

# GDST

GIRLS' DAY SCHOOL TRUST

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Mr E Hodgson  
Planning Solutions Team  
5 Pancras Square  
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21 July 2023

Dear Edward,

**Ref: Planning Application 2023/2258 - Demolition of existing building and erection of part single part two storey plus basement dwellinghouse and associated works**

The Girls' Day School Trust (GDST) are the freeholders of land at 25 Lymington Road and Landlord to the Hampstead Cricket Club (HCC), who occupy the grounds on a long lease with shared access arrangements by South Hampstead High School. As immediate neighbours to this major development, the GDST are an important stakeholder and the age of our students makes them vulnerable to the types of impacts that will be associated with this development. As such, the GDST vehemently object to planning application 2023/2258 for the reasons outlined below.

Overlooking/Loss of Privacy

The proposed elevations of the scheme show a major invasion of our privacy. Whilst it is acknowledged that there is an existing view over the sports ground, the current proposals give additional views at lower and high levels. We recognise that the proposed scheme provides for louvres over the windows, but nevertheless, our privacy is further compromised by the introduction of the additional windows. Given that vulnerable young school children aged 4-18 use the ground on a daily basis, we strongly believe that further views across the field are alarming and a safeguarding concern.

Light Spill/Light Reflection

The submitted proposals fail to identify how the scheme will counter the affects of unwanted light spill from the proposed windows. Our pupils use the sports ground into the afternoon in winter months and the light spillage could detrimentally affect teaching and learning. Similarly, during bright and sunny days in the summer, the glare and reflection from the windows and the proposed aluminium cladding will adversely affect our pupils. It is beyond doubt that the impact of the light spill and reflection will negatively impact our pupils as well as the neighbours, visitors and the HCC.

Circular Economy and Whole Life Carbon

The current proposals show that the existing building will be demolished, and a new building erected in its place. This approach completely goes against the principles of circular economy in terms of reusing and refurbishing existing buildings. Sensitively retrofitting the existing building stock should be considered first. This is a crucial theme throughout the London Plan in order to combat the Climate Change emergency.

The Belvedere Academy • Birkenhead High School Academy • Blackheath High School • Brighton Girls • Bromley High School • Croydon High School  
Howell's School, Llandaff • Kensington Prep School • Newcastle High School for Girls • Northampton High School • Northwood College for Girls  
Norwich High School for Girls • Notting Hill & Ealing High School • Nottingham Girls' High School • Oxford High School • Portsmouth High School  
Putney High School • Royal High School Bath • Sheffield High School for Girls • Shrewsbury High School • South Hampstead High School  
Streatham & Clapham High School • Sutton High School • Sydenham High School • Wimbledon High School

The Girls' Day School Trust is a limited company registered in England whose registered number is 6400 and whose registered office is 10 Bressenden Place, London, SW1E 5DH. It is a registered charity, number 306983

It is acknowledged that in line with Policy D3 (Optimising Site Capacity Through the Design-led Approach) in the London Plan (2021), development proposals should seek to optimise the capacity of sites. However, it is considered that this is overdevelopment and will result in an incongruous development, which is predominately traditional Victorian dwellings.

Additionally, logistics information has been submitted in support of the planning application, which outlines high-level details in relation to the construction of the proposals. However, due to the close proximity of the development site to the sports ground, serious health and safety concerns are raised. Students at the sports ground are, of course, young people who will spend time on the grounds throughout the day. Their health and wellbeing are of paramount importance, and it is clear to us that the construction stage of these works could be extremely disruptive.

#### Incongruous Design

The proposed development does not respect or reflect the existing and established building line along Crediton Hill and this will be substantially and irreversibly altered as a result of this development. Fundamentally, the proposed building materials are not appropriate whatsoever and are not in keeping with the existing buildings in the immediate setting. The property is situated within the West End Green Conservation Area (WEGCA). There is also limited reference within the submission to the Appraisal and Management Strategy for this Conservation Area dated 28 February 2011. The GDST categorically disagrees with the applicant's position set out within the design and access statement that the development will contribute to the WEGCA. The GDST has reviewed the objection to the development by the Chair of the WECA Advisory Committee dated 07 July and the Trust concurs with all statements contained therein.

#### Boundary Ownership

Finally, the proposal shows incorrect land ownership details. The proposal shows the removal of the existing timber railway sleepers. The boundary wall and railway sleepers are owned by the GDST and permission is not given for any alteration of the railway sleepers on the GDST's land. The GDST have not been consulted on any aspect of the proposals put forward by the applicant. As a key adjacent freeholder, the GDST finds the lack of engagement by the applicant as astonishing and insensitive.

The GDST hopes that you will reject this planning application considering the immense impact it will have on our pupils and staff, local residents and the HCC. We hope these comments are taken into consideration when determining the planning application.

Yours sincerely,



Jordan Potter MRICS  
GDST Estates Manager  
GDST Estates Department  
For and on behalf of The Girls' Day School Trust