

I am in opposition to the 100 Avenue road development.

Nick

Sent from my iPhone

Demolition of 100 AVENUE ROAD

I understand that the demolition of this site has been approved in spite of the project being turned down twice. I cannot comprehend this decision and must, in the strongest possible terms, challenge it. The demolition of the existing building will cause a major problem for the area. Traffic flow, which is already complicated and at times hazardous will get much worse. The new buildings will take away a great deal of light from the small green space now very much enjoyed by the locals and their children. This diminution of light, as I well know from that caused by the council high-rise opposite me, is of particular concern.

I have been advised that since it is not 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.

A very concerned Camden resident,

Bryan Molyneux



Zenab Haji-Ismail

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


Dear Zenab,

We are objecting to the fact the Essential Living have applied to demolish 100 Avenue Road before the planning application is approved as a "minor material alteration".

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.

The planned development in it's current form should not go ahead as it will be detrimental to the area.

Kind regards,
Nazia Soonasra
6 Crossfield Road, NW3 4NS



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' one. Therefore, permission to vary condition 31 must be refused.

Yours sincerely

John Veale
Flat B
1 Adamson Road
NW3 3HX





Hi.

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

Like many others, I strongly object to this for the following reason:

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.

Kind regards,

Matt.





Dear Zenab,

The developers' reapplication and appeal against the Council's decision notice of 04.05.16, on the pretext of a 'minor-material' amendment to conditions 27 and 31, does not substantially change the situation. The alteration of these conditions would constitute a major change to the original proposal, not a 'minor' one.

I reaffirm my previous objections to early demolition and I trust that the Council will uphold and confirm its previous ruling on the grounds that there is nothing significantly new in the reapplication.

yours sincerely,
Michael Parsons
148 Fellows Road
London NW3 3JH



Dear Zenab,

As a longstanding resident and member of the Swiss Cottage community, I should like to register my strong objections to Essential Living's application to amend conditions nos. 27 and 31 in their application for early demolition of the existing building at 100 Avenue Road NW3 3HF, before full detailed plans for foundation works for the proposed new building have been approved.

Early demolition of the existing building before proposals for foundation works have been fully approved by Camden Council would constitute a serious material amendment to the existing conditions. Such early demolition would, if allowed, lead to the presence next to the Swiss Cottage green space of an intrusive empty and ugly building site, which could remain undeveloped for an indefinite period of time while consultation on proposed plans for foundation works is carried out. The current building acts as an important screen, protecting the open space, Hampstead Theatre, market and children's playground area from noise and pollution of heavy traffic on the Finchley Road. The loss of this protection for an indefinite length of time would seriously detract from the amenities of this public space, which are enjoyed on a daily basis by residents and visitors to the Swiss Cottage area.

I very much hope that the consultation on proposal to demolish the current building will take into account such considerations, which are of vital concern to local residents and visitors alike.

your sincerely,
Michael Parsons

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

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

I write with respect to the 100 Avenue Road development, which I have objected to in the past. I understand that the developers are attempting to overrule the Council's decision to not allow early demolition before approval of foundation plans.

I agree with the Council's earlier decision that it is unacceptable for the area to have a demolition site present for an undetermined period and that this should be considered a major alteration to the original plan, not a minor one. I therefore ask the Council to uphold their original decision to not allow variation to condition 31.

Yours, Helen Weavers
118 Goldhurst Terrace, NW6 3HR



Dear Zenab

I've added my comments to the Camden site (unfortunately, nothing appeared to happen when I clicked on 'Submit' so I clicked several times ... all of which appear to have been successful !!) and these appear below.

I'm absolutely against these huge, out-of-scale towers appearing throughout London. I don't believe they provide acceptable housing, and they blight the visual aspect for local communities.


Please take my comments into account when reaching your decision.

Liz Fenner

OBJECTION TO EARLY DEMOLITION BEFORE FULL DETAILS ARE KNOWN & APPROVED

Please note that I object to the idea that we all suffer from the demolition of the current buildings, ensuing traffic restrictions, visual blight etc before the necessary engineering investigations into the safety of the projected tower above the Jubilee Line have been done, considered and agreed by TfL and passed by Camden Council.

I do, in fact, object to the whole of the tower project but, especially, to the rush to disadvantage the local community by demolishing the current buildings without fully calculated and agreed plans.



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


Diarmuid O'Hegarty

First Floor Flat

48 Canfield Gardens


London

NW6 3EB



Dear Zenab haji-ismail,

As a local resident, I would like to object to allowing Essential Living the possibility of finding any loophole that could lead to premature demolition of 100 Avenue Road, or construction of a high rise on the site. Thank you. Yours truly, Bonnie Capes



Dear Zenab Haji-Ismail,


I wish to add my voice to all those who are asking that Essential Living not be allowed to demolish 100 Avenue Road.

As 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.

I very much hope, for all the reasons which have already been put forward, that this development will not be allowed to happen.

Yours sincerely,

Jane Prevezer
Sent from my iPad



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.

Kind Regards
Karen Morris



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

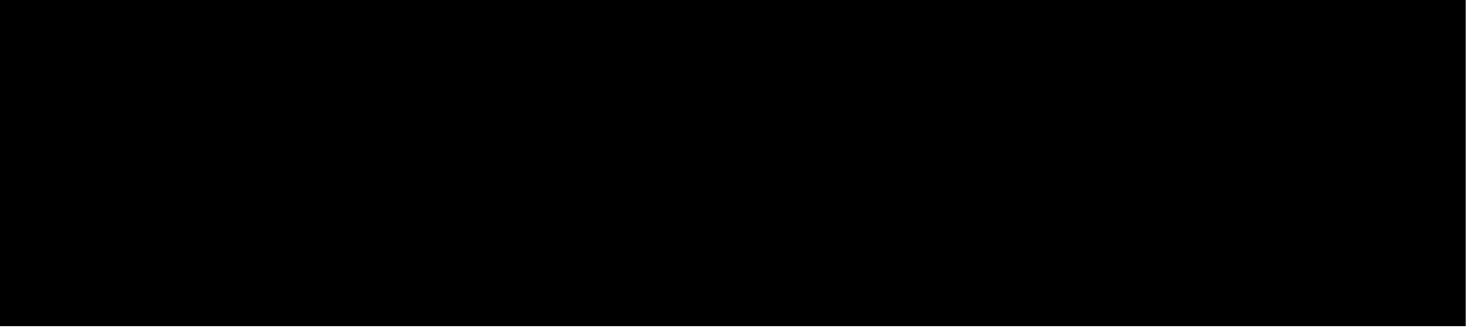
ATT- Zenab Haji-Ismail

Regeneration and Planning, Development Management,

As it is now clear that there is no clarity on the plans for 100 Av. Rd site. If you proceed to demolish the site now I can foresee that it seems very likely that the site will remain an unsightly hole in the ground and disrupt the entry points to the Swiss Cottage tube station.

There fore I feel that the demolition shouldn't take place until there is a clear plan confirmed for the site.

Susan Carlin



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


Dear Zenab Haji-Ismail

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

When are Camden Planning going to get the message that local people want neither a tower block of the proposed height nor a gapping hole at 100 Avenue Road?

Regards
Hilary Boys

37 Belsize Park Gardens
London
NW3 4JJ



FAO : Zenab Haji-Ismail

I am writing this to make strong objection to the above planning work 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.

Kind regards,

Misako Ishii

4 Belsize Park London NW3 4ET