



Subject:

Fwd: Planning application 2021/3772/P



Another point to make

West Hampstead/Hampstead already has private school facilities in Fitzjohns Avenue also less than quarter of a mile away which also causes major traffic problems.. together with the Jewish Free School in Finchley Road ..

A further private school

- 1) is not needed
- 2) secondly only serves a significantly low portion of the community
- 3) only best serves the proprietors of North Bridge House ..

Joanna Guerin



Subject: Planning application 2021/3772/P

North Bridge House application for Lilian Baylis House

North Bridge House already has two significant buildings in Camden and one in Islington ..

Their current Camden buildings already cause a high level of traffic on their own ... in already significantly congested areas .. !!! namely Parkway and Hampstead High Street.

Broadhurst Gardens one way system already has significant traffic and parking problems which has further been increased by redevelopment in West Hampstead It is also a significantly narrow road with vehicles already using it regularly proving impassable on a daily basis ...

The earlier site built adjacent to West Hampstead Thames Link has generated considerable traffic problems and there are additionally two further sites to be completed namely the old Camden

Housing Office in West End Lane and a further 2000 flats replacing the O2 Centre. .

There is already significant traffic flow, congestion and pollution difficulties in West Hampstead and particularly Broadhurst Gardens and adjacent and surrounding streets ..

With West Hampstead having to cope with at least 2,500 -3,00 new residences in an area within less than quarter of a mile of each other !!!! the congestion .. pollution... and saturation of over development is making life particularly difficult for existing residents with 2-3,000 new residences yet to come ..,

There are already enough schools within the locality of Ofsted excellent nature to adequately serve the existing community..

This application for school use is firstly unneeded by the community as it already has excellent school facilities ... with some of the best ofsted ratings in the UK ..

This proposed use will do nothing for the community other than to increase considerably an already significant existing congestion .. pollution and mobility problem ..

This is all coupled with the fact there are at least 2-3,000 more residences to follow which are currently actively under construction .. !!!

Also this proposal is directly situated next to the historic Railway Pub .. I also don't feel that it would be appropriate to place children directly next to a pub which is in constant use day and night .. due to its popularity and historic nature in the area ..

This application is not in the best interest of West Hampstead community as outlined above nor is it appropriate for children to be directly situated next to a Pub .

The community nor the children proposed to attend would be best served by this application other than to significantly increase the difficulties which already exist in area with considerable development yet to come ..

Joanna Guerin

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