

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/2258/P	S Hamer	06/07/2023 11:25:51	OBJ	<p>I am writing on behalf of the Hampstead Cricket Club (HCC) in objection to the above application.</p> <p>The proposed development at 20 Crediton Hill is set to convert a single-story office room to a three-storey residential dwelling. The property will sit directly adjacent to the Cricket Clubs ground and will afford it uninterrupted views across the outfield, save for a few trees. With lots of children and young persons regularly playing sport at HCC, including those attending South Hampstead High School for Girls (SHHS), we have serious safeguarding concerns of overlooking. The female pupils of SHHS use the sports ground from 8:00am – 5:30pm during term time and the Cricket Club use the pitch evenings and weekends during term time and from 8:00am until late at all other times. The residents will be able to view activities on the ground without restriction, with the only measures in the proposal taken to mitigate this risk being the installation of louvered blinds. Such blinds will, however, remain at the sole control of the residents, which of course means they could be always left open.</p> <p>The above concerns are enhanced further with the proposed change of use from office space to residential dwelling. The property could be occupied not only during 'office hours' but at all times of the day. Furthermore, the proposed dwelling will sit closer to the Cricket Clubs ground than any of the Clubs other neighbours, with this proximity magnifying the safeguarding concerns by providing extensive views over the ground and its users.</p> <p>The extensive use of glass to the front of the property, which sits directly in line with the cricket pitch, will not only enable overlooking but will also cause additional health and safety concerns. One of main causes of concern for cricketers is movement both in front of and behind the bowler's arm. With the sun likely to reflect off the expanses of glass, not only could the batsmen be unable to see the incoming cricket ball, but the bowler may be similarly dazzled from the other end. This would negatively impact the playing of cricket on the ground, making it both unsafe and potentially unfit for purpose. Please note that cricket has been played at HCC since 1877 and the girls' school, with pupils aged from 5 – 18, have used it since 1997.</p> <p>The issue of cricket balls leaving the ground and causing damage to surrounding persons and properties is a real concern. Whilst the risk of such accidents can never be fully removed, a property sitting as close to the ground as that being proposed in this application significantly increases the likelihood of damage or injury. This was pointed out to the applicants at the Public Consultation on 29 March and in a meeting between myself, Jim Carter and Daniel Young on 16 May. There has been no alteration to the plans to help mitigate this risk. Currently, the single storey office building is protected by high level netting, installed within the cricket clubs ground, but no such netting has been included in the proposed development. In addition, the increase in height of the building will require much higher netting than present and this will require much more substantial posts. Such infrastructure must surely be provided for in any proposed development, if for no other reason than to protect the occupants and their property adequately and safely.</p> <p>The drawings included within the Planning Application appear to remove the existing boundary wall separating the cricket ground from the neighbours property, replacing it with the front of the dwelling. This wall was only recently installed by the grounds freeholder, the Girls' Day School Trust (GDST), and so any changes to it will require their consent. At the time of writing, I am not aware of any such consent being requested from the GDST, who would also need to discuss the works with HCC prior to agreement. Similarly, the drawings within the application show the area in front of the dwelling being at ground level whereas in fact this area currently comprises a raised bed that extends some two metres from the wall to the outfield. Any works to this area</p>

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				<p>must also require agreement with the GDST and HCC as it sits on the Club's ground and does not form part of the neighbour's property.</p>

Given the substantial nature of the proposed development and its proximity to HCC, it is unclear as to whether works would be undertaken solely from the Crediton Hill side. With the proposed development not being 'preservation works' and access across the cricket ground likely to interfere with activities and inevitably cause damage to the Club's property, the Access to Neighbouring Land Act 1992 may need to be referred to and access terms negotiated, although this could be difficult to achieve.

2023/2258/P	Valerie Jolliffe	06/07/2023 09:38:27	OBJNOI	<p>Planning Application - 2023/2258/P 20 Crediton Hill London NW6 1HP I am writing to object to the above planning application. I live at 13G Crediton Hill, opposite to the proposed development. My flat is in the attic and [REDACTED] the site. The fact that the photos in the planning application documents suggest the building cannot be seen from the road are irrelevant to me, as I have a clear view of the existing one storey studio. I have long considered this an eyesore but the proposed development will be even worse and will mean I will no longer have a view of the cricket field. My detailed objections are: The site is unsuitable for a new residential building, being situated at the end of a narrow private driveway, the width of one car. I find it difficult to believe that the building works can be carried out without significant disturbance to nearby residents. The massing is totally inappropriate. However well the architects try to disguise the size of the building, it is significantly bigger than the existing structure and out of scale for the site. The design is totally out of character for the area. I do not object to modern buildings per se but they need to be sympathetic to the location and to neighbouring buildings. The architects state that they have been 'conscious of the Arts and Crafts style which is a prominent feature of the local area' and then have completely ignored the character of the road. The road is in a local conservation area and the houses in the road are of red brick with pleasing gables and interesting window designs. It should be noted that the 2018 planning permission specifically states: 'All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application. Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 [and D2 if in CA] of the London Borough of Camden Local Plan 2017' If any development on this site is allowed to go ahead, the same requirements regarding safeguarding the character of the immediate area must be included. I strongly urge you to reject this application. Regards Valerie Jolliffe</p>
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