



**Re: Application ref. 2014/1617/P  
100 Avenue Road, Swiss Cottage**

August 14, 2014

**Conditions laid down by HS2 Ltd.**

Dear David Fowler

I do hope that the Council will be certain that Essential Living will abide by the conditions laid down by High Speed Two Ltd (HS2 Ltd) in their response to your consultation – **before** their planning application can be considered for approval.

HS2 pointed out that the government has confirmed its intention to proceed with the new high speed rail link between London and the West Midlands and that the application site falls within the limits of land subject to published safeguarding directions as a sub-surface interest. (<http://www.hs2.org.uk/safeguarding>).

They said that as the line of route will be in a bored tunnel at the location of this site, the main interaction of this planning application with HS2 will be in the design and construction of foundations for the buildings and that while HS2 are confident that there is no chance of a clash between the proposed development and the railway works, because the building lies partly within the 1 and 10mm settlement contours, HS2 Ltd needs **to ensure that the proposed construction works will accommodate any anticipated settlement.**

They went on to say that in light of the above situation and in the event that you are minded to approve the application, **HS2 Ltd would request that the following planning conditions are placed on the decision notice:**

**None of the development hereby permitted shall be commenced on those parts of the site shown on the site as shown as falling within the 'Limits of Land Subject to the Safeguarding Direction' until detailed design and construction method statements for all of the ground floor structures, foundations and basements and for any structures below ground level, including piling (temporary and permanent) have been submitted to and approved in writing by the Local Planning Authority.**

Yours truly

Edie Raff

Swiss Cottage