

**From:** [Tina and Peter Schindler](#)  
**To:** [Forward Planning](#)  
**Cc:** [Mike Freer MP](#); [Greenspan, Cllr Eva](#); [Thomas, Cllr Daniel](#)  
**Subject:** Development in Finchley Central  
**Date:** 08 August 2021 19:21:38

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We are writing to you as concerned local residents of Finchley Central. We live at [REDACTED]  
[REDACTED]

The plan for Finchley and Golders Green includes a proposal to construct 556 residential units on Finchley Central Station car park. This is a very large amount of development for a small space and we have been informed in consultation that blocks of 20 storeys are planned. This is despite the fact that buildings more than 15 storeys high are not permitted unless exceptional circumstances can be demonstrated. (Policy CDHO4). There can be no exceptional circumstances in a residential area such as Finchley Central as far as we can see.

There is no explanation as to why the proposal for units at Finchley Central far exceeds the number of units at all other sites in Finchley and Golders Green.

The indications we have been given is that there will be four 20 storey blocks completely changing the geography and landscape of Finchley Central and this will be completely out of keeping with the area.

In addition, there are other considerations:

- a. The development will lead to huge disruption for the area for a considerable time. This is an area that already struggles with congestion at the best of times.
- b. There will be a serious environmental impact by creating so many homes in such a small area, considering that we live in the direct vicinity of the Church End Conservation Area. There will be loss of light, increase in population density and no supporting infrastructure.
- c. There is already a great shortage of GPs and school places in the area and this will be seriously exacerbated by the addition of 556 new homes.
- d. As commuters to Central London on a daily basis we can vouch that travel from Finchley is already difficult. There is a service from Mill Hill East to Finchley Central which is now already full by the time it reaches Finchley Central as a result of the numerous homes already built in Mill Hill (and that development is not complete yet so will add a further strain to the Northern Line). A great many people will be trying to join the train at Finchley Central which will become impossible at rush hour. is already overcrowded on normal mornings and evenings.
- e. There is a limited bus service with only Number 13 going into Central London.
- f. The pressure to dispense with cars is totally unrealistic. People who are older, disabled, with children to deliver to different schools and going shopping will need cars. The public transport system as it is will not support the additional burden as it is at the moment
- g. Losing parking spaces to encourage cycling as proposed, will only suit the young and fit residents but does not take into account the many older people living in Finchley Central who depend on their cars to get around. These older residents will feel even more isolated. People who are disabled will find it impossible to manage without a reasonable number of disabled parking spaces. It is not possible to access many tube stations in a wheelchair. The proposals do not take this into account in any means.
- h. Our home will be directly impacted by the loss of light and air as our flat directly faces the proposed site. A lot of people's homes will be overshadowed. It is wholly unrealistic to imagine that the addition of large buildings will not affect people who live close by.
- i. As far as we can tell there appear to be vacant buildings that could be utilised rather than constructing totally unsuitable buildings in a residential area with practically no high buildings and nothing anywhere near 20 storeys. This will change the entire appearance of the area, but in a detrimental way.

Our preferred proposal would be to cancel the development entirely as it is inappropriate for Finchley Central and its environs.

With kind regards,

Peter and Tina Schindler

