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To whom it may concern

**Retail Development Project at Finchley Road (219, 219A, 219B and 219D
Canfield Gardens): Representation from TfL Commercial Development as
landowner**

Application reference: 2018/2688/P

Please note that the following comments represent the views of TfL Commercial Development (TfL CD) acting in its capacity as a landowner and do not form part of a TfL statutory response to the planning application. Our colleagues in TfL Spatial Planning will provide a separate response, in respect of TfL-wide operational and land-use planning / transport policy matters as part of their statutory duties

The proposed works at this address involve the lateral conversion of the current four individual units, which are generally in a poor state of repair, into one larger retail unit (A1) including the change of use of mixed A1/B1/A2 floor space into solely A1 floor space and associated alterations including a new shop front. A separate application for advertisement consent has also been submitted.

TfL CD has worked to secure a viable and active use to these units that should benefit the station building and wider area around Finchley Road. As such, the principle of combining the retail units is very much endorsed and welcomed at Finchley Road by TfL CD. London Underground have confirmed that they have


no objection to the planning application subject to the applicant fulfilling their legal obligations.

We understand that some concerns have been raised in relation to this planning application from Canfield Gardens Residents' Association and others. The concerns appear to relate to the management of the pavement and alleged safety issues caused by other trading stalls and practices in/around Finchley Road Station. These concerns raised do not appear to be directly related to the planning application in question and are in the opinion of TfL CD not material planning considerations pertinent to the consideration of this planning application.

Our Property Managers and Area Managers hold regular discussions with our tenants and occupiers to monitor such situations, with actions being taken proportionately and as necessary. Specifically, the concerns raised by Canfield Gardens Residents' Association over the flower stall, the Evening Standard paper trolley and the two telephone boxes have been noted and discussions will be held between Surface Transport teams, the Area Manager and the station staff to monitor this situation.

As mentioned at the beginning of this letter, our colleagues in TfL Spatial Planning will provide a separate statutory response, in respect of TfL-wide operational and land-use planning / transport policy matters as part of their statutory duties

Yours sincerely

A black rectangular redaction box covering the signature of Camilla Kirwan.

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