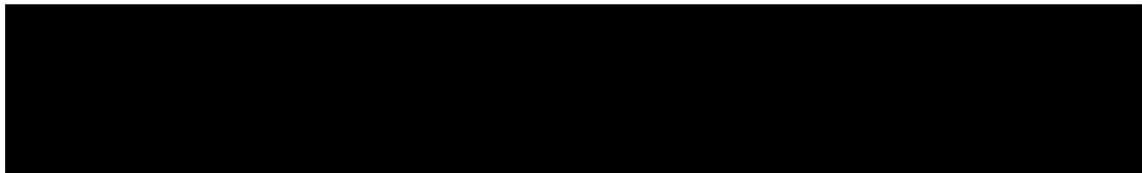




Subject: Application 2021/2446/P 368-370 Cascades Apartments, Finchley Road



Dear Ms Henry

Application 2021/2446/P 368-370
Cascades Apartments, Finchley Road

I wish to object to the proposal by to transform a residential basement into a fulfilment hub on the following grounds;

Inappropriate Change in Use

This is a residential dwelling the proposal to have a fulfilment centre open 7 days a week from 7 am to 11 pm with an estimated 10 (outgoing) deliveries an hour will mean over 1,000 powered 2 wheelers disrupting the lives of local residents weekly. This is in addition to the 21 weekly deliveries by suppliers.

The location facing onto the Finchley Road (one of the busiest roads in North London) is going to cause disruption to traffic and bus routes.

Camden's Transport Strategy

Objective 1: to transform our streets and places to enable an increase in walking and cycling
Objective 4 - To sustainably Reduce all Road Casualties in London and progress towards zero killed

The 1,000 additional two wheelers on the street is going to make walking in Redington and Frognal more hazardous. Inevitably, bike riders will use pavements in order to achieve their *super-fast* delivery targets. The streets nearby are used by parents to walk their children to school as well as other pedestrians. If successful, this application will make even short journeys by foot more dangerous.

Research by TFL in 2020 demonstrated that powered two wheelers were 1% of all journeys but a quarter of all deaths and serious injuries. This research was conducted before the pandemic increased the number of powered 2 wheelers on the road. The 1,000 weekly deliveries Jiffy are proposing will increase the risk of death and serious injury

Impact on Local Businesses

We already have a small local shop slightly lower down the Finchley Road, that is a focus point for the community. As well as selling groceries and fruit and vegetables — the local shop offers other services. Jiffy's proposal will obviously have an impact on not just our local shop but other local independents.

Please can you confirm whether Jiffy are proposing to use this site for supermarket delivery or as a wider fulfilment centre.

Please refuse this application.

Yours sincerely

Penny Davis