

fitzjohns esplanade

130 Finchley Road, London, NW3 5HS
Tel 020 7794 8223 Fax 020 7435 9691

7th November 2017

Your ref : 2017/6967/P

Our ref : Camden/RH

Jaspreet Chana
Development Management
London Borough of Camden
Camden Town Hall Extension
Argyle Street
London
WC1H 8EQ

Dear Sir/Madam

**Re Planning Application Ref 2017/6967/P
Proposed Extension to Holiday Inn
152-156 Finchley Road London NW3 5HS**

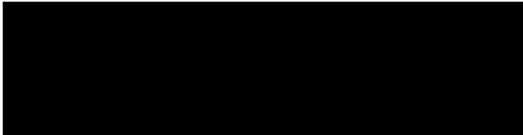
We note the above planning application has been submitted and external consultation is currently in progress.

Representing the owners and occupiers of 132-142 Finchley Road NW3 5HS and also Tyburn House, 1B Netherhall Gardens, NW3 5RN, we have a vested interest in seeking to uphold the quality of the built environment in this location.

Having considered the proposed development and in particular the proposed South East elevation as depicted by drawing number PL413, we note that this is a large featureless façade which may have an overbearing effect and the proposed elevational treatment is not obvious with regard to construction materials and colour.

We would encourage the applicant to consider a "living green façade" cladding system to address the loss of existing trees and to help maintain the existing biodiversity, also reducing the visual mass of the building and softening its impact.

Yours faithfully,



Robert Holloway
General Manager
for Cherry Hill Ltd

Fitzjohns Esplanade is a trading name of Cherry Hill Limited
Registered in the Bahamas Nr 95345B
Suite 205, Bank Lane, PO Box 8188, Nassau, Bahamas

Flat 1, 122B Finchley Road,
London NW3 5HT

24 March, 2018

Development Management,
Camden Town Hall,
Judd Street,
London WC1H 9JE

For the attention of Jaspreet Chana

Holiday Inn Express 152-156 Finchley Road, London NW3 5HS

I was not only shocked, but appalled to see by Frogmal Court the notice about the above application.

Finchley Road from Swiss Cottage Underground to the Overground is fast becoming a cement landfill with all greenery removed and pollution rife on Finchley Road. The very large slope at the back of the present Holiday Inn which has some greenery on it, not to mention backing onto gardens of owners of property in Netherhall Gardens, will be removed to squeeze in more bland Holiday Inn.

We have Smart Stay (a hotel of a kind?) opposite the above address, then beside the Church just completed, a fully furnished "Quarters" about to be open for business, the so called "all things to all men" for the Church which will require demolition of the Church (already agreed by Camden). A sky scraper at Swiss Cottage, and rumour has it a refurbishment by the Finchley Road Underground and now an addition of no architectural merit at all to add to the area. Just a "jump" of rooms behind what is available at present. What is it all needed for unless to bring more pollution to the area and "darkness" for those in Frogmal Court beside, it not to mention those behind it in Netherhall Gardens.

No doubt the people in the rooms in the extension will be able to view what goes on in Netherhall Gardens houses in what have been pleasant secluded gardens, not to mention the children in the school nearby as well as overshadow them.

The slope at the back of this address (122B) is small compared to that behind the hotel, but its removal has been a nightmare for those living here with no supervision from Camden and after 2 years we still don't know the need, and fear the worst having had building laws ignored during those 2 years.

There is no merit in this and I urge you to reject the application. Please let me know when this application is to be considered by the Committee.

Yours faithfully,



Miss J. Wilson

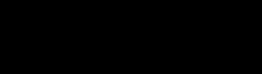

Jaspreet Chana,
Planning application Team,
L B Camden,
London WC1H 9JE.

Application Number 2017/6967/P Holiday Inn Express, NW3 5HS.
Date 27th March 2018.

Dear Jaspreet Chana,

We, very strongly OBJECT to this hideous planning application, and give our reasons below.

- 1 This little plot of land is situated in a residential area, surrounded by residential blocks of flats on two sides, and a girls school at the back, with no direct access to main road to get deliveries in or accommodate the taxies, coaches, minibuses, and other essentials.
- 2 Hotel uses Frognal Court's space for getting deliveries in, for customers taxies, minibuses, coaches to come at any times during the 'TWENTY FOUR HOURS'. They make noise and disturb us. We thought Frognal court was a RESIDENTIAL block of flat?
- 3 Hotel uses all the Frognal Court's garages eight of them to store their bed linen and other items, plus parking their customers cars, because they lack space.
- 4 This little hotel already has acute shortage of space and yet they want to expand and build another 150 or so rooms, clearly the aim is to build more room on what ever land is left, and then use Frognal court's land and garages for other requirements.
- 5 This is a very bad proposal, we in Frognal court are already feeling that the businesses around us are taking advantages of us and making our lives difficult.
- 6 Extending the capacity of hotel will increase the traffic in our block of flats, more deliveries, more taxies, more of every thing including disturbance and noise, only to destroy Frognal Court's residential states.
- 7 Hotel will also use our front to store building materials, if they get planing permission.
- 8 PLEASE REJECT THIS APPLICATION and save residential environment.


TR & S Farooqui,
Flat 14, Frognal Court,
Finchley Road,
LONDON NW3 5HG.


F.A.O Jaspreet Chana (Case Officer)
Planning Solutions Team,
London Borough of Camden
London WC1H 9JE

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 Frogmal Court, next to the site in November 1962 and have watched this area change from a garden nursery situate 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 Frogmal Estate Residents' Association and in this role fought to prevent the erection of this hotel. The Council, almost overwhelmingly voted to refused permission but were unfortunately over ruled on Appeal.
4. During the building and since the hotel has only been able to function by 'annexing' Frogmal Estate land and they have broken many of the condition in the Planning Agreement signed at the time of the original building, for example daily deliveries and collection s of linen, before the prescribed times for such heavy vehicles to drive into Frogmal Court. The delivery vehicles are much too big to get in and out of the hotel's car park so they clutter up the Frogmal estate access ways and waken 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 quite enjoyment our leases grant us.
5. The hotel rents the garages beneath Frogmal 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 Frogmal Court is a Scene of Nature Conservation Interest (SNCI, Frogmal

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 Frogna 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 Frogna 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 Frogna 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 Frogna 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 Frogna 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

15 (and 20) Frogna Court,
NW3 5HG



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Fax: 0870 7064 212 W: www.excel-property.co.uk

146 Finchley Road, Hampstead, London NW3 5HS



04 April 2018

Jaspreet Chana
Development Management
London Borough of Camden
Camden Town Hall Extension
Argyle Street
London
WC1H 8EQ

Dear Sir/Madam,

**Re: Holiday Inn Express (London Swiss Cottage)
Alterations to the rear of existing hotel building and erection of rear extension to hotel
Landscaping and parking**

We would like to object to this planning application.

I am a Director of the company Hexlink Ltd t/a Excel Property Services located at 146 Finchley road, and wish to object to the above extension which will undoubtedly create serious problems to our business and surroundings.

1. Noise and privacy factors.
2. Health and safety issues.
3. The disruption from the works affecting our clients

We need to first study related environmental impact including light/space architectural design. As we have been advised just now of this proposed extension, our Landlord will require time to appoint specialists to consider full impact of this proposed extension on our properties. Therefore, we request postponement of related hearing until proper evaluation is received.

Yours sincerely

Tas Gregoriou

Director

Excel Property Services

VAT No. 814 5518 4

Company Registration No. 4888888

Hexlink Limited

Registered in England & Wales

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