

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/3772/P	James Tomlinson	22/10/2021 15:21:34	OBJ	<p>I understand the need for private schools in London but this will not work on Broadhurst gardens, it is a one way street and a bus route and often used for rail replacement buses when the Jubilee line is not working.</p> <p>This has not been considered in regards to the increase in school drop offs in regards to West End lane which is horrifically congested.</p> <p>I feel that by continuing you are potentially putting these children's lives at risk and it is extremely irresponsible.</p>
2021/3772/P	Alan Mason	28/10/2021 10:13:13	OBJ	<p>I write to object to the proposed Certificate of Lawfulness in respect of Lilian Baylis House located at 165 Broadhurst Gardens for the use of the property as a 300 pupil school. First, I would point out that the statement made by the applicant's legal advisors in its submission that "...the Property has never been used for performances open to members of the public." is, as the applicant well knows, untrue. Paid-for performances of opera and other musical events at Lilian Baylis House were widely advertised in the local press.</p> <p>The property in question is totally unsuitable as a location for a school. It is situated next door to a large and busy public house (The Railway) with other bars, cafes & restaurants both opposite and on the same side of the street. When major sporting events (World Cup, Euros etc) have afternoon fixtures the pavement outside the pub is usually blocked by drinkers. Children leaving the school at 'home time' would be forced to walk on the road to avoid the congested pavement, or cross the street at a busy & dangerous junction. The school would not have space for outside activities, including sports. Presumably the pupils would have to be bussed to sports facilities elsewhere. Any coach parked outside the school waiting to pick up pupils & staff would block the narrow road causing congestion in what is already a very congested area. The vital C11 bus route (with a stop opposite Lilian Baylis House) would suffer unacceptable disruption.</p> <p>In conclusion, the property is not a suitable site for a school and the Council is urged to refuse the application.</p>

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2021/3772/P	Janet Grauberg	29/10/2021 13:43:11	OBJ	<p>Residents in the local area have raised the following concerns</p> <p>1) Impact on traffic. Experience with other local schools is that, even when Camden requires a new school to be 'car free', this is not enforced. (For example, parking wardens at Maygrove Road are there every day but have been told to give parents 10 minutes' grace to drop off their children. This leads to parking on single and double-yellow lines, in disabled parking spaces, and significant congestion). It is therefore assumed that, even if the school is nominally 'car free', there will be additional school drop-off and collection traffic.</p> <p>2) Specific traffic concerns include</p> <p>a. Broadhurst Gardens is a narrow road with parking on both sides. School run traffic and parking will increase congestion.</p> <p>b. Broadhurst Gardens is a bus route for the C11 (and for Rail Replacement Buses for the Overground, Jubilee Line and Metropolitan line when they are not working). Even short delays caused by parents dropping off/collecting children would cause delay to bus passengers.</p> <p>c. Additional traffic will use West End Lane as Broadhurst Gardens is a one-way street and there is no other access route. West End Lane is already congested and is set to experience construction traffic for the next 18 months from the 156 West End Lane and Liddell Road developments, and for the next 15 years from the redevelopment of the O2 site.</p> <p>3) Residents have also pointed out that, if cars are trying to manoeuvre around parked or waiting cars, or a stopped bus, that they may drive on the pavement or accelerate along the road, putting any children walking to the school at risk.</p> <p>4) Residents are also concerned that increased car traffic will lead to additional air pollution along West End Lane and Broadhurst Gardens.</p> <p>5) Further, residents have expressed concern that increased footfall by 300 young people will lead to increased litter and noise.</p> <p>Janet Grauberg West Hampstead Liberal Democrats</p>
2021/3772/P	Dana Crang	28/10/2021 11:54:56	COMMNT	<p>I'm not so much against the building being used for a school, it is the increasing road traffic it will cause on West End Lane, especially with cars trying to turn onto one way Broadhurst. West End Lane is already busy enough at peak times of the day.</p>

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2021/3772/P	Mila Griebel	27/10/2021 10:19:05	OBJ	<p>The location of the building makes it unsuitable to have a school for 300 students .It has no outside space besides a very narrow pavement . This road has a pub next to the building and has large lorries delivering beer barrel's during the week . The road is often blocked with lorries delivering as the road is narrow. It is on the C11 bus route ,It is also the rail replacement route for all West Hampstead buses ,when needed . having parents dropping their children off will block the road, this is turn will block West End Lane , an already hugely congested main road. Those children who are not dropped off by car will fill the narrow pavements and put an added burden to our already over full buses and trains. Should there be a fire in the building , there is no large space for 300 children to go to shelter and be accounted for. The building has never been to my knowledge used as a teaching facility and in its current layout unsuitable. Extensive work would have to be carried out to make it suitable as a school and comply with health and safety . As this building is in a conservation area and the building its self protected , I can see no detailed drawings how this would be achieved. Please reject.</p>
2021/3772/P	CRASH Committee	25/10/2021 22:14:09	OBJ	<p>CRASH would like to object to the certificate of lawfulness in relation to Lilian Bayliss House (ENO rehearsal/office space) use as a secondary school. The documentation submitted states the legal opinion that 'as far as we are aware' LBH has never been used for performances open to the public". This is untrue - members of the public were welcomed in to watch rehearsals, participate in workshops and its community choir and also attend concerts.</p> <p>The site itself due to its location on a narrow one-way road with narrow pavements and no outside space for children to play nor a drop-off pick up location nearby to take children to any sports facilities is not suited to a school. The local transport infrastructure which has not yet been upgraded (ie buses and West Hampstead tube) would also struggle to cope with additional numbers using the routes at rush hours as would the narrow pavements on West End Lane and Broadhurst Gardens. The tube is not step-free and there are no pull-ins for transport that might be required for students with mobility impairments.</p> <p>A cultural space as envisaged in the NDF proposals would be preferable, more workable and more in line with the heritage of the building.</p>