

29 Platts Lane

London

NW3 7NN

Our ref: ALG/EJ760

13 July 2021

Dear Madam,

2021/2446/P RE: Basement Floor 368 – 370 Cascades Apartments, Finchley Road, London, NW3 7AJ

We were astonished by the suggestion of Jiffy Grocery to open a warehouse near our home. We live at 29 Platts Lane on the corner of Clorane Gardens and 30 yards from Briardale Gardens. The traffic situation has been so bad that it has already been necessary to impose no left turns on the streets from Finchley Road through Briardale Gardens by our home. The streets are already clogged with large numbers of vehicles from Tesco, Waitrose and Ocado making many unnecessary deliveries. That is without dealing with the congestion caused by the school run.

It is hard to think of a residential area in or close to a conservation area which could be more damaged by the activities of the proposal. There will be enormous damage to residential amenity. Not only will there be vans but there will also be a large number of motorbikes which are by their nature often extremely noisy. A number of delivery bike drivers seem to specialise in revving their motors.

The application is for this to happen 7 days a week which means that noisy motorbikes and vans will be driving through the residential area within yards of our home at 7am on a Sunday.

The failure of protection of residential amenity in a conservation zone is simply incredible. Furthermore, there will be serious noise pollution and air pollution. The level of pollution in Platts Lane and Briardale Gardens is already unacceptably high. There is an enormous amount of traffic on Platts Lane which also creates a very high level of pollution. We all know that the drivers of the delivery

vans and particularly the motorcyclists are paid on a basis where they have to exceed the speed limit in order to make a living wage. The vans drive dangerously and many of the motorbike riders are forever on L plates under the present archaic and dangerous regulatory system.

We also fail to understand how there can be any justification in the light of the notorious housing shortage situation and the fact that every flat of every nature built in our neighbourhood is immediately sold that it can be justified to take a wholly unsuitable site with wholly unsuitable access and turn it from residential to commercial. There are plenty of people who would give their eye teeth for accommodation of this nature even though it is in a basement.

As noted above, traffic controls in Briardale Gardens took a long time and a lot of neighbourhood effort to achieve. Even they expire at 8:30. We are now being asked to approve the total destruction of residential amenity, noise and air pollution 7 days a week from 7am to 11pm to satisfy the whims of people who can't be bothered to go to one of 12 grocery shops within a half a mile of our house.

If granted, it will also lead to substantial delays for the buses since there will be hundreds and possibly thousands of journeys per day. We consider that there will be significant danger to pedestrians, school children and the elderly (including us) from young men driving at very high speed to achieve unreasonable commercial targets in our residential neighbourhood. We note that the development is contrary to Camden's policy to develop more residential units.

It is difficult to express in any letter how strongly we feel about this absurd and dangerous project. No doubt when a number of people have been injured or worse and the entire residential amenity destroyed at weekends, the comment will be made that it is too late to do anything about it. Please deal with it now.

You should note that I was formally a Westminster Councillor for 8 years and am very sensitive to the role of the council in protecting its environment and its voters.

Yours truly,

Andrew L Greystoke