



**Subject:** 2021/2446/P. Re: Basement Floor, 368-370 Cascades Apartments, Finchley Road, London NW3 7AJ



Dear Ms Henry

I understand that a "change of use application" has been made for the basement of the above flats to become a "grocery storage and distribution business". I would like to voice my objection and hope that you will see fit to turn down the 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.

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. The location of the basement is already very busy with buses stopping, a lot of traffic making its way down Finchley Road, traffic lights on the junction with the Hendon Way, and a lot of children going to and from school. 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 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.

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 see fit to reject this proposal.

Thank you.

Yours sincerely

Richard Serlin  
Resident of Briardale Gardens