

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/3884/P	Clea Singh	17/11/2023 07:39:37	OBJ	<p>Dear Council/Planning Department,</p> <p>Re: Objection to Change of Use Application - The Pulse Apartments</p> <p>I am writing to formally express my strong objection to the proposed change of use within The Pulse Apartments, specifically the conversion and use by The Liberty Church as a place of worship.</p> <p>My primary concern is the potential impact on the quality of life for the families and residents within The Pulse community. The conversion to a place of worship could significantly undermine the value of our properties and create an environment that is not conducive to the residential nature of the area.</p> <p>One of the troubling aspects of this proposal is the apparent lack of consideration for the community. It raises suspicions that The Liberty Church did not approach the management of The Pulse until the eleventh hour, allowing minimal time for residents to voice their concerns. This tactic suggests an attempt to bypass resident objections and expedite the approval process, undermining the democratic right of the community to participate in decision-making.</p> <p>Furthermore, the prospect of an evangelical church within The Pulse Apartments raises serious questions about the desirability of the property for potential buyers or renters. The introduction of regular bands and live music and congregational singing, despite assurances of soundproofing, poses a credible threat of constant noise pollution, which will undoubtedly distress the residents.</p> <p>The issue of parking exacerbates the situation, with the area already reaching a breaking point. Considering the upcoming redevelopment of the O2 Center and the consequent loss of parking spaces, the addition of a church congregation will only contribute to the existing overstretched parking challenges, making it a critical concern for the community.</p> <p>I anticipate that the church's activities will extend beyond the confines of the building, leading to congregation members spilling onto surrounding roads after each service. This not only creates an inconvenience for residents but also poses potential safety hazards with increased traffic, blocked pavements, and added noise.</p> <p>In light of these concerns, I urge the council to reject the proposed change of use application by the freeholders and The Liberty Church for The Pulse Apartments. Preserving the residential character of our community and protecting the well-being and property values of its residents which should be prioritised over this proposed change.</p> <p>Thank you for your attention to this matter, and I trust that the council will consider the objections raised by the community in making an informed decision.</p> <p>Sincerely,</p> <p>Clea Singh, Owner of Flat G2, The Pulse</p>

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2023/3884/P	Ludman	16/11/2023 21:40:02	OBJ	<p>We strongly urge the council to reject the planning application. We are totally against Change of use of the upper ground floor from retail use (Class E(a)) to a place of worship (Class F1).</p> <p>We are residents in Alvanley Gardens and find it rather strange that this corner property can be described as being in a town centre. The property is situated on the corner of a very busy main road (Finchley Road) and on the corner of another busy road Lymington Road leading to West Hampstead; in addition it is opposite Arkwright road which is the main road down from Hampstead (FitzJohn's Avenue). Hardly a town centre.</p> <p>Despite the fact no parking is provided we well know that this will not prevent the majority of congregants and they family members from arriving at their place of worship in motor cars. We experienced the chaos caused on the local roads when the Victory Church had a venue in the same area some yers ago</p> <p>We cannot accept the fact that a change of the use of this retail space to a place of worship would not cause harm to the amenity of neighbours. We have lived in this road for more than 50 years and have had to fight many planning applications which like this one, are not designed to improve the environment in which we live. Converting a retail outlet into a place of worship would have a major detrimental impact on all the residents in this area.</p>

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2023/3884/P	Sanil	17/11/2023 00:43:26	OBJ	<p>I am writing to strongly object to the planning application for the proposed church within Pulse Apartments. As a homeowner and resident of the building, I aim to underscore the impracticality and the detrimental impact this development would have on existing residents.</p> <p>Having experienced the audibility of unamplified musical instruments from neighbouring units, such as pianos, I am acutely aware of how easily sound travels through the building. The proposal's intention to electronically amplify music and speech for a congregation of 150 people will undoubtedly create a continuous and substantial noise problem for residents, especially those on the ground floor, like myself. The church's location next to and underneath ground floor units, due to the building's slope, means that no amount of soundproofing can effectively mitigate the vibrations generated within the same structure.</p> <p>The entrance to the proposed church, situated just a couple of meters away from the glass balconies of the building's first floor, exacerbates noise concerns for those residents. With 150 people congregating near the entrance before and after services, this would constitute a significant and continuous noise problem. The recommended "proposed sound upgrade solutions to the external glazed facades" outlined in the noise report are unlikely to adequately address this issue. The prospect of accommodating such a large number of people, nearly ten times the typical footfall of the previous furniture shop, is wholly unacceptable and would disrupt the peace and quiet we currently enjoy.</p> <p>Furthermore, the requested extended hours of operation, especially staying open until 11 pm every day except Sunday, exacerbate the noise impact on residents. In a building with numerous young children with early bedtimes, this poses a significant disruption to their sleep and overall well-being. The proposed schedule is not only unreasonable but also inconsiderate to the needs of families within the building.</p> <p>While the planning application suggests that every member will use public transport to access the church, it is almost certain that this will not be the case. The lack of consideration for the increased vehicular traffic resulting from congregation members who drive is equally concerning. The surrounding streets in the neighbourhood are not designed to continually accommodate parking for a church, and this oversight would undeniably put undue pressure on the already limited parking infrastructure. This oversight in the proposal demonstrates a lack of understanding of the existing dynamics of the neighbourhood.</p> <p>It is alarming that, to date, there has been no effort by the church to engage with existing residents to gather their views on this proposal. Had such outreach been conducted, it would have become abundantly clear that residents, myself included, vehemently oppose this development. The absence of resident consultation raises questions about the commitment to community engagement and the consideration of the impact on the lives of those who already call this building home.</p> <p>In conclusion, the strong degree of my objection is underscored by the potential severe impact on the lives of residents, particularly those on the first floor, where sound easily permeates the building. The proposed increase in the number of users to 150, an order of magnitude higher than typical occupancy for a retail space, accentuates the impracticality and disruptive nature of this development. I urge the council to consider these factors seriously and prioritize the interests of the current residents in its decision-making process.</p>

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2023/3884/P	Andrew and Irina Judkins	16/11/2023 22:29:53	OBJ	<p>We are leaseholders/residents at Pulse Apartments. We object to this application for the following reasons:</p> <p>(1) The area where 339 Finchley Road is located is not a "town centre" within the meaning of Camden's planning policy or otherwise. Based on Camden's Local Plan and planning documents relating to the O2 Centre, the existing "town centre" is the Finchley Road / Swiss Cottage area. This area of Finchley Road is a high density residential area with multi-story apartments/blocks such as Pulse Apartments, Hatstone Court, Arkwright Mansions and 353 Finchley Road. Recent planning applications (e.g. 317 Finchley Road) have increased the residential density.</p> <p>(2) In relation to whether the proposals would be a community facility (policy C2 of the plan), the applicant has not demonstrated that there is any deficit of provision of places of worship in this area. We also understand the applicant has confirmed that its congregation do not live in the local area.</p> <p>(3) 339 Finchley Road is a commercial unit integrated within a residential block of apartments, Pulse Apartments, and adjoined to another building (337 Finchley Road). The applicant made this planning application without consulting or even informing the residents in advance. There is no precedent for a residential block to contain an active place of worship. It would be unfair and unreasonable to impose this on residents in circumstances where the applicant could easily procure alternative premises that are not part of a purpose built residential block. This is particularly the case in circumstances where unfortunately in today's world, places of worship have a significant and real security risk attached to them. Pulse Apartments is already adjacent to JW3, which requires a 24/7 security presence.</p> <p>(4) The proposal to establish a place of worship in a residential area will cause significant noise and nuisance to local residents by the noise generated by the church's activities and increased crowding/footfall/traffic. In that context, the planning application gives very long opening hours ie 8:00 to 23:00 on Monday to Saturday and 8:00 to 18:00 on Sunday.</p> <p>(5) The applicant's noise impact assessment was carried out without the knowledge of the management or residents of Pulse Apartments. It cannot be relied upon as a result to be accurate or robust. We also note that the noise assessment is subject to significant caveats and unrealistic assumptions, such as that gatherings will not occur outside the church (despite the planning application stating that 'premises would be regularly used all day, and evening attracting up to 150 persons'). We can also confirm as residents of Pulse Apartments that the statement that there is high background noise from Finchley Road is incorrect.</p> <p>(6) The applicant has not provided any traffic impact assessment and states that the patrons would arrive by foot or public transport. We disagree that this is a correct assumption. Inevitably some of the 150 or so patrons (e.g. family with young children or elderly) would use private car or taxi and the applicant has confirmed that its congregation do not live in the local area. This would increase traffic and illegal parking/idling on Lymington Road (a residential road). The main entrances to both Pulse Apartments and JW3 are located at the beginning of Lymington Road next to 339 Finchley Road.</p> <p>(7) Paragraph 4.39 of the Local Plan provides that "where new [religious] spaces are provided, the Council will expect applicants to submit an Equality Impact Assessment examining the balance between maintaining Camden's unique diversity and community cohesion". The applicant has not submitted any such assessment, despite the proposed place of worship being located a few metres from JW3, London's only Jewish</p>

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community centre, and also in proximity to the Ethiopian Community Centre on Lithos Road. Pulse Apartments itself is an international, diverse and multi-faith community.

In conclusion and for all of the above reasons, we strongly object to this application.
