

Subject:

FW: RE:case number 2014/3760/P

From: Niall McGinley

Sent: 24 June 2014 15:53

To: Carr, Seonaid

Cc: Parker, Hannah

Subject: RE:case number 2014/3760/P

Dear Ms. Carr,

I would like to register my objection to the above application, at 78 Cricklewood Broadway.

Does the applicant believe that by the simple expedient of adding 'A1' to the drawing at the front of the building, that all the previously highlighted problems with it disappear? It seems that way, as there is no supporting documentation on the impact of this application accompanying it.

This application does not properly consider the impact on the local area. The position of the property and the proposed use would or could impact heavily on parking and utility for neighbours.

Further to that, as you are aware, there is a Cricklewood Regeneration scheme in place under consultation with Brent, Camden Barnet. Any application for change of use should include consideration of this.

The proposed use is for "Community" purposes, which means people will be travelling to and from the proposed community centre. As far as I am aware, there has been no requirement for a traffic impact report for this application. And have Brent/Barnet been contacted or consulted as to the traffic implications? I see no evidence of it. This is a very particular type of borough-boundary situation...

Having spoken with local retailers, they are complaining about their properties being blocked by users of this facility, which is already operating in D1 capacity, and has had its planning permission for same rejected – not just by Camden Council, but by The Planning Inspectorate also – a clear double refusal.

Looking at the application, we see the following:

"Is a new or altered vehicle access proposed to or from the public highway?" answer – No.

We see from the documentation that there are two parking spaces, and this is not going to change. In view of my comments above, this is completely unacceptable. There are already many people using this centre from outside the area on a daily basis already, blocking drives and taking up space nearby. These are the facts on the ground locally.

"Is a new or altered pedestrian access proposed to or from the public highway?" answer – No. So the existing access stays, with large numbers of people gathering on the pavement outside on the Broadway on a daily basis. Unacceptable.

The opening hours are listed as 9:00-22:00 or 23:00. Taken in the context of the above parking/pedestrian issues, again, unacceptable.

In summary, there is practically no change from the previous application, which Camden Council and The Planning Inspectorate both refused. Traffic (both pedestrian and vehicle)/parking problems remain, an ongoing concern in the area; this application does nothing to address those issues, and, as such, is an inappropriate site for such a facility.

I object to this application.

Yours Faithfully,

Niall McGinley.