

**182 Goldhurst Terrace
London NW6 3HN**

Zenab Haji-Ismali
London Borough of Camden
Regeneration and Planning Management
Town Hall
Judd St
WC1H 9JE

6 June 2016

Application ref 2016/2803/P – 100 Avenue Road

I know the site 100 Avenue Road well, and regularly use the area as a pedestrian, as a user of buses/tubes, as a car-driver, and as a user of all the public facilities (particularly the library, the sports complex, the theatre, the open green area, the cafes, the market, the shops etc) next to the site.

I wish to ask that permission to vary condition 31 be refused.

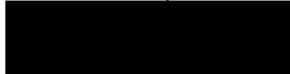
Essential Living must not demolish, before the full plans are approved.

Camden Council must conclude that a demolition site, for an indeterminate period, with an unknown outcome, would cause "harm" to the community and to the amenity. It would be a 'major' material alteration to the original plan and not a 'minor' one. Permission to vary condition 31 must therefore be refused.

Please take these comments into account.

I and many other local people have strong and well-founded reasonable reasons for objecting to the 24 storey tower.

Yours sincerely



Michael Owen

182 Goldhurst Terrace NW6 3HN

Zenab Haji-Ismali
London Borough of Camden
Regeneration and Planning Management,
Town Hall, Judd St
WC1H 9JE

6 June 2016

Application ref 2016/2803/P – 100 Avenue Road

For your information:

I have lived and worked in this area for over 25 years and continue to do so.
I know the site 100 Avenue Road and its environs well, and regularly am close to it as pedestrian, as user of buses/tubes, as car-driver, and as user of the public facilities [library sports complex/theatre/open green area/cafes/market/shops] next to the site.

I wish to ask that permission to vary condition 31 be refused.

Essential Living must not demolish, before the full plans are approved.

Camden Council must conclude that a demolition site, for an indeterminate period, with an unknown outcome, would cause "harm" to the community and to the amenity.
It would be a 'major' material alteration to the original plan and not a 'minor' one.
Permission to vary condition 31 must therefore be refused.

Please take these comments into account.

I have written to the Council also at earlier stages.
As you will know, I and many other local people have strong and well-founded reasonable reasons for objecting to the 24 storey tower.

Yours sincerely


Lynne Stern


[Redacted header text]

[Redacted main body text]

[REDACTED]

*94 Heath Street
Hampstead
London N.W.3.*

7th June 2016

Zenab Haji-Ismael
Regeneration and Planning
Development Management
L.B. Camden, Town Hall
Judd Street WC1H 9JE

Dear Ms. Haji-Ismael,

App 2016/2803/P-100 100 Avenue Road, Swiss Cottage, NW3

We wish to record strong objection to the re-application with "minor" material amendment by Essential Living to demolish 100 Avenue Road before full approval of plans by TFL because the proposed construction could be very precarious at its location above Swiss Cottage tube's southbound tunnel. In the present circumstances, and while awaiting TFL's approval (or objections) to the plans, the disruption and pollution to the surrounding amenity and to the community who use it constantly and continuously would be appalling. The noise, dust and subsequent reduction to a building site/mud bath would be unbearable and as it is likely that it will be some time before full plans are approved, we who use the area and amenities would be faced with an eyesore over a period of what could be 2-3 years.

Camden will surely not allow this gross encroachment over years onto a lovely green space, which gives exercise and fresh air to so many of the community - there are always large numbers of children out playing in all weathers and using the "outdoor gym". They would probably be barred from continuing to use the space, either by the builders, or by their parents for health and safety reasons.

The developers seem to have the whip hand when it comes to huge, life changing alteration to our environment. Please consider very carefully before allowing them to proceed in this case.

Yours sincerely,

[REDACTED]

Antony and Colette Hayes

ANTHONY H. KAY LLB.

SOLICITOR

Non-practicing

26 Crossfield Road

Hampstead

London NW3 4NT

BY POST & EMAIL

7 June 2016

Zenab Haji-Ismail
Regeneration & Planning Development Management
London Borough of Camden
Town Hall
Judd Street
London WC1H 8ND

Dear Sirs,

100 Avenue Road NW3 3HF
Planning Application ref 2016/2803/P

Thank you for your letter of the 26th May advising me of a new application to amend planning conditions on which I previously commented.

This is now the third occasion on which Essential Living have attempted to amend in particular Planning Condition 31 to make an early start with demolition of the existing buildings. This has been refused before on the grounds that early demolition "would result in the risk of significant harm to visual amenity and the amenities of neighbouring occupiers". Nothing seems to have changed in the meantime, so I believe this latest attempt by Essential Living should continue to be refused.

The prior condition that rigorous and detailed plans for the foundations must first be submitted and approved is especially important for this site being sited on top of the Jubilee line, and on London clay with a tendency for subsidence. Also it is important that all planning conditions are strictly adhered to, prior to Essential Living being allowed to start any development such as the demolition of the existing buildings, which should not be allowed until it is clear that Essential Living will in fact be able to fulfil all the planning conditions. Accordingly they should not be allowed to make a start with demolition while it is still unsure whether they will be able to comply with all the planning conditions, and piece meal applications for amendments should be refused.

Yours faithfully,



A.H.Kay

51 GREENCROFT GDNS
LONDON NW6 3LL
5.6.2016

Zenab Haji Ismail
Regeneration & Planning
Development Management
London Borough of Camden
TOWN HALL, JUDD STREET
LONDON WC1H 9TE

I am writing yet again to
vote against the latest plans
regarding 100 AVENUE ROAD
SWISS COTTAGE
Ref APP 2016/2803/P-100 AVENUE

J. Audrey Stocker

MRS. AUDREY STOCKER
51 GREENCROFT GDNS
LONDON
NW6 3LL

The Coach House
20 Upper Park Rd
NW3 2UP

6th June 2016

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

Dear Sir/ *Madam*

With reference to....
App/2016/2803/P-1200 Avenue Road.

I wish to express my own and my wife Tatiana's strong objection to 100
Avenue Road being demolished before foundations are agreed.

If the above were permitted before the full plans are approved then 'Essential
Living' would be able to vary their original scheme without submitting a new
planning proposal to your Development Management.

With Kind Regards

Mr and Mrs M H Tunstall-Behrens





Zenab Haji-Ismail
Regeneration and Planning
Development Management
London Borough of Camden
Judd Street
London WC1E 9JE

Town Hall

Dear Zenab Haji-Ismail


re: 2016/2803/p-100 Avenue Road

We object to the proposed demolition of 100 Avenue Road. This proposed demolition site would be a major eyesore and in our opinion, the building should not be demolished at all and certainly not for an indeterminate time.

We are very much against the idea of tall buildings being erected in this area which would overshadow and dwarf the green space behind it and other buildings in the area. These proposed plans take no heed of the wishes of local residents and would damage the environment and cause considerable harm to this area.

Kindly take into account our views and those of many other local residents.

Yours sincerely,



David Lovell (Dr) and Alice Lovell (Mrs)
26 Fairfax Road
London NW6 4HA
Judd Street
London

05/06/2016

8 Cleve Road
London NW6 3RR


To: Zenas Haji-Jsma'il

5 June 2016

ref App/2016/2803/P - 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


(MRS. A. BRIGHTWELL)

Ref:- App/2016/2803/T-108 # # # # # # # # # #

M:
52
Lc
N#

6/6,

Dear Zinab Haji - Ismail,

Re: Stop 100 Avenue Rd Being Demolished Before Foundation Agrees

Since it is not currently known even if the development can go ahead Camden Council must conclude that site for an indeterminate period, with unknown outcome, would, by their definition, cause 'harm' to the community & in any case be considered 'major' - material alteration to the plan & not a 'minor' one.

Therefore permission to vary 31 must be refused.

Yours Sincerely,



Dr W. P. J. Smith, 18A Fitzjohns Avenue, London NW3 5 N A

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

8th June 2016

Dear Ms Haji-Ismail,

100 Avenue Road London NW3 App. 2016/2803/P

I refer to your consultation notification of 26th May 2016 and must oppose the proposed modification to condition 31 which was set out in some detail by the Secretary of State following the recent Public Inquiry. This explains why details should be submitted in advance for approval, in order to meet structural requirements relating to the impact on London Underground tunnels and to mitigate against any EMC issues arising from construction of the new plant.

You have given no details explaining why these important criteria should not now be met, nor is there any indication that London Underground has agreed to the current revised version. It seems that the views of the Inspector, the Secretary of State, and London Underground are now to be disregarded for the convenience of the applicant without any explanation as to why this should be done. Please keep me informed of any amendments proposed to this or other conditions as set out by the Secretary of State.

Kind regards,

A large black rectangular redaction box covering the signature area.

Dr Peter Smith