



Mr D Fowler
London Borough of Camden
Town Hall
Judd Street
London WC1H 9JE

6 June 2018

Dear David

Re Planning Application 2018/1012/P

I am writing to you on behalf of the Hampstead Cricket Club (HCC) regarding the full planning permission application for provision of a new basement extension below existing rear single story premises, minor amendments to rear ground floor and formation of a new landscaped patio garden at 20 Crediton Hill.

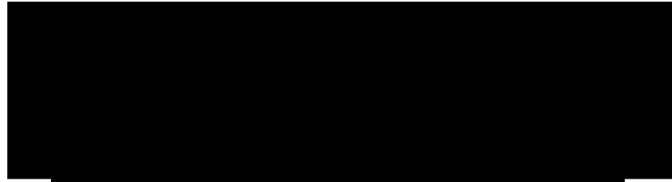
As the operator of the site adjoining 20 Crediton Hill, we have several concerns over the proposed development and wish to make an objection. The basis for this objection is as follows.

Contrary to Policy A5 of the Local Plan (2017), the proposed development would negatively impact HCC (as the adjoining amenity) as it would overlook the cricket outfield, generating concerns over the privacy and wellbeing of our players, a lot of whom are children. In the current climate of enhanced safeguarding concerns, this would challenge our commitment to provide a safe environment for our Members and guests.

The cricket outfield is prone to flooding as it attracts water from as far away as Hampstead. The Cricket Club sits much lower than the land to the north of the property and water is known to flow downhill under the Finchley Road and beneath the adjoining Cumberland Lawn Tennis Club (which we also operate). As such, the impact of the development on local drainage and flooding, including groundwater conditions and ground movements, would need to be undertaken, which do not appear to have been done.

An Arboricultural Report has been submitted that confirms three trees will have to be removed, but argues they are not visible and one is of poor quality, and that this is therefore acceptable. As the cricket ground is part of an area of Metropolitan Open Land and the objective of Policy A2 is to maintain and preserve the character of the area, the removal of these trees would contravene this principal.





For a number of years, we have had concerns over the conversion of the existing premises from a garage into its current form. The construction to the boundary line appears to have negatively impacted the boundary wall, be of poor construction and looks extremely unsightly. The application states the building has established use as it has been used continuously since 1985. Was Planning Permission ever achieved for the original conversion? If not, has a Certificate of Established Use been applied for? We would be keen to understand this position better.

Finally, we have concerns over the intended use of the development, which is currently unclear, and whether this will be in keeping with the local area and our other neighbours. To date, we have not been consulted on the project and it would be unreasonable to assume any construction works would not require access to the Cricket Club grounds, which we are responsible for.

I am sure the owner of the land, the Girls' Day School Trust and South Hampstead High School, will have similar concerns to those raised above and will be voicing them to you direct. However, it is HCC who has sole use of the site during evenings, weekends and school holidays, and is responsible for general upkeep and operation. As such, we firmly believe the development would have a significant detrimental effect on us and would like our objection recorded.

I would appreciate being notified of the committee date, as well as being kept informed of all future developments and decisions.

Yours faithfully



S Harmer
General Manager

