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**From:** Sarah George [REDACTED]  
**Sent:** 25 May 2021 08:54  
**To:** Angela Ryan  
**Subject:** Les Petites Etoiles Nursery - Planning Application - 2028 - 107 Fordwych Road - 2021/0793/P

**[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.

To Angela Ryan  
Principal Planning Officer  
Camden Council

Dear Angela

I hope you are keeping well. I am a prospective parent of Les Petites Etoiles (LPE) with a child who is now eight weeks old. As local parents who live within five-minutes walking distance of Fordwych Nursery, we were thrilled to hear of LPE's opening at the old Fordwych Nursery premises. My husband and I live on 40 Mapesbury Road and moved to this address after living in South Hampstead (Fairhazel Gardens) as Camden residents for a number of years.

We understand that you are considering LPE's planning application, which is facing objections from residents (<http://camdocs.camden.gov.uk/HPRMWebDrawer/Record/8769231/file/document?inline>). Hence, I wanted to write to you to communicate the concerns of local resident parents like us.

Fordwych Nursery is approximately five minutes walk from Kilburn Underground Station and ten minutes walk from Brondesbury Overground Station. Its location is optimally located for parents/children living in West Hampstead, Fortune Green, Kilburn (in Camden Borough) and equally for parents/children living in Mapesbury, Brondesbury and surrounding areas (in Brent Borough). As you may be aware, Fordwych Nursery's Ofsted ratings fell significantly in the last few years and it was no longer a safe and beneficial environment for young children. It also had a very small class size that excluded many deserving children. Since then, parents in the areas described above suffered from the absence of a good day nursery in which to send young children and have had to rely on Underground or car journeys to drop their six-month to two-year old children to nurseries in West Hampstead and South Hampstead (Bright Horizons, N Family, Broadhurst School etc) or even further to Willesden Green before going to work. This is particularly burdensome for very young children from the age of six-months to eighteen-months who get exhausted by journeys on public transport.

When we lived on Fairhazel Gardens, we were delighted by the number of nurseries and schools within walking distance for parents without cars who rely on public transport. We still do not own a car and have no intentions of getting one. One of our concerns whilst moving to Mapesbury was the absence of good nurseries within walking distance for our child. Before LPE's plans to take over Fordwych Nursery, the only option for parents in the surrounding areas was to walk for over twenty minutes (or drive) with their infant children to the West Hampstead or Willesden Green nurseries. As you can imagine, this is challenging for parents who commute into the City or elsewhere in London for work.

Having seen LPE's plans to renovate and expand the nursery to an optimum/sustainable number of children, parents like us have been impressed with their care and diligence to design a green, environmentally-friendly space for children, which meets Camden Council's design and planning conditions. Without the ability to expand, LPE's current class size for the six-month to one-year children remains very small and excludes even local parents like us who have applied one year early for a place.

The residents' objections on the basis of increased number of cars, can easily be addressed if LPE requires parents to leave cars at a certain distance away from the nursery. As most parents are local and within walking distance, this should not be a serious concern. The objections relating to noise from children should be balanced with the need to provide nurseries of good quality and standard to the future generation. As this is a day nursery, noise from children is limited only to day-time hours. It seems short-sighted and harsh for residents to prevent a nursery from being inclusive and operating at a high standard, on the basis of noise concerns in the daytime. Camden Council has a large number of excellent, sought-after schools and nurseries in the residential areas of Hampstead, South Hampstead and West Hampstead, which have all successfully balanced noise with the needs of residents. I do hope you will consider the concerns and interests of working parents who are keen to send their children to a good local nursery and not have to rely on transport for their very young children.

Please do contact me if you require any further information.

Yours sincerely  
Sarah George Kotak

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*Sarah George Kotak*

On Tue, 11 May 2021 at 07:42, Angela Ryan <[Angela.Ryan@camden.gov.uk](mailto:Angela.Ryan@camden.gov.uk)> wrote:

Dear Ms Meech,

Thank you for your e-mail.

In respect to application ref: 2021/0793/P, I would confirm that once we receive one objection from a community group then the application is required to go to a Member's Briefing for a decision. An objection has been received from a resident's group and as such this application will need to be presented to Member's. The queries/objections submitted need to be addressed. If Member's consider that more information is required in order for them to assess the application then they will defer making a decision, hence my previous e-mail sent.

I trust that the above information is of assistance to you.

Kind regards

Angela Ryan  
Principal Planning Officer

Telephone: 020 7974 3236

The majority of Council staff are continuing to work at home through remote, secure access to our systems. Where possible please communicate with us by telephone or email.