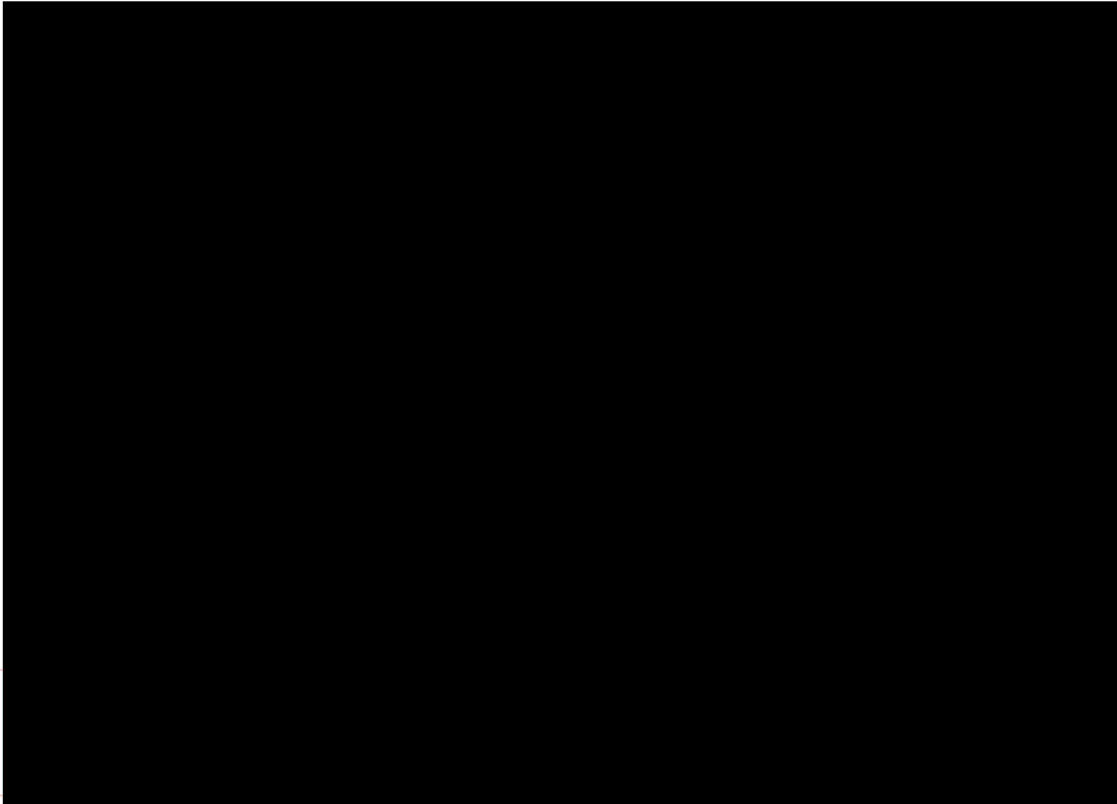




Subject:

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



Dear Ms Henry,

We are residents of Moreland Court on the Finchley Road a few metres from the Cascades apartment block.

It has been brought to our attention that there has been an application for a change of use for the basement and that a grocery store and distribution hub is planned.

We are highly concerned that what is already an incredibly busy, polluted and noisy main road will become even worse. Just across the road, works are underway to create a new block of flats where the old Jet petrol station stood which will mean yet more cars and yet more people using the amenities.

Most importantly, however, the location of the grocery store right next to the Lyndale Avenue bus stop is downright dangerous. Mopeds and push bikes will be speeding across the pavement right nearby where school children, workers, young families with pushchairs and elderly wait to take either the 139, 13 or 328 bus. This is not a well-thought out location at all.

We are also fearful that these couriers will use our local backstreets (Briardale gardens, Platts Lane etc) as shortcuts which again will add to noise and congestion for residents. Delivery vans and lorries would also need to use these roads since there would be no direct access for them to the proposed grocery store off the A41.

In our 11 years of living in Moreland Court, quality of life for residents has become poorer and poorer due to over-development and hideous traffic congestion. The noise levels are dreadful through the day and night and quality of living in this area has been reduced to miserable levels. The road is already heavily used by coaches, buses, heavy commuter traffic and we often suffer the inconsiderate effects of drivers of sports cars or motorbikes racing along the Finchley Road at any time of the night. It is impossible to have our windows open on hot nights in summer due to the noise.

We strongly oppose these plans for the grocery store and would also ask you to look into the possibility of a noise camera to be installed in this area for a few weeks to see if noise levels fall into acceptable limits. We sadly doubt they do. We know that air pollution is already 50 per cent above the legal limit in our area.

We thank you for taking this email into consideration and look forward to hearing from you about whether noise pollution cameras could be installed to investigate the matter further.

Yours sincerely,
Ceria and Germano Maraviglia
Flat 67 Moreland Court, Finchley Road NW2 2TN