



Attn of: Zenab Haji-Ismail

Regeneration and Planning, Development Management,

London Borough of Camden, Town Hall, Judd Street, London, WC1H 9JE.

Dear Sirs

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

I write in connection with the above numbered Planning application.

When Essential Living' applied [2016/2048/P] to vary condition 31 to enable them to demolish 100 Avenue Road without waiting for approval of detailed foundation plans, it was vary fairly refused by Camden Council on the grounds that early demolition **"would result in the risk of significant harm to visual amenity and the amenities of neighbouring occupiers"** [Decision Notice [04/05/16].

Now, extremely cynically, Essential Living are reapplying to do this - as a "minor" material amendment (under Section 73) instead of a "non"-material one! But this can hardly be considered a minor change.

Since it is not currently known when the 100 Avenue road development can go ahead as planned, Camden Council must uphold its judgement that having a demolition site for an indeterminate period while approval of foundation plans is awaited, with an unknown outcome, would risk 'significant harm to the amenities of the community and neighbouring occupiers'.

However Essential Living try to dress it up to apply again for permission to vary, it clearly is a 'major'-material alteration to the original plan. I would therefore urge most strongly that Camden once again refuse Permission to vary condition 31.

Yours faithfully

Freda Hooberman Deere

11 Adamson Road NW3 3HX



Dear Zenab

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

I would like to register my objections on the following grounds. I work opposite Avenue road at the Royal Central School of Speech and Drama and so any planned works would have a direct impact on my health and well-being as the demolition activity would be yards from my office window.

Furthermore, 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.

I thank you for your attention in this matter.

Jessica Bowles




Hi Zenab,

I am rather concerned about the imminent demolition of 100 Avenue Road. I understand that the application for the 24 storey tower block has not been determined. The applicant is asking to be allowed to demolish the building as a 'minor' change under Section 73. This cannot be the case as by demolishing the building will create an empty site for an undetermined period of time on a such a prominent position in the townscape and cause harm to the community.

Therefore permission to vary condition 31 must be refused.

Regards
Yiannis



Dear Zenab Haji-Ismail,

Application 2016/2803/P 100 Avenue Road

The application to alter condition 31 that was set by the inspector must be refused. TFL has not yet given the go-ahead for the development, and it would be iniquitous to allow demolition of 100 Avenue Road before detailed plans for the foundation works have been submitted by Essential Living, agreed by TFL and approved by Camden Council.

A demolition site for an indeterminate period in this central amenity space would cause considerable harm to our community.

Yours sincerely,

Anne Charvet
60 Compayne Gardens
NW6 3RY



Dear Madam/Sir

While I deeply dislike 100 Avenue Road and its ugly and inadequate design , it must not be replaced by the far worse planned high rise.


Since it is not currently known when, or even if the [100 Avenue road](#) development is permitted to advance, which it really shouldn't, Camden Council must decide that allowing a demolition site for an indeterminate period, with an unknown outcome, would, by your own definition, cause 'harm' to the community and the environment. Clearly, however, the proposed demolition must be considered a 'major' material alteration to the original plan and not a 'minor' one. Therefore, I contend that permission to vary condition 31 must be refused and would appreciate it if you could acknowledge your responsibility to do just that.

I also urge you to create the framework for a much better, more sympathetic and far more community oriented scheme that fulfills the full social and economic potential of the site.

Many thanks

Michael Zur-Szpiro


231 GHT
NW63EP

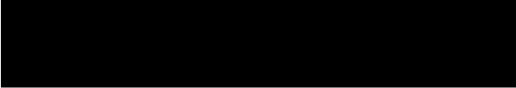


Because it is not yet known when, or even if the 100 Avenue road development can go ahead as planned, Camden Council must conclude that a demolition site for an indeterminate period, with an unknown outcome - whilst awaiting approval of foundation plans - would, by Camden's own definition, cause 'harm' 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 I hope would therefore be refused".

Regards
Daniel Harper

Maxine Barron
41 Dinerman Court
38-42 Boundary Road
London NW8 0HQ



6 June 2016

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

Email: zenab.haji-ismail@camden.gov.uk and
Cc: planning@camden.gov.uk

OBJECTION

100 Avenue Road – Ref: 2016/2803/P

Essential Living appear to be claiming that demolishing the above development will be a 'minor' material amendment. Really – so what about all the spoil from the development which will need to be carried away – just how long will this take?

I am unfortunate enough to live close to South Hampstead Overground Station in a small domestic area which has been earmarked by HS2 for ventilation shafts. In order to install these vent shafts they are going to demolish an entire row of useful retail outlets and the homes above them. This development is much smaller than 100 Avenue Road and our little side road, which contains the front doors of several blocks of flats, including one of Camden's sheltered accommodation blocks, is due to be used for the giant lorries carrying away the spoil. This process means that the road will be unusable for about 5 years.

So, just how long will the residents and visitors, and workers around Swiss Cottage have to put up with large lorries coming and going at all hours of the day and night in order just to remove the spoil, never mind the actual building works for the 'towers' which nobody, except Essential Living, actually wants.

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.

Camden, you must re-think this – do not even consider Essential Living's application or argument.

Yours faithfully
Maxine Barron (Miss)

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

I am a local resident living in Lancaster Grove within site of the proposed new colossal tower at 100 Avenue Road.

I understand that the developers of 100 Avenue Road are trying yet again to amend the conditions to the planning permission for this site. I can see no basis why the current attempt should be treated any different to all the previous attempts. Permission was granted after very careful consideration and in the face of very significant local opposition. There were conditions imposed upon the planning permission for very good reason. Camden Council must not allow these carefully considered conditions to be circumvented.

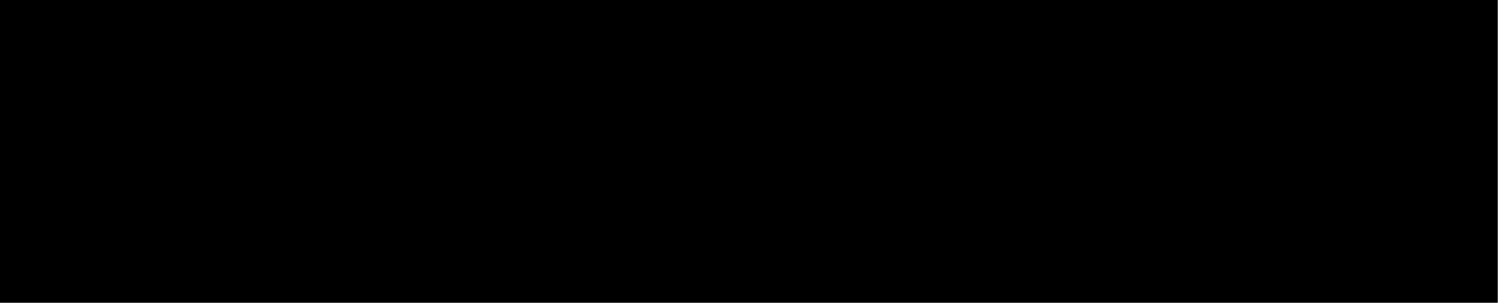
More specifically, I object to the idea that the developers could demolish the existing building without having completed all the detailed analysis of the feasibility of the new development and in particular the foundation plans. There can be no certainty as to how long the empty site could remain or if indeed a 24 storey tower can be supported above the tube station. Demolition of the existing building and then the site left empty for an indeterminate period will certainly create a lot of harm to the local environment, community and amenity and must be considered a major, material alteration to the existing agreed plans. In no way can you consider this a minor alteration.

Permission to vary condition 31 must therefore be strongly refused as must any other attempts to alter the agreed terms of the planning permission.

With best regards

Simon Parry-Wingfield

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Dear Zenab

A demolition site for an unlimited period with no defined outcome, since foundation plans must be awaited, would surely cause harm to the community. It must surely be deemed a 'major' alteration to the original plan, and not a 'minor' one.

Permission to vary condition 31 should be refused.

Many thanks

Pamela Royston

Lorella Terzi

126 Fellows Road
London NW 3JH

London, 6 June 2016

Ms Zenab Haji-Ismail,

Regeneration and Planning
Development Management
London Borough of Camden

CC: Planning@camden.gov.uk

Dear Ms Zenab Haji-Ismail,

Thank you for forwarding the Public Consultation on App/2016/2803/P, 100 Avenue Road, London.

As a local resident, I am writing to express my strong objection to the early demolition of the existing building at 100 Avenue Road, before full detailed plans for the foundation works have been approved by TFL and Camden Council.

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.


I would be most grateful if you could include my objection, as expressed above, in the documentation concerning this Planning Application.

I truly hope that Camden Council will listen to my concerns and would like to thank you in advance for your consideration.

I look forward to hearing from you

Sincerely Yours

Lorella Terzi



Dear Zenab Haji-Ismael,

We are amazed that Essential Living can even consider treating 100 Avenue Road as a demolition site for an indeterminate period whilst awaiting approval of foundation plans. It is not yet known when, or even if the 100 Avenue Road development can proceed as planned. This would be a major, not minor, material alteration to the original plan. Permission to vary condition 31 must therefore be refused otherwise by the Council's own definition harm would be caused to the community and amenity, and suggest the planners do not care about the environment or the residents' health and welfare.

Yours sincerely,

Sandra and David Montague

The Garden Flat
92 Goldhurst Terrace
London NW6 3HS



Re APP/2016/2803/P- 100 Avenue Road NW3 3FH

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

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Permission to vary condition 31 must therefore be refused.

João Monjardino
26 Daleham Gadens
London NW3 5DA



To Zenab Haji-Ismail

Regeneration and Planning, Development Management,
London Borough of Camden, Town Hall, Judd Street, London, WC1H 9JE.

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

I objected to the original planning application, attended the demonstration when the planning inspector visited and was horrified that he eventually supported the scheme.


It is not yet known when, or even if the 100 Avenue road development can go ahead as planned. Surely Camden Council must conclude that a demolition site for an indeterminate period, with an unknown outcome - whilst awaiting approval of foundation plans - 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 I trust that permission to vary condition 31 will be decisively refused.

Thank you for your consideration of this important matter

Sincerely

Barbara Alden

8 Chesterford Gardens
NW3 7DE



Please read the notice below, which has the backing of the majority of residents of Swiss Cottage and the surrounding area.

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,
Marion and David Cohen
10, Wadham Gardens
NW3 3DP



Dear Zenab Haji

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

I write again to express my on-going concern regarding the above planned works.

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.

I look forward to hearing that this will be the case.

Yours sincerely

Gillian Deane