

**Application 2017/6967/P : Holiday Inn Express 152 – 156 Finchley Road, NW3 5HS**

I am the longleaseholder and resident for 30 Years of [REDACTED] part of the Frognal Estate adjacent to the current Hotel and its proposed extension.

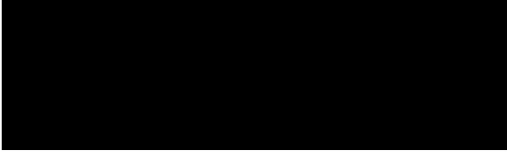
I am OPPOSED TO THE DEVELOPMENT: some of my objections are listed below.

- 1 The proposed extension represents a gross over-development of the site already dominated by a large building and tiny car park, further restricting light and air to the adjacent properties and is bound to decrease air quality during construction and further when in use due to increased heating load, in an already over polluted area adjacent to the heavily trafficked Finchley Road.
- 2 No proposals have been made to ensure access to the Hotel during construction and or following development without using Frognal Estate Land .
- 3 The Car Parking Area of Frognal Esate is restricted to access and parking by FLAT RESIDENTS and THEIR VISITORS ONLY: a County Court Order is in place enforcing these restrictions.
- 4 That the area currently resembles a builders' yard is due to illegal temporary appropriation and trespass by the Developers and Constructors of the Mansard Roof Extensions over the rear blocks of Frognal Court (14 – 29 and 30 – 45 , Blocks B and A), which is subject to legal challenge and cannot be used to establish precedence for its use by the Hotel and its Developers.
- 5 During the excavation of the area at the rear of the hotel, currently used as a small car park, a serious threat of major land slip was declared resulting in an emergency exercise of extensive shoring up the rear and Frognal Estate sides. It would appear that detailed land stability impact studies have not been carried or have been suppressed.
- 6 The permission to use the Frognal Estate entrance road way from the Finchley Road is subject to many restrictions and will not cope with the additional traffic generated by doubling the Hotel size let alone constructional vehicles, building material storage and parking.
- 7 Currently Frognal Estate is used by large lorries servicing the Hotel which park in the access way and turn around on our land: this has resulted in collision with and the demolition of the wall protecting the entrance to the garages (since remade) and considerable damage to the corner of 30 – 45 Frognal Court (Block A) which may still be seen.
- 8 During the original construction of the Hotel heavy vehicles were not supposed to enter Frognal Estate Land: this was ignored resulting in extensive damage to the Car Park which was never repaired. In particular the concrete ramp between Blocks A and B that gives access to the fronts of the rear blocks still carries the unrepaired damage caused by tracked heavy plant used during hotel construction. The current Mansard Roof development has not used this ramp for vehicles or plant and only erected scaffolding over it.

In summary no account has been taken of the impact of construction or usage of the Hotel of the adjoining land or effects on residents , both short and long-term. It is unnecessary infill over development and should be opposed by the Planning Committee.

I wish to be informed of the meeting of the Committee at which this proposal will be considered as I would like to submit a deputation possibly in alliance with others.





Dear Jaspreet Chana

26th March 2018.

Holiday Inn Express, 152- 156 Finchley Road, London NW3 5HS  
Application No 2017/6967/P

I OBJECT TO THIS APPLICATION for numerous reasons, a few of the more outrageous are listed below in no particular order..

1. Throughout this application the site is referred to as Holiday Inn Express, Swiss Cottage. This establishment is in Finchley Road about a mile away from another Holiday Inn in Adelaide Road which is at Swiss Cottage. I wonder why! Planning applications for this development therefore generated little interest when a few notices were pinned to local lamp posts. Why would they?

2. Consultation with local residents and businesses in the area has been minimal or non-existent. It is claimed that a letter was sent to the head office, in Watford of the Charity shop, All Aboard, next door to the Holiday Inn on December 19th 2017 but they can find no trace of this letter!. The Applicant does not appear to have consulted any of the other local owners either residential or commercial. We learned about it because one of our residents is registered for planning alerts.

3. I moved into Froggnal Court, next to the site in November 1962 and have watched this area change from a garden nursery situated on a tree lined road to the present over developed site which is not and has never been of any benefit to the local Community. In 1984 I became Chair of the Froggnal Estate Residents' Association and in this role fought to prevent the erection of this hotel. The Council, almost overwhelmingly voted to refuse permission but were unfortunately overruled on Appeal.

4. During the building and since the hotel has only been able to function by 'annexing' Froggnal Estate land and they have broken many of the conditions in the Planning Agreement signed at the time of the original building, for example daily deliveries and collections of linen, before the prescribed times for such heavy vehicles to drive into Froggnal Court. The delivery vehicles are much too big to get in and out of the hotel's car park so they clutter up the Froggnal estate access ways and wake sleeping residents, in the few quiet hours there are on this very busy road.. Their car park is not restricted to disabled badge holders, but is used for parking vehicles of all types, without restriction.. Visitors arrive and depart at all hours of the day and night and this usually involves taxis and minicabs coming onto our land and on occasions even coaches; The new building will double the demand for clean linen, breakfast food and beverage supplies, all minimising the quiet enjoyment of our leases granted us.

5. The hotel rents the garages beneath Froggnal Court from Metropolitan and Counties, who were not notified of the application. They use them for the storage of linen, with very early morning deliveries disturbing the sleep of the residents on the ground floor, above, particularly. They also use them for the parking of vehicles belonging to them and their guests. We do worry about the consequences if any should catch fire. Have the Fire Brigade been consulted about fire safety in the new building and in the garages? I see no mention of this in the application.

6. To the rear of Froggnal Court is a Site of Nature Conservation Interest (SNCI, Froggnal

Court Wood registered in 1982 adjoining the site of the proposed development which will certainly damage the roots of at least one of our large trees on the boundary if work goes ahead with excavation on this very unstable slope. and may also result in subsidence in this very unstable area.

7. The adjacent building 14 to 29 Froggnal Court is only feet away from the proposed new building and, in fact, is less than the space between the other building at the rear of this estate. When excavation took place to put up the Holiday Inn and excavate land to form the present car park our southern steps, to the main front doors to our homes, collapsed and had to be replaced, as can be seen now by the evidence on the wall. Perhaps this development will result in the collapse of part of Froggnal Court and the new, unwanted roof apartments that the Planners condoned, but were not interested when the development went badly wrong.

8. The applicants appear to be flaunting planning guidance by extending this building beyond the established building line, severely reducing the light to the already very dark flats in Froggnal Court and the Wood as well as putting the properties and gardens in Netherhall Gardens, in a Conservation area in almost permanent shade.

9. I am aware that South Hampstead Girls Day school have put in a strong objection and very rightly so, surely a building overlooking a school play ground is not to be condoned?

10. When I moved into Froggnal Court and until a short time before the Holiday Inn Express was built we had a chained walkway from Finchley Road to the rear steps which give us access to our homes. Now we have to pray and take a chance to dodge between moving vehicles to get access safely. It has not been mentioned in the Application there is no way this build can take place without using our land as the building site, in breach of leases and court orders. The hotel only have a limited right of access over the entrance, which was originally granted so they could cut their hedge and had no rights to the steps to the rear.

11. Mention is made in the application to the railway line that runs beneath 15, 17, 19, and 21 Froggnal Court which is noticed whenever a heavy goods train goes through. Have Network Rail been consulted about the very deep excavation so near their tunnel? The old railway station mentioned in the application was across the road at Midland Crescent, now demolished and the site has been available for development for many years with still no action!

12. I have noted that there is to be a change of use to buildings over the shops north of Finchley Road Tube Station from residential to hotel use. I thought there was a need for more residential accommodation in the area!

If this application is put before the Planning Committee I would like to be informed and possibly apply to lead a deputation or share one.

Yours sincerely,

Marie Garside

