

Application N	Consultees Name	Recipient Address	Received	Comment	Response
2025/1534/P	Asta Briem	Kingsley Court Park Avenue	28/04/2025 19:52:04	OBJ	<p>Being a young person in Camden I am dismayed to see that you are planning to build a boutique hotel on Finchley Road which in my opinion will not be very popular, considering the amount of hotels in the area.</p> <p>Considering that there are no affordable homes for young people, this project seems non sensical and unfair.</p> <p>Why should a commercial development be more important than homes for young professionals who readily spend money in the area and boost the economy.</p> <p>There is such a housing crisis !</p>

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2025/1534/P	ll z	39 College Crescent NW3 5LB	28/04/2025 12:11:22	INT	<p>**To: Camden Council Planning Department**</p> <p>**Re: Objection to Planning Application No. 2025/1534/P**</p> <p>**Site: 9–12 New College Parade, Finchley Road, NW3 5EX**</p> <p>Dear Sir/Madam,</p> <p>I am writing to formally **object** to the above-mentioned planning application on the following grounds:</p> <p>### 1. Unacceptable Loss of Privacy</p> <p>The proposed building will rise to a height of approximately **16.5 meters** and will be located only **13 meters** from my property. Given the nature of the development as a **hotel**, the rooms and corridors will have a direct and **uninterrupted view into** my **living room, kitchen, garden, and four of my bedrooms**.</p> <p>As the parent of **minor children**, I have serious concerns about **constant exposure** and **potential breaches of privacy**.</p> <p>This concern is amplified by the fact that the use is **commercial** and would result in **a continuous, year-round influx of transient occupants**, making it impossible to secure any sense of privacy.</p> <p>This is contrary to **Policy A1** (Managing the Impact of Development) of the **Camden Local Plan (2017)**, which seeks to ensure that development does not harm the amenity of neighbouring properties, particularly in terms of **privacy and overlooking**.</p> <p>### 2. Overbearing Impact and Loss of Outlook</p> <p>The addition of two extra storeys will **significantly increase** the **sense of enclosure** and result in a **substantial loss of open outlook** from my property.</p> <p>Where I once enjoyed **an open view of the main road and sky**, I would instead face a **blank wall** and reflective glazing that could potentially be **used to observe** neighbouring properties. This creates an oppressive environment, particularly impacting habitable rooms such as bedrooms, and is **contrary to Paragraph 130** of the **National Planning Policy Framework (NPPF)**, which stresses that developments should be **visually attractive**, **sympathetic to local character**, and **create a high standard of amenity** for existing users.</p> <p>### 3. Negative Impact on Existing Trees and Light</p> <p>The increased height and bulk of the development would **severely impact the sunlight** reaching my **garden** and a **mature tree** that is an important part of our residential environment.</p> <p>Loss of light could threaten the health of this tree, which plays a critical role in supporting urban biodiversity and maintaining the character of the area — again **contravening Camden's environment and biodiversity policies** (Camden Local Plan, Policy A3).</p> <p>### 4. Inappropriate Change of Use – Residential to Commercial (Hotel)</p> <p>When purchasing my property, I reasonably expected to live in a primarily **residential area**, consistent with the surrounding buildings.</p> <p>The introduction of a **commercial hotel** brings issues such as:</p>

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					<ul style="list-style-type: none"> - Loss of residential character - Increased noise, traffic, and anti-social behavior risks - Security concerns, especially for families with young children <p>This proposal is **not in keeping** with the local character and **contradicts Policy H3** (Protecting Existing Housing) of the **Camden Local Plan**, which discourages the loss of residential uses to non-residential development.</p> <p>### Conclusion</p> <p>Given the serious and multiple adverse effects — including **loss of privacy**, **loss of outlook**, **detrimental impact on local environment and biodiversity**, and **inappropriate change of use** — I respectfully urge Camden Council to **reject** Planning Application No. 2025/1534/P.</p> <p>Thank you for considering my objection.</p> <p>Yours sincerely</p>
2025/1534/P	Colin Sargent	House 2 39 College Creseant London NW3 5LB	28/04/2025 13:35:49	OBJNOT	<p>I am objecting to this new proposal. While I am not opposed to the development of the plot, the adjustments have still not considered the severe impact this new proposal would still have on so many residents with children who are located behind the plot.</p> <p>The height, depth and large protrusion at the back are still taking too much light and sunlight and will overshadow lots of amenity space that is used by children to play.</p> <p>Additionally, all our homes will be overlooked by the residents of the hotel who will change frequently which will make us feel less safe.</p>
2025/1534/P	Louise Tant	165 High Street BARNET EN5 5SU	28/04/2025 15:06:10	OBJ	<p>Despite revising the size of the building, it is still too tall and as it is proposed to build so close to the rear boundary, it will negatively impact the properties directly behind which will result in their loss of privacy and significantly devalue these properties.</p>