

Dear sirs

I am emailing to object to the above planning application. I live opposite the site at 13 Crediton Hill and for several months of the year can see the existing glass box.

Firstly, this is a creeping development over a number of years which has changed the character of the site. Originally, and dubiously, consent was granted for a single storey glass box for use as ancillary office/studio space. A while later, it appeared to be used as live/work accommodation. Most recently, it received full residential consent. Now, it is proposed to build a four bedroom house.

Secondly, this proposal is a substantial over development of a tight, back land site and represents an almost threefold increase in size by comparison with the original, ancillary premises.

Finally, I was astonished to read the remarks of the applicant's advisory team that the building will not be in "competition" with its arts and craft surrounds. Since the design makes no attempt to reference any of the surrounding vernacular, it cannot be anything other than in "competition".

This proposal represents a substantial over development of a back land site, offering nothing to its neighbours but is purely for the benefit of its new owners.

Yours faithfully

Objection to planning application 20 Crediton Hill

Dear Camden Council

20 Crediton Hill, NW6 - 2023/2258/P

I live directly opposite 22 Crediton Hill at 13 C. I am opposing this very inappropriate 3 storey proposal for the following reasons ;

The site is totally inappropriate.

The site is located at the end of a driveway and adjacent to the bottom of all the back gardens of the houses along Crediton Hill. If another resident wished to build a home office (or similar such structure) at the end of their garden , a one storey building only would be allowed. The location of this plot is effectively no different and is therefore inappropriate for a three storey building.

The site overlooks Hampstead Cricket Club and South Hampstead High School sports ground.

There will be direct views overlooking the cricket fields and girls sports ground from this proposed development with floor to ceiling glass on all three storeys. This raises some child privacy and safeguarding concerns.

A totally inappropriate location and design for West End Green Conservation Area .

The aluminium cladding and industrial box like structure of the design is completely unsympathetic with the style of the Georgian houses in this Conservation Area. The Arts and Crafts style houses are completely unique and to add a building of such harsh contrast would be considerably damaging to the look and feel of the surrounding area.

Yours sincerely

Anya Maria Hawe

13 C Crediton Hill

NW61HT

Dear Sir/Madam

As a nearby resident (21 Crediton Hill) I write in to lodge my objection to the above proposed development behind the main residence at Number 20 Crediton Hill.

I have also been closely involved with the Hampstead Cricket Club for the past 40 years and have been in overall charge of the Colts Cricket programme at the Club for the last 18 years.

I believe that this proposed redevelopment is wholly inappropriate - right on the border of a sports ground that is used predominantly by schoolchildren and children of school age.

The Girls school, who are the freeholders, use the ground during school hours in term time to 5:30pm and the Colts (both boys and girls) after that in the summer term. We run cricket camps at Easter, May half term and then for eight weeks in the summer holidays. We have well over 200 children in our Colts programmes.

In the foreground of the proposed development, five small trees are stationed on a piece of land that is actually the Hampstead Cricket/ South Hampstead property. It is not fully representative as it presumes that the slope and raised flower beds on the Hampstead Cricket/ South Hampstead ground could be removed.

I would be grateful if these comments would be taken into consideration in your deliberations

Yours faithfully

Alan Brooks

I am a member of Hampstead Cricket Club(HCC) , as are two of my sons. HCC is directly impacted by the proposed development, which would have a highly adverse effect on the amenity value of the cricket club and the sports pitch.

I object to the proposals on the following grounds:

1. The scale of the proposed construction is wholly out of proportion to the surroundings and the buildings.
2. The existing building is a garden studio, which is of reasonable scale. However the proposal is for a huge oversized construction which has the design and appearance akin to a fortified office block.
3. The excessive height and bulk would spoil the views from the green space which it overlooks.
4. The materials selected are out of keeping with the neighbouring buildings.

I also support the grounds for objection set out in HCC's letter to the planning committee.

It is in every way a wholly inappropriate building for the site and the proposals do not conform to the area plan.

Mark Katzenellenbogen

80 Oxford Gardens

London

I would like to place my objection to this application. As a parent of three children who enjoy the Hampstead Cricket Club facilities, I believe that this planning would significantly impact the experience of my children and could also pose safe guarding issues.

Thanks

Richa

Dear Sir/Madam,

I am writing to object to the planning application referred to above.

My son is a member of HCC and the proposed development appears to be wholly inappropriate. I have seen HCC's objection as set out in their letter dated 5 July 2023 and I support its position for the reasons set out therein.

I would emphasise the following:

- The ground is consistently used by children and the position and outlook of the new development produces a real safeguarding concern.
- The proximity of the proposed development to the cricket ground and its height mean that its presence will adversely affect the playing of cricket. Given the pre-existence of the cricket ground, this should not be allowed to happen.

I trust that my views and those of the HCC will be given due consideration.

Yours faithfully

Saira Howe

I OBJECT vehemently to this application. I write this letter in the following capacities:

- (1) As parent of a daughter who attends South Hampstead High School
- (2) As parent of three children who attend training and matches at Hampstead Cricket Club
- (3) As a social user of the Cumberland Lawn Tennis Club
- (4) As a local resident of West Hampstead.

The grounds upon which this proposed development adjoins are absolutely vital to the community of West Hampstead and all of the three organisations listed above and must be protected at all costs.

Allowing this level of overlooking on a space that is used primarily by a school would be grossly irresponsible. Many of the girls who attend SHHS walk home alone from the grounds after their clubs and fixtures. This sort of development would allow an unprecedented level of monitoring of the girls' schedules and activities.

Additionally, this proposed development would also represent an extremely out-of-character overdevelopment on a road like Crediton Hill, which is predominantly comprised of houses of low height. Approving this project would make a mockery of the West End Green Conservation Area.

Thirdly, even if the first two substantial issues are set aside, the project does not seem to be well considered by the architect. The CAD rendering bizarrely shows the project removing the wall that belongs to the sports ground. Additionally, it shows a two-level expanse of glass which is a totally unsuitable choice of material next to an active cricket ground. To add insult to injury, it looks like a pile of shipping containers.

This developer intends to enrich itself at the expense of South Hampstead, CLTC, HCC and the users of this space. Accordingly this application should be REFUSED.

With kind regards,

Kelsey Shaikh

I write to object in the strongest possible terms to the above planning application for a three-storey building on the site of a present single storey outbuilding at 20 Crediton Hill. I live locally--17 Alvanley Gardens, NW6 1JD--and over the years have sought to protect the West End Green Conservation area and the precious and rare green open spaces of Hampstead Cricket Club/The Cumberland Lawn Tennis Club. I spend significant time at Hampstead Cricket Club and walk past this site to and from my House.and enjoy the benefits of the Conservation Area as I move around in West Hampstead.

The site is entirely inappropriate. The site is located at the end of a narrow driveway. The site is not appropriate for a three-storey building with a new basement extension, increasing the floorspace massively from 105 sq m to 300 sq m

An Inappropriate building for a Conservation Area.

The site is located within the West End Green Conservation Area and looks directly over the combined Hampstead Cricket Club and South Hampstead High School Sports Ground to the east. The proposed building would do serious damage to the Conservation Area and its setting--huge damage to views within the Conservation Area and to views into the Conservation Area.

A totally inappropriate design. The proposed uncompromising and stark, aluminium 'block' design of the proposed dwelling is at odds with the decorative Arts and Crafts style which is a prominent feature of the West End Green Conservation Area. The aluminium cladding is more in keeping with a light industrial estate than a Conservation Area of Edwardian houses. All of which is apparent from the picture submitted by the applicant of the proposed building from the cricket club.

Child safeguarding issues. There are serious child safeguarding concerns about the overlooking of the sports ground. The Girls Day School Trust, the freeholders, use the ground for their South Hampstead High School female pupils from 8am to 5.30pm during

term time. At evenings and weekends and during school holidays it is used by Hampstead Cricket Club including extensive use by young boys and girls as well as the adult Women's Team . There will be extensive direct views over the cricket field from the floor-to-ceiling windows of the rooms on all three floors of the proposed dwelling.

This application has no support in terms of planning policy or common sense--the building would be a huge environmental blight on the area.. I urge the Council to refuse the application

Your Faithfully,

Hugh W Chapman

Dear planning officers

I am writing to object to the proposed development at this address.

My children both play at Hampstead cricket club and I echo the concerns raised by HCC both from a cricketing and safety / safeguarding point of view.

I am a resident of Camden council and this is our local cricket club.

I would ask you to refuse the proposed development based on these concerns.

Many thanks

Dr Farah Paruk