

HALL SCHOOL OPPOSITION GROUP

28 November 2022

Nora-Andreea Constantinescu
Planning Officer
Planning Solutions Team
London Borough of Camden
5 Pancras Square
London N1C 4AG

Dear Ms. Constantinescu,

Hall School, 23 Crossfield Road, London NW3 4NT
Application ref.2022/4408/P

This letter sets out some comments on behalf of the Hall School Opposition Group in respect of the above application following the Hall School's revisions and scaling back of its previously approved proposals. The Group was formed in October 2016 following the school's original application. Around 70 households have joined the Group; so the number of local residents is in the region of 120. 70% of these live in the immediate vicinity in the roads around the Hall School in Crossfield Road, Adamson Road, Strathray Gardens, Eton Court and the top of Lancaster Grove. A further 20% live along the rest of Eton Avenue, with the remainder in Belsize Park.

Both the Group and many individual members raised a number of objections to the original proposals including with regard to the double basement, overdevelopment, and bad architectural design and unsuitability of external appearance for a residential and conservation area. Since then the double basement proposals were discontinued 4 years ago, and now the plans to demolish its existing building at 23 Crossfield Road and rebuild have been dropped as well, so the current application is limited principally to an extra storey on the Wathen Hall. So while some members whose homes directly overlook the Wathen Hall would still prefer that there was no increase in its height; in the current situation following the previous planning permissions it would not be appropriate in this letter to pursue this any further.

In your report to the Planning Committee on 5 August 2021 on the previous similar application ref. 2020/5867/P you took on board the various comments of the Group in our letter of 18 January 2021 regarding restrictions on the number of pupils and the hours for events out of school hours; a construction management plan; and changes to the ventilation and heating/cooling strategies visible to many residents overlooking the rear of the site, and in particular their potential noise and vibration impact: so we do not think we need to repeat in any detail our previous comments in this letter. All these items were dealt with in the planning conditions for the previous application, and we consider that these conditions should be reimposed in any new Planning Permission. With regard to noise and vibration from the new ventilation and heating system, and the Air Source Heat Pump, it is noted that a detailed Acoustic Report has been obtained; but notwithstanding this we consider that the previous planning conditions 16 & 17 setting out a prior testing regime should continue to apply.

As with all our previous submissions this letter has been signed on behalf of the Group by the three co-signatories to the original circular in October 2016, which led to the Group's formation.

Gabriel Balint-Kurti
40 Eton Court

Ali Hammad
10 Strathray Gardens

Anthony Kay
26 Crossfield Road