



The Heath & Hampstead Society

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The Society examines all Planning Applications relating to Hampstead, and assesses them for their impact on conservation and on the local environment.

To London Borough of Camden, Development Control Team

Planning Ref: 2016/2803/P

Address: 100 Avenue Road, NW3

Description: Redevelopment; amendment to permission.

Case Officer: Zenab Haji-Ismail

Date: 12 June 2016

The application, again, for the second time, proposes amendments to alter conditions to their Permission for redevelopment, preventing demolition of the existing building 100 Avenue Road, before detailed foundation proposals are approved.

Having been frustrated by refusal of their previous application to override conditions applied to their original permission, the applicants Essential Living Ltd are now making another attempt to bypass the system.

The conditions concerned were completely normal, and justified by the location and special circumstances of the site. The potential dangers inherent in an unsafe foundation design for a 24-story building over an Underground station are obvious, and you, as the responsible Local Authority, are fully justified in insisting on satisfaction of the relevant conditions.

The applicants rely now on a technicality to support their case; this indicates the basic weakness of it.

It is now several months since the Permission was granted by the Ministry. What has the applicant been doing since then? Ample time has elapsed for them to have prepared foundation designs sufficient to satisfy the Planning conditions concerned. Why have they not submitted them? Are there complications not yet revealed? If so, then this is double-confirmation of the need for the design to be properly assessed.

What else do we not know, as to why they seem so desperate to demolish the existing building? (a process which would only take a few weeks).

Please stand firm, and refuse this unjustified application.

See our previous comments and objections dated 11 April 2014, 11 March 2015, and 27 April 2016.

