

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/2446/P	Nigel Fulton	29/07/2021 14:11:50	OBJ	<p>I would like to object to the application by Jiffy on the following grounds:</p> <ol style="list-style-type: none"><li>1. Change of use from residential to commercial is contrary to Camden's housing policy and inappropriate in the midst of an acute local and national housing crisis.</li><li>2. Cascades apartments are in the heart of a residential area, bordering the conservation area of RedFrog, and will have a detrimental impact on local residents, particularly with regard to traffic and public safety.</li><li>3. Whilst the Design and Access statement states that bicycles or e-bikes will be used exclusively, the email of 21 June to Kate Henry states mopeds would also be used, clearly demonstrating a lack of detailed consideration and inconsistency.</li><li>4. Vans would be needed to make the deliveries into the depot, and this would be likely to grow as distribution levels increase, causing additional congestion and pollution.</li><li>5. Cascades Appartments are in very close proximity to a bus stop used extensively by children to get to the many schools in the area, and traffic into/out of the depot would present a danger to pedestrians, especially children.</li><li>6. Briardale Gardens is a natural cut-through into Hampstead, Belsize Park and Swiss Cottage and the delivery window of 15 mins would force deliveries to use the quickest route. Briardale Gardens was the subject of a detailed study by Camden and it was demonstrated that traffic levels were already dangerously high, causing danger to pedestrians, and pollution levels of NO2 of 60 µg/m3, amongst the worst in Camden, were 50% above the legal limit. Traffic restrictions were introduced as a consequence of these findings.</li><li>7. There are many existing vacant shops which could be used.</li><li>8. In addition to air pollution, noise pollution from vehicles and from the refrigeration units would increase, and the £3m investment by Jiffy is indicative of the scale of the planned depot.</li><li>9. The hours of operation are outside normal business hours, and would negatively impact residents' entitlement to quiet enjoyment of their property, particularly very early and late at night.</li><li>10. Jiffy have not conducted an assessment to ensure that residential amenity would not be negatively affected.</li></ol>

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