

---

**From:** Kate Henry  
**Sent:** 06 July 2021 09:17  
**To:** Planning Planning  
**Subject:** FW: 2021/2446/P. Re: Basement Floor, 368-370 Cascades Apartments, Finchley Road, London NW3 7AJ

Please log as an objection to 2021/2446/P

Thank you

Kate Henry  
Principal Planning Officer

Telephone: 020 7974 3794



The majority of Council staff are continuing to work at home through remote, secure access to our systems. Where possible please communicate with us by telephone or email.

---

**From:** Hope Samuel [REDACTED]  
**Sent:** 05 July 2021 17:27  
**To:** Kate Henry <[Kate.Henry@camden.gov.uk](mailto:Kate.Henry@camden.gov.uk)>  
**Cc:** Gio Spinella <[Gio.Spinella@camden.gov.uk](mailto:Gio.Spinella@camden.gov.uk)>; Henry Newman <[Henry.Newman@camden.gov.uk](mailto:Henry.Newman@camden.gov.uk)>; Andrew Parkinson <[Andrew.Parkinson@camden.gov.uk](mailto:Andrew.Parkinson@camden.gov.uk)>  
**Subject:** 2021/2446/P. Re: Basement Floor, 368-370 Cascades Apartments, Finchley Road, London NW3 7AJ

**[EXTERNAL EMAIL]** Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc. Please note there have been reports of emails purporting to be about Covid 19 being used as cover for scams so extra vigilance is required.

Dear Ms Henry

I am writing to object strongly to the proposed "change of use application" for the basement of the above flats to become a "grocery storage and distribution business". I think it is a terrible and dangerous proposal.

It is suggested that deliveries to and collections from such a site would occur from 7am until 11pm, with mopeds and cycles being expected to leave or return to the site every 3 minutes. There would also be daily truck deliveries.

I don't know if you know the proposed site but it is an extremely busy spot, where the Hendon Way A41 meets the Finchley Road. There is a bus stop just by the site which is always busy, and another bus stop opposite, and there are often traffic hold ups as the buses stop, leaving only one lane for traffic to move. The site is also just next to the turning for Briardale Gardens where hard won traffic controls exclude weekends,

afternoons and evenings after 8.30pm. The main roads and residential streets are already very busy, often with traffic going to local schools and people driving into central London.

It seems to me that the proposed change of use would certainly jeopardise **highway safety**, leading to greater risks to pedestrians and school children as delivery vehicles attempt to enter and exit the basement at speed and at great frequency. I think it highly likely that there would be more traffic accidents in a place which already has traffic congestion and a high number of people using the buses, walking or driving.

The impact on the **residential amenity** would be damaging with increased traffic and concurrent increases in noise and air pollution, both within and outside the normal rush hour. The air pollution on Briardale Gardens is already 50% above legal limits and this proposal would make it even worse.

The **change of use from residential to commercial use**, right on the edge of a residential conservation area, would be cynical, inappropriate and contrary to Camden's policy to develop more residential units at a time of acute housing shortage.

I hope that you will understand my concerns and do all you can to block this proposal.

Thank you.

Yours sincerely

Hope Samuel  
Resident of Briardale Gardens