





Subject: Objection to Application Ref: 2021/2446 / P



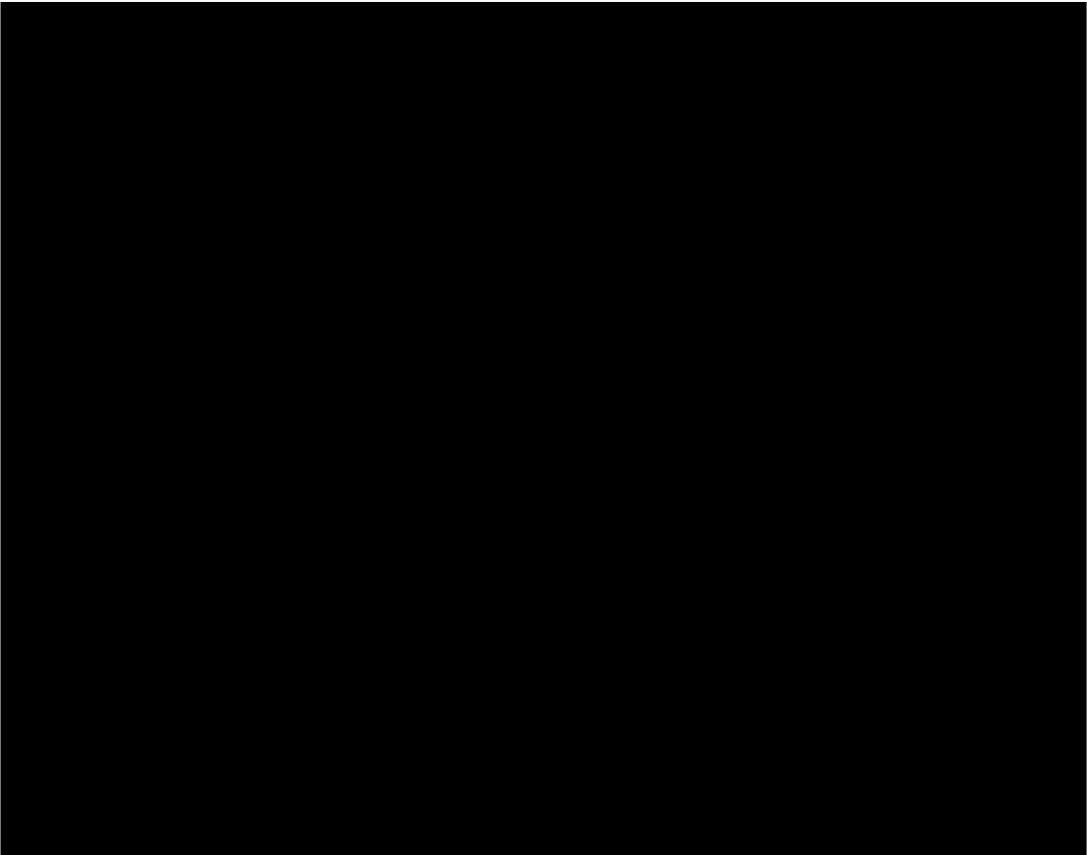
Dear Kate,

I wish to object to Application no. 2021/2446/P regarding a commercial change of use for online supermarket delivery business. I understand that it is difficult to both maintain the quality of the built environment for residents while also adapting to the times which see an increased demand for just-in-time deliveries.


However, I believe this particular application should be rejected for its substantial harm to residential amenity and highway safety without commiserate benefits to the surrounding community.

As residents on the Finchley-Road end of Briardale Gardens, my family   hears and sees and smells the line of idling busses, cars, and other vehicles on Finchley Road as well as the attempts by others to outrun it through our neighbourhood roads. This situation will clearly worsen with the proposed business operating to shuffle in and out deliveries, especially via noisy and polluting 2-cycle mopeds. Even the numerous proposed bicycles, while not an emissions problem, add greatly to the overall qty of vehicles resulting in a much increased danger to the safety of the area's pedestrians and school children including my own. It would seem there simply is not the infrastructure capacity at this location, adjacent to a busy bus stop, to accomodate this proposed operation.

Regards,
Michael Netter
35 Briardale Gardens




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



Dear Ms Henry,

This is with regard to the planning application by Jiffy grocery to open a warehouse and a delivery hub in the basement of our building - The Cascades, 378-370 Finchley Road. This is adjacent to the residential areas of Lyndale Avenue and Briardale Gardens all of whom will be affected if this licensing application and 'change of use' application from residential to commercial use is granted successively in its favour.

As a resident in the building with two  children, we use the adjacent bus stops regularly and our access to the building will be severely hampered if mopeds and cycles are constantly exiting and entering every 3 mins. Drivers may drive unsafely and in order to meet their delivery targets, they will take risky u-turns and use pavements and footpaths to by-pass the traffic. It will be a public safety hazard to residents in the building as well as endanger local pedestrians and school children who use the road in front to access the local bus stops.

There are a number of objections to the application by Jiffy. Delivery trucks accessing the warehouse will block the traffic and cause further traffic congestion than which already exists and is already an issue

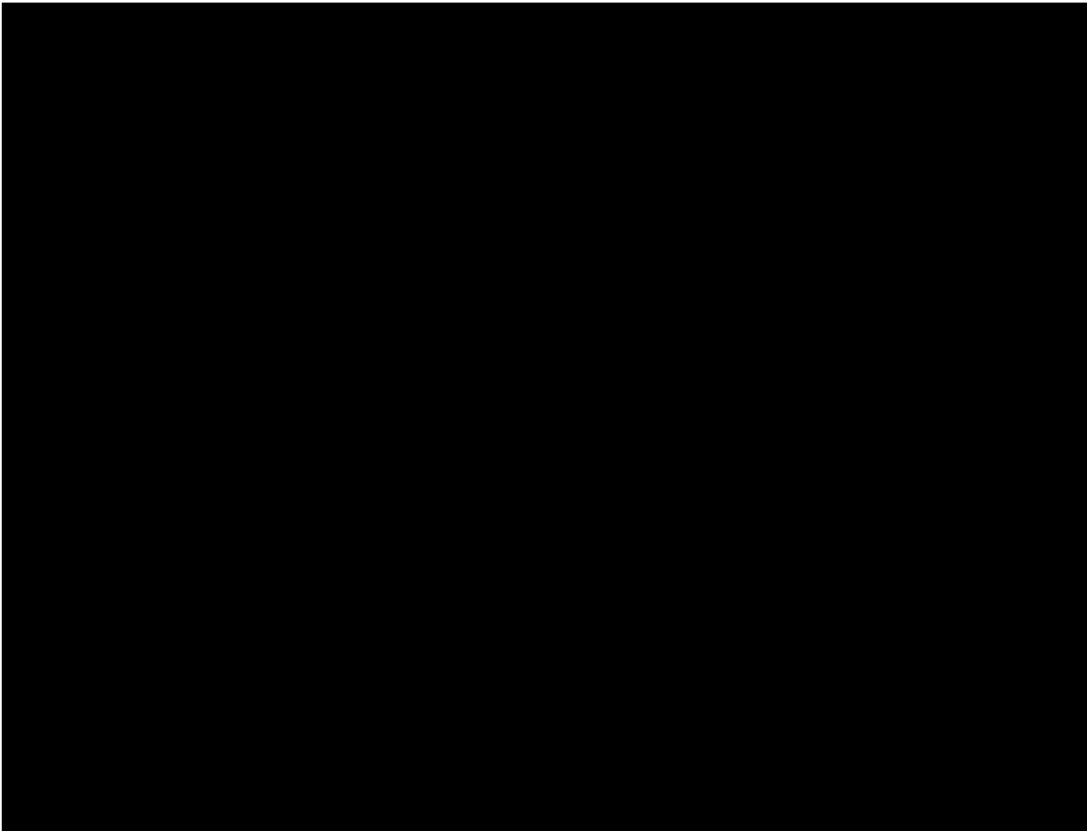
during rush hours. There will be increased air and noise pollution. Opening hours of 7am to 11pm indicates day-long access to the building by mopeds and delivery trucks. This is extremely disruptive to the residents' quality of living, especially those on the lower floors who will have to deal with the continuous movements and noise.

Jiffy proposes to store and sell alcohol from the premises. Being inflammable, this also poses a fire hazard to the building and needs to be taken into serious consideration.


I strongly oppose this application and would like the Council to refuse Jiffy the right to operate from the basement of this premise.

Regards,
Nandini

Flat 17
The Cascades
368-370 Finchley Road
London NW37AJ



Subject: 2021/2246P planning application



I have come across many outrageous planning applications in my time but none as far fetched and damaging as the above referenced one.

To allow conversion of an underground car park in a residential area which cannot be used as a residential car park due to Camden's strict "no new parking facilities" into a busy terminus for lorries delivering and moving grocery supplies borders on total lunacy.

I object on the following grounds:

-Virtually round the clock (7am-11pm seven days a week) operation with heavy traffic of lorries. This represents a real danger to pedestrians who use the bus stop next to the entrance to the building

-Existing traffic (post the totally justified closure of Briardale for many hours a day) is already heavily congested in a very busy junction which includes one of the main routes in and out of London.

-Increased traffic on 100% nearby residential roads at times when the Briardale closure does not operate in particular at weekends which for the type of business being envisaged will be as busy as weekdays if not more

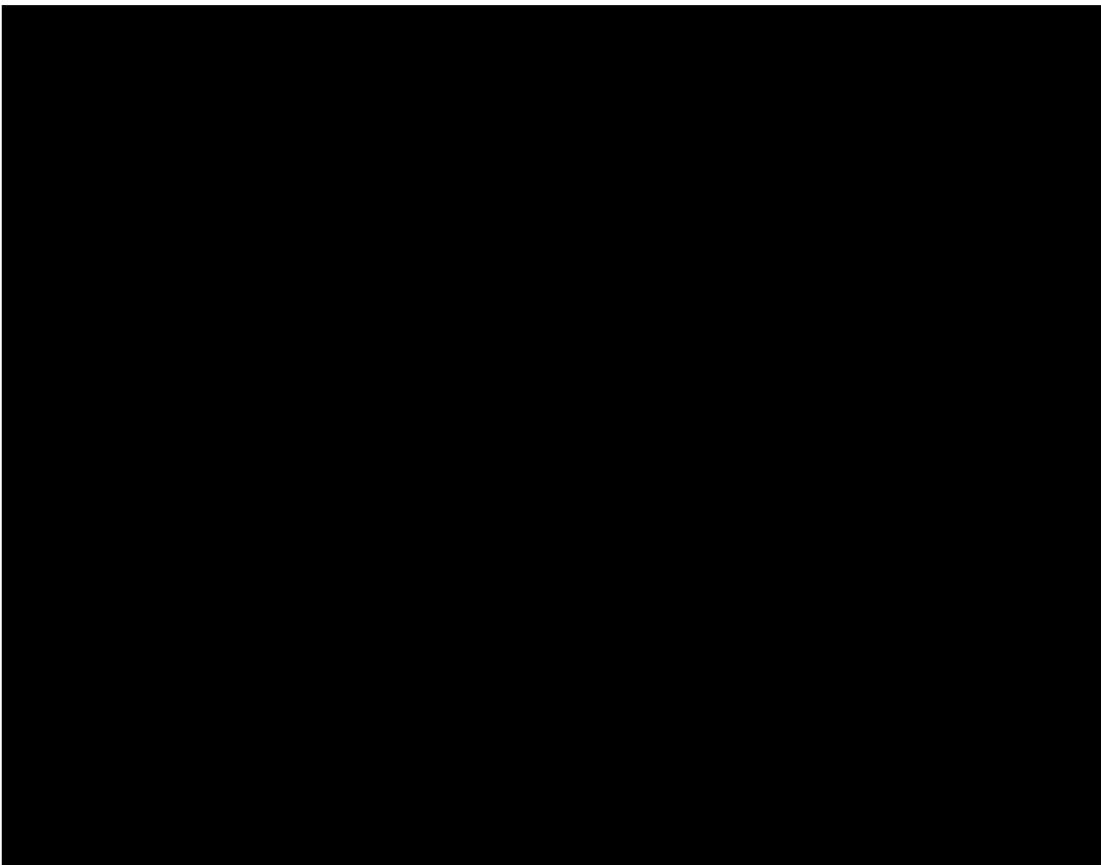
-Further dangerous increase in air pollution which I believe is already in excess of the legal limit in the area.

-Risk of serious traffic accidents with lorries entering and leaving the site

David Gelber

6 Clorane Gardens

NW3 7R



Subject: Application: 2021/2446/P: Re: Basement Floor, 368-370 Cascades Apartments, Finchely Road, London, NW3 7AJ - Objection



Dear Ms Henry,

I have been made aware that there is currently a change of use application under 2021/2446/P from residential to commercial use regarding the basement of Cascades flats into a grocery storage and distribution business.

I would like to formally object this application and raise my concerns as to why I believe this application should not be allowed to proceed.

Cascades flats is situated at a junction on Finchley Road which from my own observance seven days a week has traffic jams building up throughout the day. Traffic regularly tails all the way back from the junction past Briardale Gardens and has also blocked any access to Finchley Road from Lyndale Avenue. This is already dangerous for many reasons such as emergency vehicle access, pedestrian, cyclist and motorist safety and also regarding the pollution that is created which is currently already 50% above the legal limits and in need of dire attention as soon as possible.

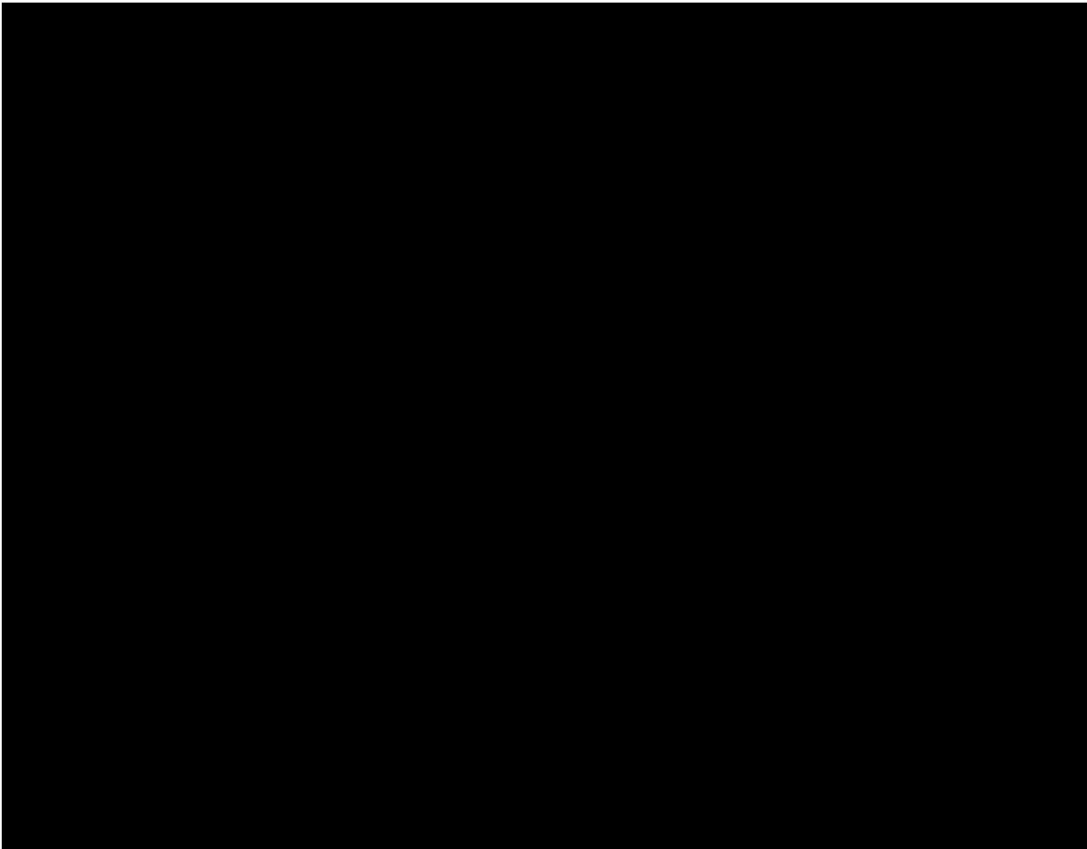
There are also bus stops directly located near Cascades flats of which school children and elderly residents are frequent users, to introduce further traffic at these sections could have a catastrophic effect on the safety of not just the previously listed individuals but also on others too.

Deliveries occurring between 7am until 11pm would also have a very high impact on residential amenity as the constant deliveries would cause greater noise levels not just from vehicles but also from drivers/riders who are awaiting to collect orders which is now a very regular occurrence outside restaurants throughout London. This has also led to a sharp increase in illegal parking on pavements and other residential areas causing a safety hazard for those that must circumvent around these individuals. In the area around Cascades flats there is not the room to incorporate waiting areas safely due to the lack of space.

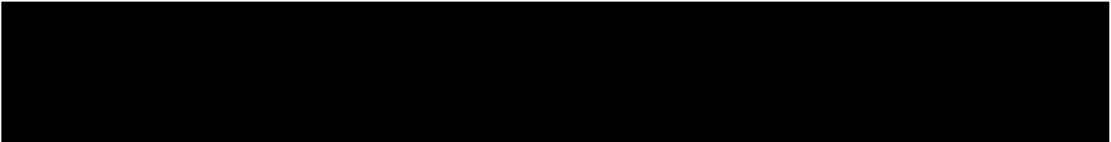
To summarise, if this application was to succeed it would negatively impact the highway safety of the local area, greatly increase road traffic and pollution levels and unfairly damage the local residential amenity.

Yours sincerely

Luke Bishop



Subject: Ref No 2021/2446/P : Basement Level, 368-370 Cascades Apartments, Finchley Road NW3 7AJ OBJECTION TO CHANGE OF USE APPLICATION



Dear Ms Henry,

I am writing to lodge my objection to the planning application submitted to convert the basement level of The Cascades Apartments to a grocery and distribution business for use by Jiffy.

My understanding is that when consent was granted for the development of The Cascades, a request for use of the basement for car parking was declined as unsuitable on various grounds, not least that the location was too dangerous for further intensification of traffic. The present application not only proposes a change from residential to commercial use, which is totally out of character with the surrounding area and conflicts with the Local Plan, it would result in an even more dramatic intensification of vehicular ingress and egress from the building. Delivery of goods to the proposed distribution warehouse would be by vans with many hundreds of bicycle journeys then operating the distribution seven days per week (16 hours each day, from 7 am to 11 pm) would place pedestrians, including schoolchildren using the adjacent bus stop (Lyndale Avenue), at increased risk.

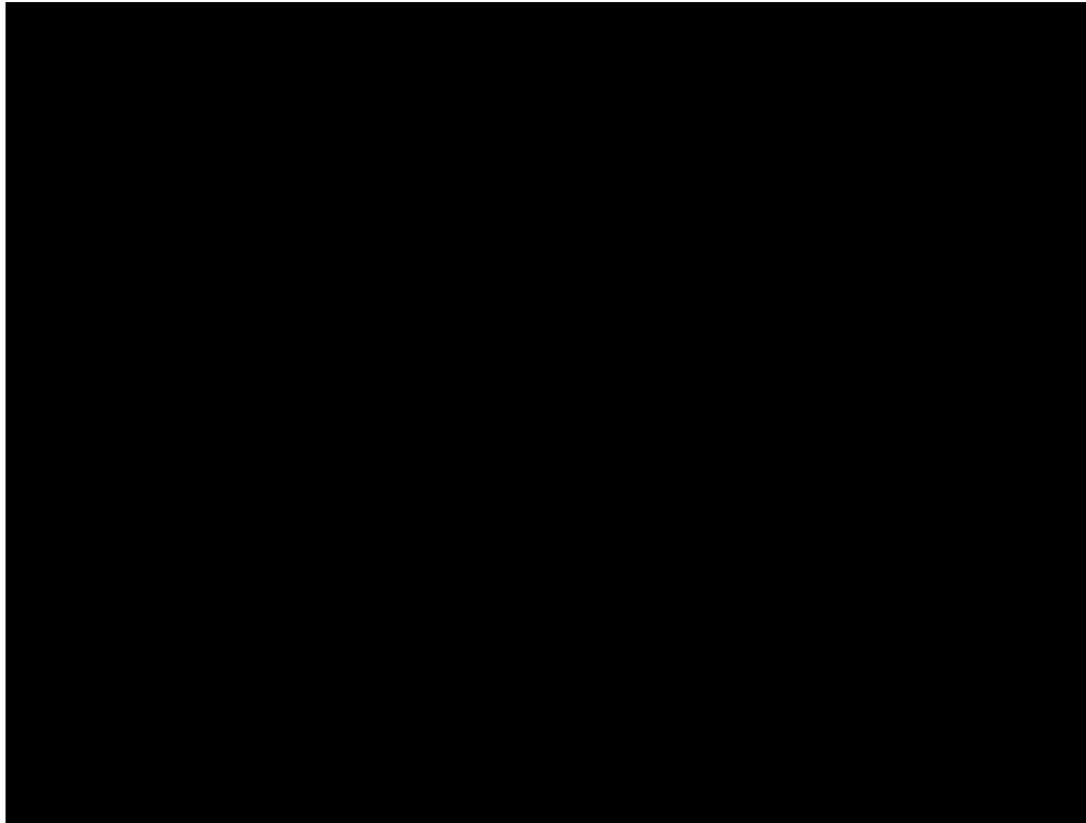
The location is at an intensively used congested junction, with access from only one direction (southbound). It is regularly gridlocked and the operation of a warehouse in this building would significantly exacerbate this problem. Bicycles, or potentially mopeds, distributing the goods would cross the pavement to enter the traffic and I can foresee them attempting to shortcut their route north by riding on the pavement against the flow before cutting across the oncoming traffic. In a location where accidents are already not uncommon, it is inevitable that further accidents will result over the passage of time.

The proposal would undoubtedly result in delivery drivers, both travelling in and out of the distribution warehouse, using the surrounding residential streets as shortcuts to avoid the busy Finchley Road. Noise, pollution and traffic risk would impact far more than simply being a nuisance.

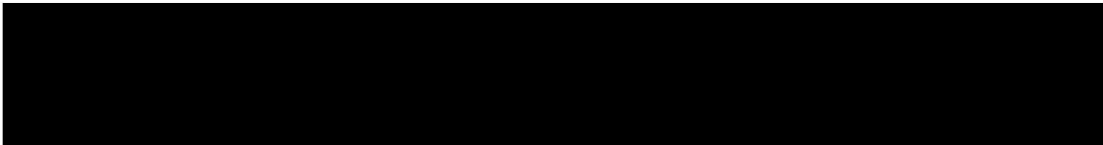
The intensification of traffic at an already busy and dangerous junction as well as the residential use of the building and surrounding neighbourhood, together with the application conflicting with the existing planning strategy, makes this business wholly unsuited to this location.

Granting consent to this application would also create a dangerous precedent. I therefore wish to lodge my formal objection and request that the application be rejected.

Paul Vockins
9 Briardale Gardens, NW3 7PN



Subject: 2021/2446/P. Re: Basement Floor, 368-370 Cascade Apartments, Finchley Road, London NW3



Dear Madam,

The above application has been brought to my attention. I wish to register my objection to the application on the following grounds :

1. Damage to Residential Amenity
The increased traffic will entail increased noise and air pollution in what is already a compromised area. Furthermore, it will operate 16 hours a day for seven days a week up until 11 o'clock at night thereby endangering children's health by keeping them awake with the noise.
2. Highway Safety
There is already much traffic in the area and the proposal will increase the risk to life and limb which is already high.
3. Change of Use
The area is on the edge of a residential conservation area. The proposal is contrary to the Borough's policy to develop more residential units at a time when there is a shortage of housing.
4. Public Transport

As you are doubtless aware, there is a frequent bottle-neck of traffic immediately outside the index building tailing back as far as Briardale Gardens. As the 139, 328 and 13 buses use the route too, any increase in traffic will result in further inconvenience to residents including those trying to get to work and school in the morning.

5. Refuse

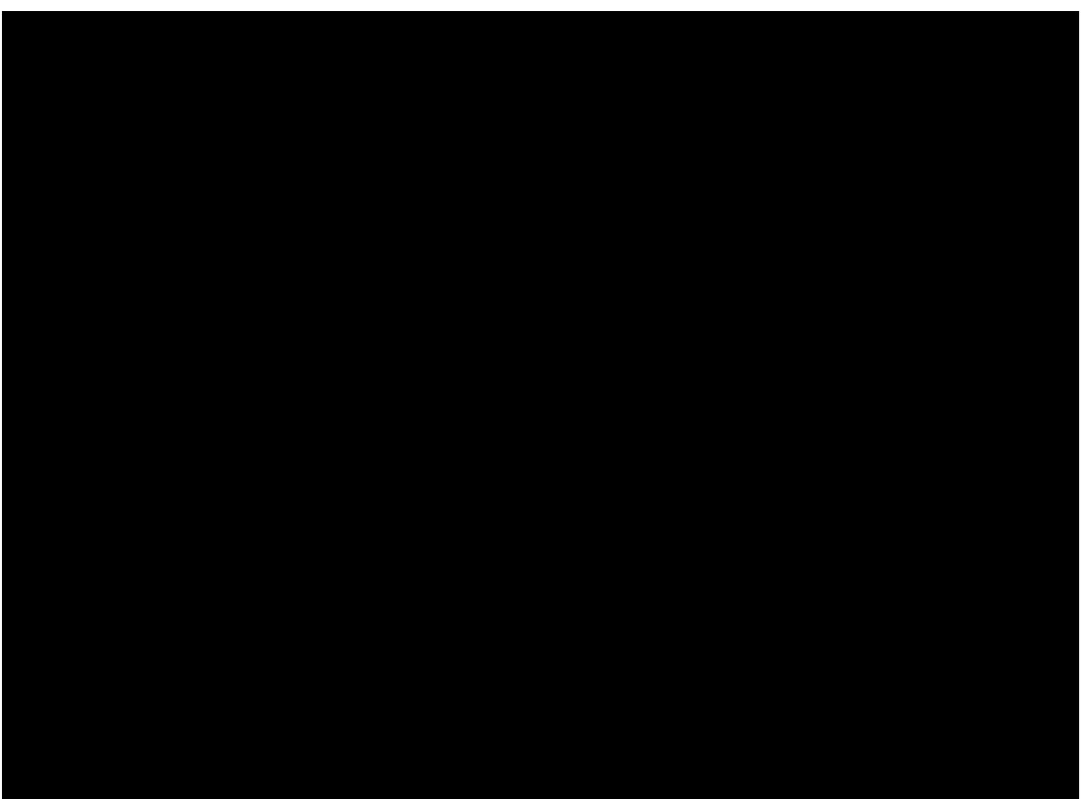
A large business as is proposed will inevitably generate a considerable amount of refuse thereby increasing the pressure on the Borough to collect it and take it away.

I thank you for your attention to this email and await hearing the details of the Borough's decision on the application.

Yours faithfully,

Lydia Glennie.

Sent from [Mail](#) for Windows 10



Subject: 2021/2446/P Cascades Apartments, Finchley Rd NW3 7AJ - objection



Dear Ms Henry,

2021/2446/P Cascades Apartments, Finchley Rd NW3 7AJ - objection

We apologize that this objection is marginally late, but hope it can still be taken into account.

We object to this application along similar lines to the Redington Frognal Neighbourhood Forum and others - principally owing to road safety concerns and transport implications, but also concerns of amenity for residents of the adjoining Conservation Area.

This change of use is planned at an extremely busy intersection of two red routes. Prior to lockdown, we understand an average of 35,591 cars passed next to the Tower Service Station site on Hendon Way, which is opposite the Cascades. These traffic estimates do not take account of the traffic from Finchley Road.

The Cascades site is very close to two bus stops, which are heavily used by residents, including school children.

We understand that there will be daily truck deliveries, which will worsen existing traffic, raise air pollution, endanger these pedestrians and escalate noise and nuisance. Similarly for onward deliveries where we understand mopeds and cycles are expected to leave or return to the site every three minutes.

Because of the one-way system for Briardale Gardens, and the three sets of lights at Hendon Way and Finchley Road, we imagine a lot of these journeys will go via the residential streets of Platts Lane, Hermitage Lane, Pattison Road and Briardale Gardens, all in the Redington Frognaal Neighbourhood Forum.

We also imagine that these streets will bear the brunt of additional parking used by delivery vehicles when not actually delivering.

This will cause additional nuisance to residents of these streets, including during the unsocial hours of operation of the distribution centre - from 7am to 11pm.

Further clarification is required for the following matters:

1. How are the goods to be distributed delivered to The Cascades? Lorries and other delivery vehicles will not be able to park outside (by the bus stops) and there are no nearby turning circles?
2. How are the staff at the unit provided with showers, rest rooms and other facilities?
5. What conditions will Camden impose to ensure that the delivery vehicles are restricted to bicycles and mopeds, and that other powered vehicles do not become part of the delivery fleet?
6. What storage arrangements are there for when delivery vehicles are not in use?
7. How is the building frontage projected from those gathering before executing their orders?

Yours sincerely,

Laurence and Irene Bard
33 Platts Lane
NW3 7NN