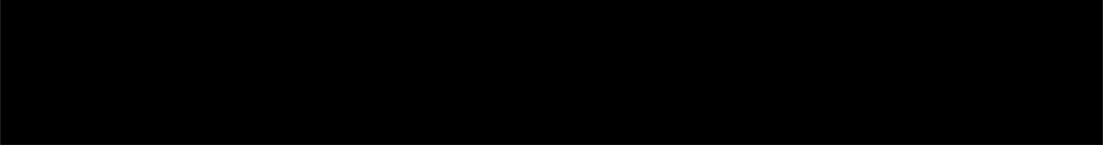




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**Subject:**

Application # 2022/3984/P - CFBL Comments



Dear Mr Campbell,

We have recently been made aware of a planning application # 2022/3984/P registered with Camden on 13.10.22, for which we have not been informed and consulted.

We are the CFBL school, located at [87 Holmes Road](#), adjacent to the building and pub located on [89 Holmes Road](#), for which a planning application is being requested. Our students range from 3 to 16 years old.

This planning application raises several preliminary concerns which we would like to raise as a school before reviewing at depth the applicant's request:

On the project itself:

- The extension at second floor at 89 Homes Rd:

A roof extension is proposed to be added to the current building along with windows and terraces on its south and east facades, overlooking our playground and certain school rooms: this is of a nature of creating safeguarding concerns for our pupils.

- The re-opening of a pub: we are concerned by the reopening of a pub adjacent to a school due to risks associated to alcohol consumption (safeguarding risks).

Our opening hours are 8.30am to 6.15pm. Pupils aged 3 to 16 are likely to encounter all types of issues related to alcohol due to the immediate proximity of a pub, including elevated voices, shouting, alcohol promotion and wider feeling of lack of safety that a pub could generate.

- The creation of cycle bays: this may impact the accessibility of our school as it will further restrict parking bays

On the proposed work:

The proposed extension and full renovation of the premises implies months of construction work (estimated at a minimum of 10 months in one of the documents attached to the application).

Since the pub is directly adjacent to our school, our staff and pupils will suffer from dust, noise and other disturbances associated with an adjacent construction site, which could put the safety of our pupils and personnel at risk for instance when travelling to/from school.

We would like to ensure that our voice is listened to, before a decision is made by the Borough.

Please let us know which procedures we should follow. We would greatly appreciate a call or a meeting with you and our landlord, at your best earliest convenience.

Looking forward to hearing from you

Kind regards

Many thanks