

Dear Sir/Madam

I object to this decision.

Since it is not currently known when, or even if the development can go ahead as planned, Camden Council must conclude that a demolition site for an indeterminate period, with an unknown outcome, would, by their own definition, cause 'harm' to the community and amenity and in any case be considered a 'major'-material alteration to the original plan and not a 'minor' one. Therefore permission to vary condition 31 must be refused.

Kind regards

Michael Rose



Dear Zenab,

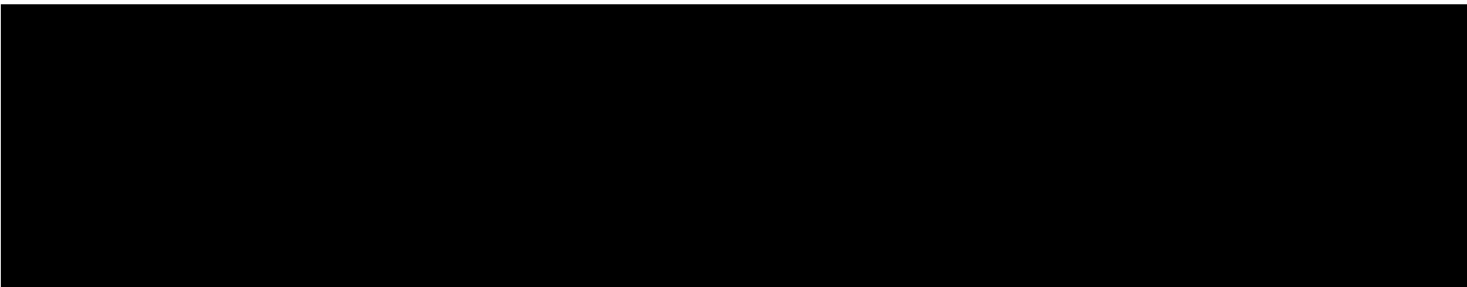
As it is not known if the [100 Avenue road](#) development can go ahead as planned, please can Camden Council conclude that a demolition site for an indeterminate period is not in the interest of the Camden citizens.

While waiting for approval of foundation plans - it would harm the community and amenity seriously if demolition is approved before.

Therefore permission to vary condition 31 should be refused.

Kind Regards,

Alexandra Christiansen



As it is unknown whether the the development at 100 Avenue Rd can go ahead as planned, Camden Council must conclude that a demolition site awaiting approval of foundation plans, would cause HARM to our community, and also be considered a MAJOR MATERIAL ALTERATION to the original plan - not a minor one.  
Permission to vary condition 31 must therefore be refused.

Jane Johnson  
27 Adamson Rd  
NW3 3HT



Dear Zenab


I am writing to object to the latest attempt by Essential Living to potentially create a eye-sore building site at 100 Avenue Road before consent is either given or turned down for their application to redevelop the site. This is clearly an attempt to jump the gun on a very controversial development which may never receive approval in its current form. The consequence of the Council allowing this application can result in an environmentally damaging construction site being created which may be in limbo for a lengthy period and adversely affect the local community's environment, health, safety and amenity.

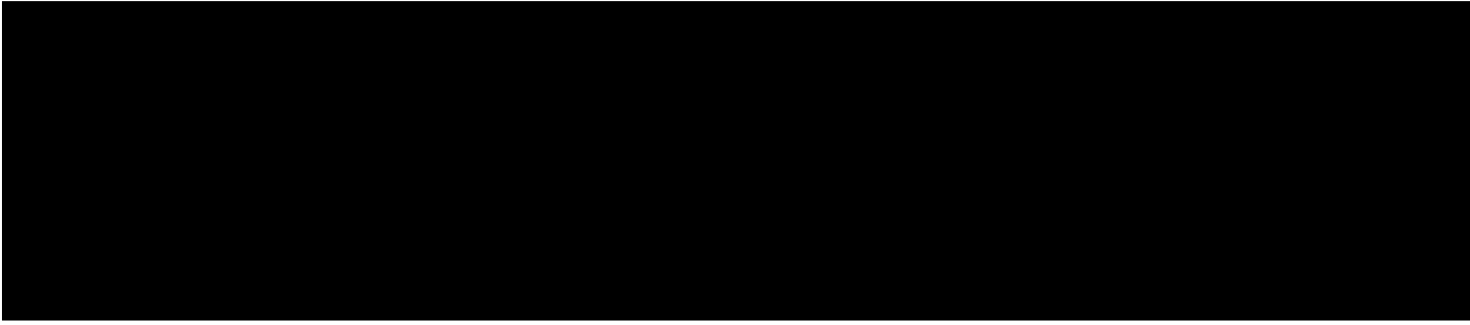
Camden Council has already identified that this could cause harm to the community and amenities and must not be allowed. Its not a "minor material alteration" to the original plan and should be considered major alteration by any definition.

I strongly request that Condition 31 should be refused by the Council.

Regards,

Roger Perrin  
35 Belsize Road  
London NW6 4RX





Dear Zenab Haji-Ismail,

I am writing to object to Essential Living's reapplication under a "minor"-material amendment (under Section 73) instead of a "non"-material one, at 100 Avenue Road.

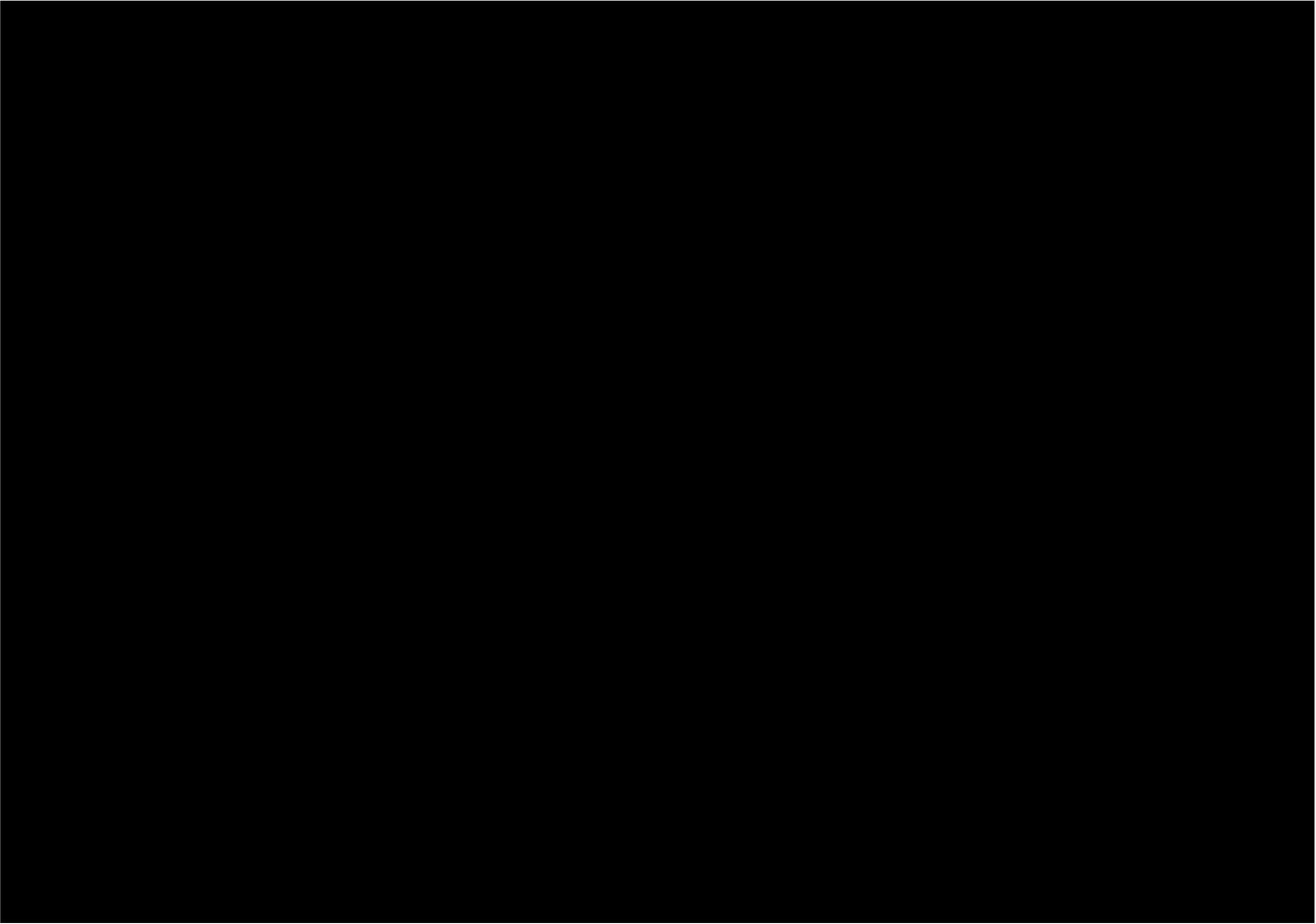
Because it is not yet known when, or even if the 100 Avenue road development can go ahead as planned, Camden Council must conclude that a demolition site for an indeterminate period, with an unknown outcome - whilst awaiting approval of foundation plans - would, by Camden's own definition, cause 'harm' to the community and amenity and in any case be considered a 'major'-material alteration to the original plan and not a 'minor' one.

Permission to vary condition 31 (so that the building can be demolished early before approval of detailed foundation plans) must therefore be refused.

I have a toddler and spend large amounts of time in the green space adjacent to the building. The damage to the local area if there was no building would be immense and I'm really concerned that the enormous hole left by the demolition would increase the pollution from Finchley Road as well as cause other issues, all for an undefined period of time.

Best wishes

Gaby Riley  
100a Fellows Road  
London  
NW3 3JG



Dear Zena Haji-Ismael

It seems to me that Camden is unable to control the avariciousness of property developers. At Swiss

Cottage, where I live, there is this 24 storey threat hanging over us - in addition to the HS2 and the proposed bike superhighway. Is this because we are expected to shrug our shoulders and just roll over and into an underfunded lung support NHS ward?

Because it is not yet known when, or even if the 100 Avenue Road development can go ahead as planned, Camden Council must conclude that a demolition site for an indeterminate period, with an unknown outcome - whilst awaiting approval of foundation plans - would, by Camden's own definition, cause 'harm' to the community and amenity and in any case be considered a 'major'-material alteration to the original plan and not a 'minor' one.

Permission to vary condition 31 must therefore be refused.

Yours sincerely

Alison Holmes



Dear Zenab

Camden have already refused permission for the developers Essential Living to begin demolition of 100 Avenue Rd on the grounds that early demolition would “result in the risk of significant harm to visual amenity and the amenities of neighbouring occupiers”.

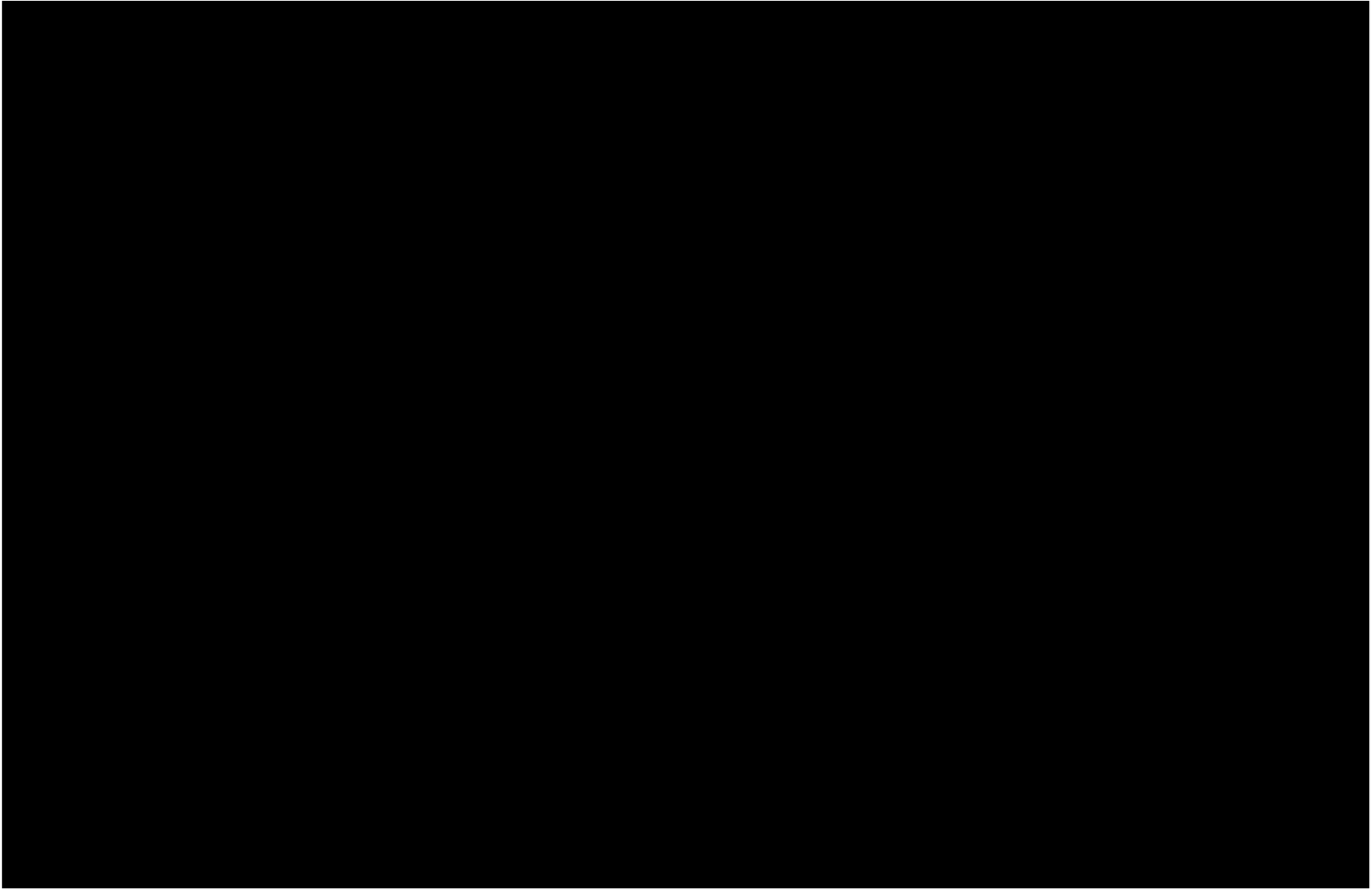
Despite this, Essential Living have made another application to commence early demolition.

However, because it is not yet known when, or even if the 100 Avenue road development can go ahead as planned, Camden Council must conclude that a demolition site for an indeterminate period, with an unknown outcome - whilst awaiting approval of foundation plans - would, by Camden's own definition, cause ‘harm’ to the community and amenity and in any case be considered a 'major'-material alteration to the original plan and not a 'minor' one.

Permission to vary condition 31 must therefore be refused.

Best regards,  
Robert Sutton

**Robert Sutton**  
Flat F, College House  
Finchley Rd  
London NW3 5ES




Dear Zenab

Because it is not yet known when, or even if the 100 Avenue road development can go ahead as planned, Camden Council must conclude that a demolition site for an indeterminate period, with an unknown outcome - whilst awaiting approval of foundation plans - would, by Camden's own definition, cause 'harm' to the community and amenity and in any case be considered a 'major'-material alteration to the original plan and not a 'minor' one.

Permission to vary condition 31 must therefore be refused.

Regards  
Ghassan Bu Chedid






To:  
Zenab Haji-Ismail  
Regeneration and Planning, Development Management,  
London Borough of Camden, Town Hall, Judd Street, London, WC1H 9JE.

Dear Zenab,

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Best Regards,  
Vladimir Mann & Victoria Luntsi  
Flat 9, 31 Adamson Road, NW33HT  




Dear Madam/Sir

I am writing further to my previous objection to the proposed over development of 100 Avenue Rd, which is minutes from my home on Goldhurst Terrace. I have lived in our house, ie in the Swiss Cottage area, for 30 years.

The plan is over scale for the area, Swiss Cottage is NOT a town centre and the building will destroy the area forever, and make a negative impact on local residents and people passing through. There are too many reasons to be deeply concerned about this proposed development and finding out that there has been insufficient assessment of the negative and highly risk to the physical structure and thus people's safety, with the impact of building such a huge structure above Swiss Cottage tube station, is shocking and deeply concerning. It is astonishing that Camden could even consider granting planning permission to the building of this structure.

Because it is not yet known when, or even if the 100 Avenue road development can go ahead as planned, Camden Council must conclude that a demolition site for an indeterminate period, with an unknown outcome - whilst awaiting approval of foundation plans - would, by Camden's own definition, cause 'harm' to the community and amenity and in any case be considered a 'major'-material alteration to the original plan and not a 'minor' one. Permission to vary condition 31 must therefore be refused.

Please add my name and details to the list of objectors.

**Alicia Zur-Szpiro**  
**231 Goldhurst Terrace**  
**NW6 3EP**



Dear Madam/Sir

I am writing further to my previous objection to the proposed over development of 100 Avenue Rd, which is minutes from my home on Goldhurst Terrace. I have lived in our house, ie in the Swiss Cottage area, for 30 years.

The plan is over scale for the area, Swiss Cottage is NOT a town centre and the building will destroy the area forever, and make a negative impact on local residents and people passing through. There are too many reasons to be deeply concerned about this proposed development and finding out that there has been insufficient assessment of the negative and highly risk to the physical structure and thus people's safety, with the impact of building such a huge structure above Swiss Cottage tube station, is shocking and deeply concerning. It is astonishing that Camden could even consider granting planning permission to the building of this structure.

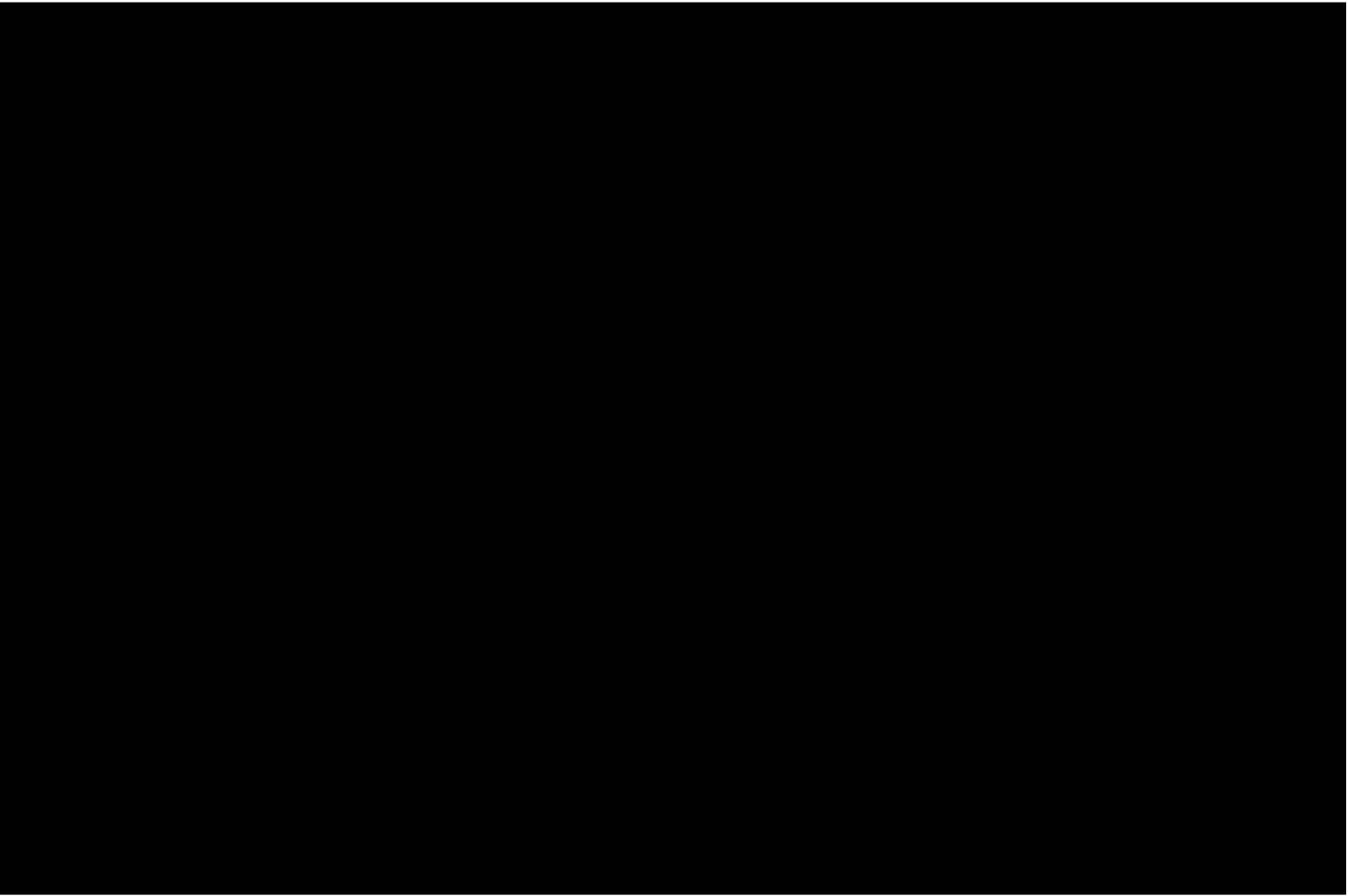
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outcome - whilst awaiting approval of foundation plans - would, by Camden's own definition, cause 'harm' to the community and amenity and in any case be considered a 'major'-material alteration to the original plan and not a 'minor' one. Permission to vary condition 31 must therefore be refused.

Please add my name and details to the list of objectors.

Susan Zur-Szpiro  
231 Goldhurst Terrace  
NW6 3EP

Swiss Cottage and West Hampstead borders



To Zenab Haji-Ismail  
Regeneration and Planning, Development Management,  
London Borough of Camden, Town Hall, Judd Street, London, WC1H 9JE.

Dear Zenab,

**Re App/2016/2803/P – 100 Avenue Road London NW3 3HF**  
**Please refuse permission to vary condition 31**


Condition 31 was placed in the Inspector's decision for a very sound reason. The Inspector would have been aware that demolition of the existing building without full Planning Permission for the replacement building would open the planning system to abuse, and as acknowledged by Camden Council in an earlier decision, "early demolition would result in the risk of significant harm to visual amenity and the amenities of neighbouring occupiers ( Decision Notice ( 04/05/16))

In other words, if approved the Swiss Cottage area and its residents, would be exposed to planning blight over an indeterminate timeframe, with the question of where the building can be built at all. Clearly Condition 31 was imposed by the Inspector for this very reason, and was a condition of his reluctant acceptance of the scheme.

Since it is not currently known when, or even if the 100 Avenue road development can go ahead as planned, Camden Council must conclude that a demolition site for an indeterminate period, with an unknown outcome, would, by their own definition, cause 'harm' to the community and amenity.

App/2016/2803/P is a major and material variation to the Inspector's Decision, not a 'minor' one. Camden must stand its ground and uphold the Inspector's decision and refuse permission to vary condition 31, no doubt with the overwhelming support of local residents who opposed the scheme.

Richard Fletcher  
19 Belsize Crescent  
London NW3 5QY



I believe Essential Living is trying to appeal against the council's decision not to allow demolition of the existing building until such time that revised foundation plans have been submitted to ensure that the Jubilee Line tunnels are protected through any development process.

I trust the council will reject the appeal to vary condition 31 as there is no visibility on when, or even if, the 100 Avenue road development can go ahead safely as planned. Coming up with a new design for foundations is hardly a 'minor' alterations to the plans as these underpin the entire design of the building and the site. It may, quite possibly, eventually turn out that this development poses a high risk to the Jubilee line and may have to be restricted to the existing footprint/size of the current building.

I seem to recall a recent case where a development in another council led to damage to the ceiling of a tube tunnel and disruptions to the tube line. Fortunately, no one had been hurt in that event, however, there is no guarantee that we would be as lucky with the next one.

Allowing Essential living to proceed with the demolition and leave a gaping hole and disruption to the Tube Station access, to Hampstead Theatre and to the weekly farmer's market, for an indeterminate amount of time while foundation plans are revised, would hardly be in the interest of the community and the surrounding area.

I am not an expert on council planning procedures, but wonder if allowing Essential Living to demolish the existing structure before the full plans are approved would trigger automatic "planning permissions", cancel the three-year time limit within which development must commence and vary their original scheme without submitting a new planning application.

Given the history of the project and various interactions between Essential Living and the Council/Community, I am not hugely confident that the develop will play by the rules and ensure the protection and safeguard of the community and of a critical piece of transport infrastructure in London.

Permission must therefore be refused until the final plans have been submitted and approved.

Regards

Sanjay Khanna  
NW3 3HJ

**Re App/2016/2803/P – 100 Avenue Road London NW3 3HF**

Because it is not yet known when, or even if the 100 Avenue road development can go ahead as planned, Camden Council must conclude that a demolition site for an indeterminate period, with an unknown outcome - whilst awaiting approval of foundation plans - would, by Camden's own definition, cause 'harm' to the community and amenity and in any case be considered a 'major'-material alteration to the original plan and not a 'minor' one.

Permission to vary condition 31 must therefore be refused. Jacqueline Richardson



Dear Ms Haji-Ismail

I am emailing as a local Swiss Cottage resident (born and bred) to express my concern over and objection to Essential Living's proposed plans of early demolition of 100 Avenue Road, which they have applied to do as a 'minor' material amendment. A demolition site here would have a major and far-reaching negative impact, just when this space - the green space and fountain, the theatre, the farmer's market - is slowly becoming a very pleasant and much needed community hub.


The 100 Avenue Road Development which Essential Living is proposing (to which I object completely, and am utterly bewildered as to how it can have got any kind of planning permission) does not have a definite start date, thus leaving open the possibility of the demolition site remaining a blot and blight on our local landscape for an indefinite period. Camden Council would surely conclude that this would be harmful to the community and the amenity, as well as being a major material change to the original plan. Therefore permission sought by Essential Living to vary condition 31 must be refused.

Please let me know if there is anything further I can do to try and stop this awful proposal going ahead.

Best wishes

Tamar Kasriel





As a resident at 71 Eton Avenue NW3 I am filing this email by way of copy & paste simply to re-iterate my immense opposition to this very daft enterprise.

***\*Since it is not currently known when, or even if the 100 Avenue road development can go ahead as planned, Camden Council must conclude that a demolition site for an indeterminate period, with an unknown outcome, would, by their own definition, cause 'harm' to the community and amenity and in any case be considered a 'major'-material alteration to the original plan and not a 'minor' one. Therefore permission to vary condition 31 must be refused.***

**Dr Sheldon Collins BDS LDS RCS DipDSed**

**sent from my Desktop PC, London, UK**