

West Heath Lawn Tennis Club
Croftway,
off Ferncroft Avenue,
London NW3 7PQ

12 August, 2015

Application Ref 2015/3936/P

**and Associated Refs EN13/-0944, 2015/4019/P, 2015/4099/L,
2015/4116/L, 2015/4120/L, 2015/4122/L, 2015/4123/L, 2015/4124/L**

Dear Ms Carr

Thank you for your letter of 22 July, 2015. As chairman of the West Heath Lawn Tennis Club, I am replying, on behalf of the Club membership, with comments on the planning application.

The West Heath Lawn Tennis Club has leased this site since 1902. It has three grass courts (a rarity in London) and two hard courts. The south boundary to the tennis courts is along the line of the retaining wall which separates us from the College land.

While our members have voiced some concerns about the project as a whole we do not wish to comment on the proposals in general, apart from our worry about the adequate provision of parking for the site, without which the ability to access our club could be severely restricted. The current proposals for parking provision appear inadequate for the size of the proposed site.

We do, however, have very real concerns about the proposals as they relate to Lady Chapman Hall and, to a lesser extent, to Rosalind Franklin hall and its proposed replacement. These proposals also seem to differ from those discussed with me at the two consultation meetings I attended.

Lady Chapman Hall:

As we understand it, the proposal is to extend Lady Chapman Hall northwards by more than two metres so that the north façade of the building (with all its enlarged windows and balconies) will abut the boundary line between the College property and the tennis Club.

This extension, if allowed, would, in our view, have the following damaging effects:

- 1 The extended building will cast a shadow across the court nearest to it (court 3) on summer afternoons (the main playing time).
- 2 The building will reduce the amount of direct light to the courts and may well affect the growth of the lawn (clearly essential to a grass court). The moisture levels are already highest on court 3 and a further increase in shade could make play on this court impossible.

- 3 The proposed adjacency of the new façade (with enlarged windows and Juliet balconies) to the boundary and the courts is likely to cause problems (a) to the Level 1 windows/French doors looking straight into the perimeter tennis netting and (b) to all windows being very close to the tennis (with the associated risk of the tennis playing causing a nuisance to residents through noise, tennis balls breaking windows etc.)

We consider that the bulk of the extended building will loom over the tennis Club grounds in an uncomfortable and unfortunate way. Lady Chapman Hall is already very close to the courts but we have a satisfactory neighbourly relationship with the occupants of the building. We do not believe this will continue to be the case if the proposed extension is allowed.

We should also point out that the hard courts are used by two local schools during term times. Social activities also take place in the clubhouse and on the terrace.

Rosalind Franklin Hall:

We note that the new building will be two storeys higher than the existing structure. We are concerned that the presence of large openings and balconies along this elevation may make for a less happy relationship between the tennis Club and the College building but we acknowledge that the courts are further away at this end of the property and there is some planting which will provide a degree of screening.

However, it is the tennis Club's intention to install flood lighting to the two hard courts (adjacent to Rosalind Franklin Hall) and we would not wish the presence of the new larger building to prejudice our chances of being granted planning permission (subject to the usual conditions) for these lights.

Thank you for your consideration of these matters.

Yours sincerely,

Moira Duncan

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