

Dear Zenab Haji-Ismail,

I am, as a Camden resident, writing to protest about the latest application by Essential Living to demolish 100 Avenue Road.

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.

Yours sincerely,

Margery Gretton



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

Dear Ms. Haji-Ismail,


I hope this note finds you well.

I am writing to you in strong opposition to the 100 Avenue Road 24 storey tower project, and to respectfully request that you refuse permission to vary condition 31 for the developers, Essential Living.

My family and I have been residents at the Northways building in Swiss Cottage since 2009. We love our neighbourhood, and we use the green space behind the 100 Avenue building frequently many times a week - in order to enjoy the playground, sit by the green space and fountain, have a picnic on nice weather days, and shop at the farmer's market. Demolishing the 100 Avenue building will make it nearly impossible to enjoy this family-friendly area, and the pollution and the noise will certainly affect our quality of life in the neighbourhood. I am not an engineer, but I also am very concerned about putting a 24-storey tower above Swiss Cottage Tube's southbound tunnel. Certainly an authoritative opinion on the feasibility of these plans must be prepared.

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.

Sincerely,

Jonathan Cutler
Flat 23 Northways
College Crescent NW35DR




Dear Zenab,

I am emailing regarding the current Appeal concerning the 100 Avenue Road site.


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'

I have lived across the road for 20 years and this will destroy the area around Swiss cottage.

Regards,

Lorna Veale

Lorna Veale
Amaryllis Gardening





Dear Zenab,

I am writing to voice my further objection to the the planned demolition & development of 100 Avenue Road London NW3 3HF.

This demolition of this building is totally not in the interest of the local community or even a viable proposition as not only will it disrupt the flow of traffic for an indefinite period, it will also cause enormous disruption to what is a public community area servicing the community with a bus & tube services, a market, a theatre, a gym & a children's playing. How all this can be considered a minor disruption beggars belief.

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

Souad Katan
Priory Road
London
NW3 3RE



I object strongly to the latest plans by Essential Living in respect of 10 Avenue Road.

Kind regards,

Edward Brooks
48 Canfield Gardens NW6 3EB



Dear Zenab

With regards to 100 Avenue Road, permission to vary condition 31 must be refused.

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.

Yours sincerely
Debbie Bello



Dear Ms Hall

Ref: 2016/2803/P - 100 Avenue Road NW3 3HF

I understand that the original Planning Application decision insisted on various conditions, and that No.31 of these conditions requires that no demolition or above or below ground development can begin until full detailed plans for the foundation works have been submitted and then agreed by TfL and approved by Camden Council.

I understand that the developers are re-applying under *minor* material amendment instead of a *non-material* one.

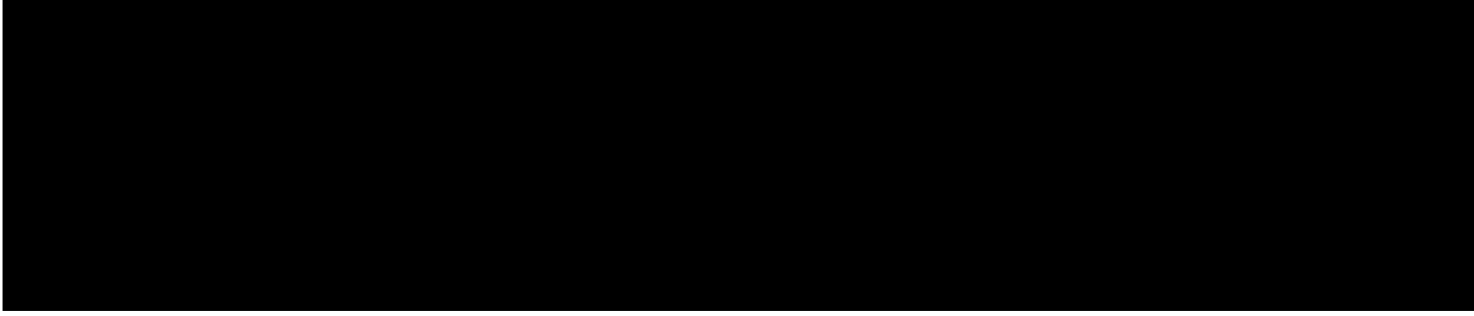
I object in the strongest terms to this newest application by Essential Living on the basis of severe harm to the community and amenity. This proposal is most certainly not in the least *minor* - it is a **major** material alteration to the original plan and conditions - and therefore permission to vary condition 31 must be refused.

This is a shocking proposal by a developer attempting to circumvent the legitimate demands of Camden Council's Planning Department and Inspector - I am appalled at the disrespect being shown towards the whole democratic process. This does not bode well for Camden or its inhabitants should this re-application be allowed.

Yours faithfully

Jenny Fasal

addr: Flat 1 20 Daleham Gardens London NW3 5DA

Yet again I hear Essential Living are trying to bamboozle you guys into letting them go ahead and demolish before completing all your pre-conditions.

I strongly object to them shortcutting and undermining the planning process by trying to get advance permission to demolish...the resulting eyesore and publicly dangerous building site would ruin the area for an indefinite period, as there is no certainty that the awful tower will be built anyway.

This monstrosity should never have been approved , but as it has been , you must now ensure that the greedy and unscrupulous developers stick to all the necessary agreements and conditions.

Alan Fox

15 Makepeace Ave London N6 6EL

Dear Zenah

I am writing about the above application.

A demolition site in the heart of Swiss Cottage for an indefinite period CANNOT be considered a 'minor' change. There would still be an enormous hole in our green space and pollution from the gyratory for many months if not years. I would invite you to consider the Air quality issues with a demolition on this scale given that this area is already in excess of the national safety limits for NO2 emissions.

If Essential Living demolishes before the full plans are approved, "planning permissions" would be triggered which would automatically cancel the three-year time limit within which development must commence. Thus they could then vary their original scheme without submitting a new planning application. This would be even more disastrous for the area than their current plans.

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 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.

This demolition cannot be a "minor" amendment. It is time that developers understood that Camden's planning officials can see through their transparent attempts to get around the system – a system which is in place to protect residents and ultimately them from consequences of negligent actions.

Please refuse this application.

Best Regards

Jessica

Jessica Learmond-Criqui
Learmond Criqui Sokel LLP, Solicitors
Partner – Employment & Executive Immigration Law

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Dear Zenab

With regards to application **App/2016/2803/P – 100 Avenue Road London NW3 3HF** I object to the request, currently before the committee, to vary condition 31.

A demolition site in the heart of Swiss Cottage for an indefinite period CANNOT be considered a 'minor' change. There would still be an enormous hole in our green space and pollution from the gyratory for a potentially indefinite period.

It could take some time to approve these plans. Given the location of the 24 storey tower above Swiss Cottage tube's southbound tunnel and all of the engineering/structural considerations that will need to be taken into account it is possible that it might ultimately not be feasible to construct the planned development at all.

If Essential Living demolishes before the full plans are approved, "planning permissions" would be triggered which would automatically cancel the three-year time limit within which development must commence. Thus they could then vary their original scheme without submitting a new planning application.

Because therefore it is not 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

Christopher Gill
28 Adamson Road
London
NW3 3JB

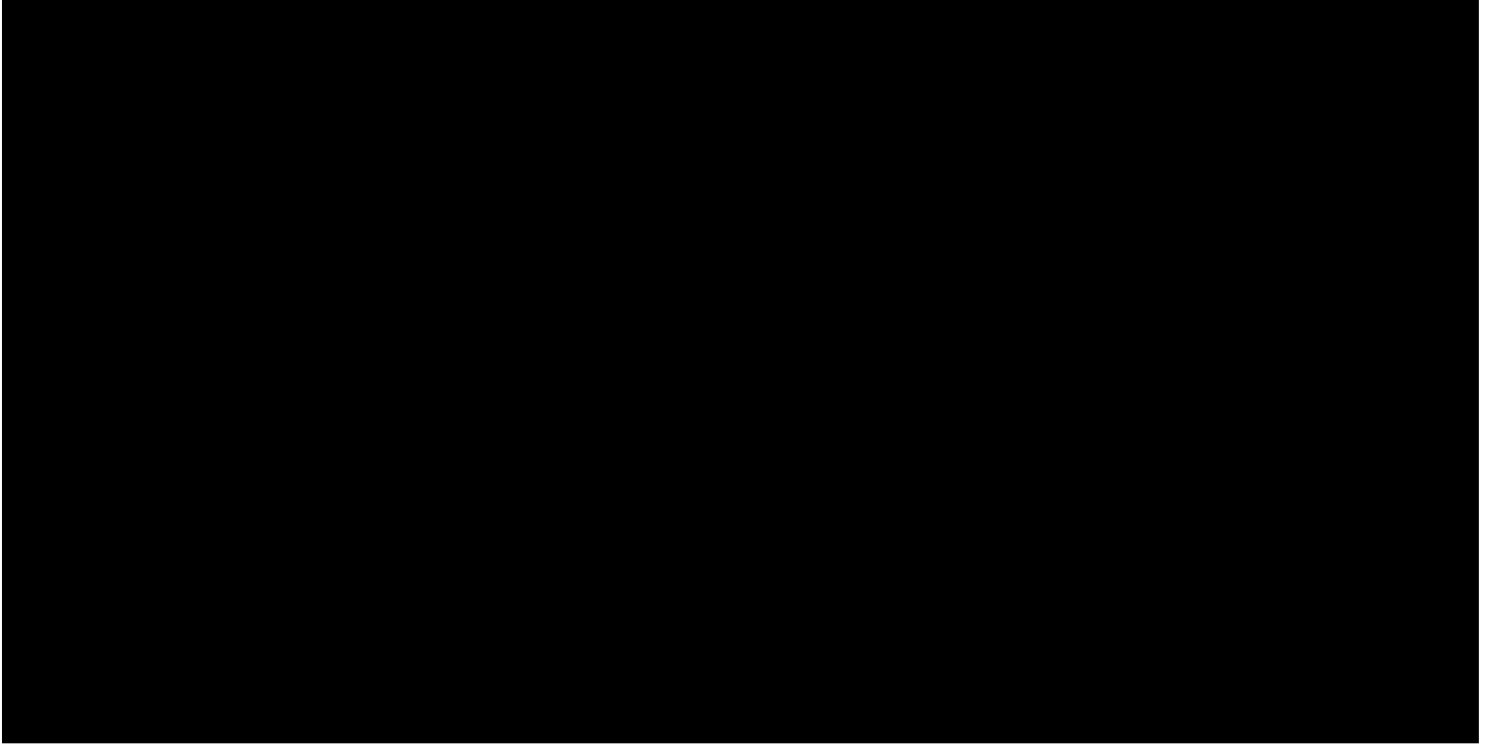


Dear Zenab Haji-Ismail,

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".

Thank you
Kind regards
Olga Pavlova (resident of Belsize Square)



This is to object to demolition of this building



Dear Zenab,

Re: 100 Avenue

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

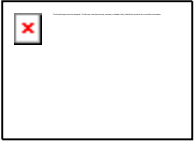
Adrian Eaves - Director

Swiss Cottage Community Association,
Swiss Cottage Community Centre

19 Winchester Road,
London, NW3 3NR,



www.yourswiss.org



Company Number: 1915571 - Registered Charity Number: 292616



Dear Zenab

With regards to 100 Avenue Road, permission to vary condition 31 must be refused.

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.

Yours sincerely
Peter Bello



Dear Ms. Haji-Ismael:

Once more I am writing to express my opposition to the development at 100 Avenue road. I understand that Camden Council refused the developer's application to demolish 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]. Essential Living is appealing this decision and claiming that it would be a minor change.

Given the density of the area and the destruction to the local environment which demolition would wreak, surely there is nothing minor about this proposal.

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.

Thank you for your consideration of this matter.
Regards
Bonnie Alter
61 Eton Avenue

