping off at St, Christopher's who block the traffic and cause an incredible congestion. Regularly, parents park their cars at the private driveway of Belsize Court (on Wedderburn Road) completely disregarding complaints from Belsize Court residents and ignoring the request to remove their cars, arguing that "they need to drop off/collect their children and there's no where else to park"!</p> <p>3) Air and Noise pollution: expanding the existing school classrooms and adding extra pupils to the already very high total number of pupils at St, Christopher's, will significantly increase the air pollution in an already polluted area as well as noise pollution creating a huge disturbance to the residents of Belsize Court as well as the neighbours living on Belsize Lane.</p> <p>4) Road accidents: the even more increased road traffic on Belsize Lane caused by a larger number of parents dropping off and picking up, will further increase the danger of road accidents, kids crossing the street and hit by cars desperately looking for parking or parking illegally in order to meet the school hours.</p> <p>As a consequence, I find this planning application completely outrageous and inconsiderate to the residents in the area and I strongly oppose to it</p> <p>It will create havoc and chaos on the narrow streets around the school (Belsize Lane, Wedderburn Road, Lyndhurst Gardens etc). As it stands today, it's becoming impossible to drive on these roads during school drop off and pick up times and I challenge anyone involved in looking at this application to experience several days of driving on these streets during school runs and evaluate by themselves the real situation.</p> <p>Many thanks Laura Pollak Belsize Court</p>

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2021/1327/P	Christopher Leung	23/05/2021 11:42:41	OBJ	I have concerns that the planned extension to St Christopher's School, and additional pupils attending the school, will lead to increased noise and further congestion from drop offs, parking etc. (on top of the existing congestion).
2021/1327/P	Shiona Fourie	22/05/2021 17:14:56	OBJ	As a resident of Belsize Court, I object to this proposal and permission as parking and traffic around Belsize Court is problematic.
2021/1327/P	Peter du Plessis	22/05/2021 17:58:42	OBJ	<p>I would like to object to this building project on the following grounds:</p> <ul style="list-style-type: none"> • Fifteen of the parking spaces indicated on the survey map (Appendix E) are on private property (Belsize Court) and only residents are allowed to park there. We have a great demand within Belsize Court for these places. Non-residents and parents collecting or dropping their children at St Christophers School are not allowed to park on this private property. This is probably the most misleading part of the application/survey. • The existing number of pupils have a significant impact on all neighbours as it is, yet this application proposes an addition of around 50 pupils over the following years. Residents around the school are already subjected to noise from cars, traffic congestion and illegal parking twice a day. This will be multiplied if this project goes ahead, and the pupil numbers increase. The additional buildings may provide room inside the school for more pupils but the infrastructure of roads and parking around the school is at its maximum. This I suspect is why parents dropping off and collecting their children spill over into Belsize Court private gardens and illegally park their cars on our property. I sincerely hope that Camden Council considers the fact that St Christophers falls within a conservation area. The noise pollution often does not reflect that. • One of the most desirable aspects of Belsize Court, and a reason why many owners of flats have bought here, is the enjoyment of our garden. The proposed buildings will in height extend way beyond the existing ones and be visible from our garden, right at the edge with St Christophers school. The visual effect on our garden, if this goes ahead, will drastically change as we would be looking onto a building at the edge of our garden, whereas we cannot see the existing lower buildings at present. It may be argued that this project would impact on local property prices, particularly in Belsize Court. • I find it deliberately misleading to have done a parking survey only once at a quiet period of the year. This does not give an accurate picture of the dire parking situation or congestion we must suffer twice a day. And this is without the extension! It is interesting just how many parents in your survey were parked in resident parking bays (Appendix D).

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2021/1327/P	Timothy Constable	21/05/2021 12:49:09	OBJ	<p>Number of pupils in the school will increase leading to more traffic which is already bad at drop off and. pick up times.</p> <p>Insufficient parking around. It appears that the private parking areas in front of Belsize Court on either side of Wedderburn Road have been included in the Schools application. This is private property owned by Belsize Court Properties Ltd and the School has no right whatsoever to park there.</p> <p>Communal garden will be affected by increased noise from proposed playground area. This garden is an important amenity for the residents of Belsize Court throughout the year and added noise will cause disturbance . Additionally there are residents who work from home who will also be distracted by the noise.</p> <p>If it is the case that the new classrooms overlook Belsize Court garden this is totally undesirable, taking away from the privacy of residents here</p>
