

## 11 Platt's Lane NW3 7NP

3rd February 2016

Dear Sirs

We object to Application 2015/5681/P for the following reasons:

1. The site is situated in a residential area and is not suitable for commercial operations because of that fact and the specific location here.
2. We understand that the Applicant until January this year had a pet shop/grooming business, "Nutts 4 Mutts" situated at 108 Fortune Green Road, less than 500 metres from 5b Platt's Lane. Relocating/transferring a commercial business into a residential area is completely inappropriate. This Application, if approved, will set a worrying precedent.
3. The Applicant has not submitted an application for Change of Use of a residential property. We do not understand why such an application for change of use has not been made. The Applicant has completed Section 23 "Industrial or Commercial Process and Machinery" in the standard form for the Application so it is clear that commercial operations are intended under this Application.
4. We are concerned about traffic and parking issues being exacerbated by the establishment and operation of this business. There is no parking at 5 Platt's Lane, the premises are close to a busy junction (Platt's Lane/Fortune Green Road/Finchley Road) and there is no designated parking nearby which is not Residents Parking. The area is under pressure from development of the King's College site, parking is becoming a significant problem, as is congestion. When that development is completed these problems will only increase.
5. The commercial building proposed does not appear to contain any soundproofing and will cause a nuisance to neighbours. We do not know where the Applicant proposes keeping the dogs pre/post grooming - there may well be a considerable number of dogs on the premises at any one time, causing noise and disruption.
6. The site is in a residential garden wholly within the Redington Froggnal Conservation area. Under the Redington/Froggnal Conservation Area Statement it is provided at RF1 para 4 "Rear gardens contribute to the townscape of the Conservation Area and provide a significant amenity to residents and a habitat for wildlife. Development within gardens is likely to be unacceptable." Further, change of use into commercial premises within conservation area gardens should certainly not be permitted.
7. The houses at 3-11 Platt's Lane are all owned subject to restrictive covenants. These restrictive covenants set out a prohibition (1) against any business being carried out

at any part of 5 Platt's Lane (including Flat b) including the entirety of the garden and (2) against any structure being erected in the garden such as contemplated by this Application. Therefore the Applicant was put on notice when buying the property that both the activities set out in the proposed Application and the construction of the building are prohibited. Accordingly the Applicant cannot argue that she will be unexpectedly disadvantaged by the refusal of the Application.

8. We will point out that despite being directly impacted (you will note from the filed plan that the gardens of 3-11 Platt's lane and those of the houses nearby on Finchley Road all converge at this point), we were not consulted. The street notice was found at pavement level.
9. If the Council is minded to grant the Application (despite local objections), there must be conditions that the building is soundproofed, that the doors and windows are kept closed when dogs are present and that a condition limits the number of dogs per day to three.

Yours faithfully

Emily and Oliver Brettle