

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.

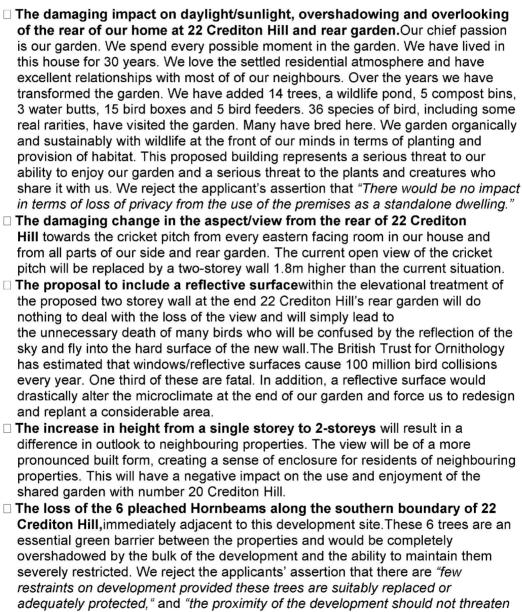
The picture over the page submitted by the applicant of the view of the proposed building from the cricket pitch says more than words can ever do. Is this development appropriate in a Conservation Area?



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



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