
From: Karen Hall [REDACTED]
Sent: 17 November 2023 10:16
To: Planning
Subject: Planning Application 2023/3884/P - 339 Finchley Road, London NW3 6EP

[REDACTED]

I am a leaseholder in Pulse Apartments, the building in which the retail premises is located, and have owned our apartment since the building was first constructed. I write in objection to the proposed application for change of use to Class F1.

The proposed use as a place of worship will be in breach of the permitted uses under the underlying lease of the retail premises. The lease cannot be varied without the consent of the residential leaseholders of Pulse Apartments. We and all other owners of residential apartments in the building invested on the basis that the retail unit was for limited retail use which would allow quiet enjoyment of our apartments befitting of the mixed use environment in the immediate area. The location is not 'town centre' as suggested in the application, and the increased noise, carparking and traffic congestion within the immediate vicinity will materially interfere with the existing owners and residents of Pulse Apartments.

The increased noise transfer and nuisance to residents of Pulse Apartments will be intolerable despite the mitigation proposals set out in the Noise Impact Assessment Report. Dispersing gatherings quickly, asking people not to talk over each other and quietly etc, whilst good suggestions done offered with good intention, are in practice impossible to police and therefore the noise will be significantly over and above what would be expected from the normal operation of the original use as a retail premises.

There is already not enough non-resident carparking in the immediate area to serve the needs of the JW3, the Nursery on Dresden Close, The Cumberland Lawn Tennis Club and The Hampstead Cricket Club. The applicant suggests that its main activities will be at weekends, which is when carparking is at its most acute already. Cars already park overnight and through the day on double yellow lines and parking enforcement is practically non-existent in the locality.

The current patrons of the applicant are not, as far as I understand, part of the current local community and therefore traffic congestion will be increased by many or some of the attendees traveling by car, dropping-off either on the Red Route near to traffic lights outside the main entrance of the premises or around the corner directly in front of the main entrance of Pulse Apartments which is the only place to drop-off and which will prevent access by existing residents and emergency services. Traffic congestion and carparking was major problem in the area when the site was occupied by a church before the construction of Pulse Apartments, and will be significantly worse today now that there are 50+ apartments on the site plus the JW3 plus the Nursery in Dresden Close, none of which existed at that time.

There has been no notification of the application given to leaseholders/residents of Pulse Apartments, and so far as I am aware there have been no notices on the outside of the retail unit or on lampposts. Given that the proposal to change the use of the retail premises will have such a significant effect of the day-to-day lives of the residents in the very building in which the applicant will operate, the lack of notice and consultation is extremely concerning.

I strongly object to the proposed application for change of use.

Karen Hall