
From: Kate Henry
Sent: 06 July 2021 13:09
To: Planning Planning
Subject: FW: 2021/2446/P Re Basement Floor 368-70 Cascades Apartments, Finchley Rd, NW3 7AJ. Change of Use

Please log as an objection to 2021/2446/P

Thanks

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: gelister james [REDACTED]
Sent: 06 July 2021 12:07
To: Kate Henry <Kate.Henry@camden.gov.uk>
Cc: Gio Spinella <Gio.Spinella@camden.gov.uk>; Henry Newman <Henry.Newman@camden.gov.uk>; Andrew Parkinson <Andrew.Parkinson@camden.gov.uk>
Subject: 2021/2446/P Re Basement Floor 368-70 Cascades Apartments, Finchley Rd, NW3 7AJ. Change of Use

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James Gelister

7 Briardale Gardens

NW3 7PN

Ms Kate Henry

Senior Planning Officer

Camden Council

July 6th

2021

Dear Ms Henry

Re 2021/2446/P

I wish to register my objection to the above proposal

Cascade flats occupy a residential site only recently developed and granted planning approval in 2014 on the basis that it was for residential use only.

Of particular importance to LBC planners at the time was that this residential development should be *in keeping with the character of the local neighbourhood* which includes a conservation area.

I would respectfully suggest that a grocery storage and distribution facility, as is now proposed, is completely out of keeping *with the character of the local neighbourhood*

Aside from the above it is not a safe location for such a proposed business being at an exceptionally busy and dangerous intersection which is often gridlocked. It is not possible to turn into the site from the Hendon Way (A41) nor from the northbound lane of the Finchley Road (A41). The only safe access is from the southbound lane of the Finchley Road. Similarly, in order to leave the site safely, traffic including cyclists (unless they use the pavement which is a distinct possibility) will be obliged to head southbound on the Finchley road initially. North and northwest bound traffic will likely then divert via Platts Lane and Briardale or Clorane in order to access the Hendon Way or the Finchley Road.

It is of concern that the hours of operation for this proposed delivery hub are from 7am to 11pm. Delivery vans and distribution vehicles (?mopeds) will inevitably use local residential side roads such as Briardale Gardens where LBC has only recently agreed to a time restricted no entry from Finchley Rd precisely so as to reduce traffic flows and the associated nuisance.

For the above reasons I urge the council to reject this application.

Yours sincerely

James Gelister