



South Hampstead

High School

GDST

Thursday, 20 July 2023

Dear Sir or Madam

20 Crediton Hill, London NW6 1HP - Full Planning Permission Application 2023/2258/P

I am writing on behalf of South Hampstead High School (SHHS) in objection to the above application. South Hampstead High School is one of 23 schools which are part of the Girls Day School Trust (GDST). The land adjacent to 20 Crediton Hill has been owned by the Girls Day School Trust since 1997 and has been leased since then to Hampstead Cricket Club. During term time, under the terms of the lease, South Hampstead High School has sole use of the Sports Ground which means that school PE lessons are undertaken on the land adjacent to this proposed development for 34 weeks of the year.

The proposed development at 20 Crediton Hill hopes to convert a single-story office to a three-storey residential dwelling. This is a significant change of use to a building which sits directly on the boundary of GDST's land. By its very nature as a residential property, it will be occupied at all hours of the day and it sits much closer to our land than any other neighbour.

The residential property will have uninterrupted views across the land where our pupils (girls aged 4 to 18) play netball, football, cricket and athletics. GDST and South Hampstead High School have serious safeguarding concerns with the residents of this property being able to look directly on to our land from immediate proximity. We understand that the only measures in the proposal taken to mitigate this risk are 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.

Our other significant concern is the changes that this proposal plans to make to GDST's property. The owner of 20 Crediton Hill has not made any contact with GDST or SHHS. The drawings included within the Planning Application appear to remove the existing boundary (party) wall separating the sports ground from the neighbour's property, replacing it with the front of the new dwelling. This wall was only recently installed by the GDST and any changes to it require GDST's consent. The plans also show that the area in front of the proposed property, i.e. GDST's land, as being level whereas, in reality, there is a large raised bed which will have to be removed. This bed belongs to GDST and the owner of 20 Crediton Hill has not been in touch to discuss removing it. GDST would not agree to remove this bed. Any work on GDST's land requires GDST's (and HCC's) permission.

Continued overleaf...

Headmistress

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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. Registered charity number is 306983. www.gdst.net

Yours faithfully



Robert Jones
Director of Finance & Operations
South Hampstead High School for and
on behalf of The Girls' Day School Trust