

Mr Brendan Versluys
Planning Department
London Borough of Camden
5 St Pancras Square London N1C 4AG

By Email:

Re: Planning Application Ref. 2025/1489/P – Holy Trinity Church, Finchley Road, NW3

Dear Brendan,

As the owner of 9 Alban House, I am writing to OBJECT to this planning application. I echo an earlier objection in pointing out that this proposal is a fundamental redevelopment on an already congested site and not a refurbishment as stated. The basis for the objection is as follows:

1. **Daylight, Sunlight & Right to Light.** The proposal for the enhanced roof footprint is a major change which will significantly reduce the degree to which daylight can reach Alban House (breaching BRE guidance) and furthermore will obstruct views. Both will be detrimental to residents, impacting the value of our flats and mental health.
2. **Obstruction of view.** The changed structure of the roof will significantly limit residents' views and create an eyesore with the proposal of a blank rendered façade.
3. **Increased noise and congestion.**
 - a. The proposal includes a church bell. This will create an unacceptable level of noise pollution due to the close proximity to Alban House.
 - b. There will be additional noise from new rooflights and worship space.
 - c. There are insufficient parking spaces to accommodate additional worshippers, creating even greater congestion.
 - d. The proposal of a café further enhances the noise and congestion around our homes.
4. **Impact on access to Alban House.** There is no mention of the need to protect resident access. The proposal will narrow the pathway and could present a significant hazard in the event of an emergency.
5. **Fire safety risk.** Post Grenfell, Alban House has been named as a High-Risk Building under the Building Safety Act 2022. This proposal will increase the risk

of fire by including heat pumps and roof plant equipment. However, there is no mention of a Fire Safety Strategy or proposal to protect fire escape routes for Alban House.

I therefore recommend that Camden Council refuses this application and/or requests a redesign.

Yours sincerely,

Jessica Bellwood,

Rowdon Group