



Dear Councillor Vincent,

20 Crediton Hill, NW6 - 2023/2258/P

We are writing to object to the proposal to build a three-storey dwelling (including basement) on the site of a single-storey outbuilding at 20 Crediton Hill, NW6.

We live next door at 22 Crediton Hill and we are asking for your support to oppose this very damaging proposal.

The site is totally inappropriate. The site is located at the end of a narrow driveway. The single storey outbuilding was owned and used by a flat within the main block of 20 Crediton Hill and used as ancillary office space to this flat. 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 appropriateness of the site for such a large building is important as it is located within the West End Green

Conservation Area. The site 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.

A totally inappropriate design. The proposed uncompromising and stark, grey aluminium 'shed' 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, creating a homogenous architectural style. The grey aluminium cladding is more in keeping with a light industrial estate than a Conservation Area of Edwardian houses. The view from the Cricket pitch will be of a large, looming three-storey aluminium and glass industrial 'shed' building which is totally out of keeping with the rest of the Conservation Area.

The picture over the page submitted by the applicant of the view of the proposed building from the cricket pitch says more than words can ever do. Is this development appropriate in a Conservation Area?



Child safeguarding issues. In addition, 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 which has played cricket on this site since 1877. 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.

Failure to listen to local concerns. The applicants say they have listened to the concerns of residents, but, in reality, the applicants have taken little practical action to resolve these concerns. As an example, at a meeting with the applicant, in the presence of the General Manager of the cricket club on the 16th May I specifically asked for the height of the building to be reduced. Nothing has been done to address this request to reduce the height. We reject the applicants' baseless assertion that *"The final design is carefully considered and responds to the feedback received."*

In more detail, we would like to raise the following additional concerns

- **The damaging impact on daylight/sunlight, overshadowing and overlooking of the rear of our home at 22 Crediton Hill and rear garden.** Our chief passion is our garden. We spend every possible moment in the garden. We have lived in this house for 30 years. We love the settled residential atmosphere and have excellent relationships with most of our neighbours. Over the years we have transformed the garden. We have added 14 trees, a wildlife pond, 5 compost bins, 3 water butts, 15 bird boxes and 5 bird feeders. 36 species of bird, including some real rarities, have visited the garden. Many have bred here. We garden organically and sustainably with wildlife at the front of our minds in terms of planting and provision of habitat. This proposed building represents a serious threat to our ability to enjoy our garden and a serious threat to the plants and creatures who share it with us. We reject the applicant's assertion that *"There would be no impact in terms of loss of privacy from the use of the premises as a standalone dwelling."*
- **The damaging change in the aspect/view from the rear of 22 Crediton Hill** towards the cricket pitch from every eastern facing room in our house and from all parts of our side and rear garden. The current open view of the cricket pitch will be replaced by a two-storey wall 1.8m higher than the current situation.
- **The proposal to include a reflective surface** within the elevational treatment of the proposed two storey wall at the end 22 Crediton Hill's rear garden will do nothing to deal with the loss of the view and will simply lead to the unnecessary death of many birds who will be confused by the reflection of the sky and fly into the hard surface of the new wall. The British Trust for Ornithology has estimated that windows/reflective surfaces cause 100 million bird collisions every year. One third of these are fatal. In addition, a reflective surface would drastically alter the microclimate at the end of our garden and force us to redesign and replant a considerable area.
- **The increase in height from a single storey to 2-storeys** will result in a difference in outlook to neighbouring properties. The view will be of a more pronounced built form, creating a sense of enclosure for residents of neighbouring properties. This will have a negative impact on the use and enjoyment of the shared garden with number 20 Crediton Hill.
- **The loss of the 6 pleached Hornbeams along the southern boundary of 22 Crediton Hill**, immediately adjacent to this development site. These 6 trees are an essential green barrier between the properties and would be completely overshadowed by the bulk of the development and the ability to maintain them severely restricted. We reject the applicants' assertion that there are *"few restraints on development provided these trees are suitably replaced or adequately protected,"* and *"the proximity of the development should not threaten*

their future.“ We believe the future of the Hornbeams in particular would be severely threatened.

We hope you will support our objections and that you will refuse planning permission for this wholly inappropriate planning application when it comes before you for determination.

Yours sincerely

Jim Carter and Imelda Staunton

