

16 Clorane Gardens
London
NW3 7PR

30 June 2021

Ms Kate Henry
Principal Planning Officer
Regeneration and Planning
London Borough of Camden



Dear Ms Henry,

**RE: Basement Floor, 368-370 Cascades Apartments, Finchley Road
London, NW3 7AJ**
YOUR REF: 2021/2446/P

My wife and I are the owners and occupiers of 16 Clorane Gardens NW3 7PR. Our house is immediately to the rear of the Cascades Apartments. Our garden backs on to the gardens of the Cascades.

Introduction

I am writing to make you aware of a number of objections that we have with regard to the proposed change of use of the basement at the Cascades from residential storage to mixed-use comprising storage and distribution and residential storage. As an immediate neighbour of the site of the proposed development I am of the view that the proposed development will have a serious adverse impact on our standard of living and the enjoyment of our property. The proposed development would introduce a light industrial facility to one of London's oldest garden suburbs. It would go against Camden's consultation and decision on traffic on Briardale and Clorane Gardens and would be contrary to the RedFrog plan.

1. The Design and Access Statement

The Design and Access Statement is misleading. It is stated therein that deliveries will be by bike or electric bike. However, in the email of the 21st June 2021 Russell Quick, the agent representing the Applicant states in his email addressed to yourself that there will be deliveries by bikes and **mopeds**. Mopeds are, of course, powered by petrol engines. No mention is made in the Statement to the disabled parking bays that were supposed to be sited in the basement of the Cascades (see decision 2014 /7038 / D). Where will disabled occupants of the Cascades park in the future?

2. Detrimental Impact on residential amenities

The application is for the basement area of the Cascades Apartments to be utilised as a 'grocery storage and distribution business' operating 7 days a week between the hours of 7am to 11pm. It is undoubtedly the case that siting an Amazon type distribution centre in the middle of a densely populated residential neighbourhood will have a detrimental impact on all residents but in particular on young children and elderly residents who will be disturbed at night by both the pollution and noise created by delivery lorries as well as the undoubted proliferation of delivery vehicles, mopeds and bikes cutting through our neighbourhood delivering produce.

3. Scale of the proposed project

It is readily apparent from the design and access statement that the proposed project is of a very significant scale given that £3 million will be invested in infrastructure at the outset. I assume that this will involve the installation of substantial refrigeration units emitting both noise and fumes into the area immediately adjacent to our property and the apartments owned by the residents immediately above the proposed storage and distribution centre. Lorries coming off the Hendon Way will have no alternative other than to turn into Platts Lane and Briardale Gardens in order to unload at the Cascades.

4. Conservation Area

Clorane Gardens and Briardale Gardens are in a conservation area in the RedFrog area. The influx of vehicles, electric bikes and the like as a result of the proposed distribution hub between the hours of 7am and 11pm 7 days a week will have a major adverse impact on the fabric and quality of life in the RedFrog conservation area.

5. Breaches of our human rights

The siting of a substantial wholesale distribution hub in the heart of a residential neighbourhood represents a breach of our human rights particularly with regard to our right to quiet enjoyment of our property. I refer you to the Human Rights Act and in particular Protocol 1 Article 1 which states that a person has a right to the peaceful enjoyment of all of their possessions which includes his/ her home and other land. We believe that the proposed development would have a dominating impact on us and impair our right to the quiet enjoyment of our property. I also wish to point out that Article 8 of the Human Rights Act states that a person has the substantive right to respect for their private and family life.

6. Pollution and Traffic Safety

It was determined some time ago that traffic levels entering Briardale Gardens from Finchley Road particularly during rush hour were dangerously high and a threat to public safety. Camden Council introduced a time restricted no entry scheme so as to prevent Briardale Gardens and Clorane Gardens being used as a 'rat run'. The dangerously high pollution levels created by traffic entering our neighbourhood was a significant factor in persuading the Council

to initiate the timed no entry scheme. It is our concern that this proposal if implemented would once again increase pollution levels to a dangerously high level and increase traffic volume.

Conclusion

We object to this planning application and summarise our objections below:-

- The site of the proposed storage and distribution hub is completely incompatible with the residential nature of the area. The proposed development by reason of its obvious size would have an unacceptably adverse impact on the amenities of our property and the properties immediately adjacent to the site and the surrounding area by reason of the noise, fumes and pollution not to mention the loss of privacy.
- The proposed development, by reason of its size and siting, would have an adverse impact on the neighbourhood.
- The proposed development by reason of its size and siting represents an un-neighbourly form of development that would have an adverse impact on the amenity of neighbouring properties by reason of an overbearing effect.
- The proposed development by reason of its scale and bulk will be out of keeping with the design and character of the residential neighbourhood and the character of the adjacent RedFrog conservation area.

We should be grateful if the Council would take our objections into consideration when deciding this application. We would welcome the opportunity to meet with representatives of the planning department to illustrate our objections at first hand. Indeed I believe that a site visit is essential to fully understand the very significant shortcomings in respect of the proposed development.

Please do not hesitate to contact us should you wish to visit our property to carry out a visual inspection or if you wish to discuss any of the matters raised by us in this letter.

Yours sincerely

Nicole and Stephen Sutton