

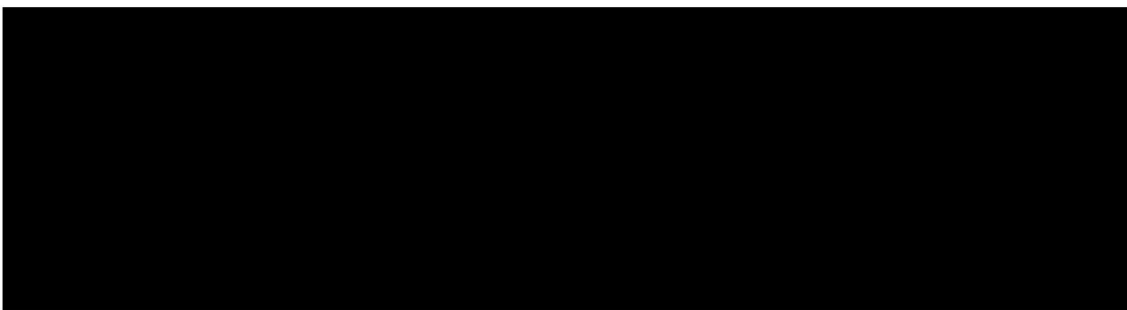
Zenab Haji-Ismael
Regeneration and Planning
Development Management
London Borough of Camden
Town Hall
Judd Street
London WC1H 9JE

Dear Zenab Haji-Ismael:

Since 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 alternation to the original plan and not a minor one. Therefore permission to vary condition 31 must be refused.

Sincerely,

Anne H. Edwards
66A Priory Road
London NW6 3RE



Dear Sir/Madam,

Thank you for your letter dated 26th May notifying me of the above Planning Application.

I am against allowing this Application. Since 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. In any case this would be considered a 'major' material alteration to the original plan and not a 'minor' one. Permission to vary condition 31 should therefore be refused"

Yours faithfully,
Maureen Dreyfus-Terrett
27A Buckland Crescent, NW3 5DH



To: Zenab Haji-Ismael, Camden Planning Office.


Objection re Your Ref: [2016/2803/P -100 Avenue Road NW3 3HF]

I object to the demolition of 100 Avenue Road for an indeterminate time before the commencement of the new development. It would mean that there would be a hazardous and unsightly vacant plot, derelict for goodness knows how long. The Inspector no doubt realised this and made a particular stipulation that no demolition should take place until new work was ready to start. People have to live with dereliction and the attendant anti-social behaviour that always occurs at a vacant plot.

This is an old developers' trick - get the demolition done at the earliest opportunity, they think, then there can be no last minute reprieve of the existing property, come what may in the economic scheme of things.

Over the years I have seen several demolitions left like this for years, work halted because of sudden change in economic conditions. In fact Swiss Cottage itself was the subject of one such eye-sore/hazard when I lived there many years ago. A fine building was demolished then the plot was left for decades with unsightly hoardings surrounding the huge hole. In my Borough, Barnet, there is at one such site - demolition of the existing buildings occurred twenty years or so ago. After many complaints it is used as a car park!

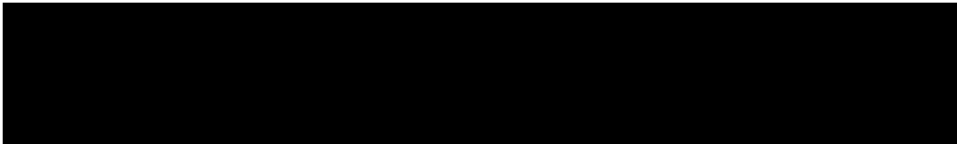
Please stop the developers from demolishing 100 Avenue Road.

from June Gibson, 22 Chandos Way, NW11 7HF 

**Camden Council Customer feedback and enquiries
Comments on a current Planning Application - Ref. 20617588**

Planning Application Details

Year	2016
Number	2803
Letter	P
Planning application address	100 Avenue Road
Title	Mr.
Your First Name	Rod
Initial	
Last Name	Dreyfus-Terrett
Organisation	
Comment Type	Object
Postcode	NW3 5DH
Address line 1	Flat A27 Buckland Crescent
Address line 2	LONDON
Address line 3	
Postcode	NW3 5DH



Your comments on the planning application

Given that it is not yet known whether the 100 Avenue Road development can be proceeded with (as it is currently planned), I object to the prospect of demolition taking place at the 100 Avenue Road site as this would have a detrimental impact on the amenity of this location for an unknown length of time. Only if / when approval has been granted for detailed foundation plans in agreement with London Underground and TfL should any works be carried out. I believe this to be a Major alteration to the envisaged plan, therefore permission to vary "Condition 31" should be withheld.

**Camden Council Customer feedback and enquiries
Comments on a current Planning Application - Ref. 20617588**

Planning Application Details

If you wish to upload a file containing your comments then use the link below

No files attached

About this form

Issued by	Camden Council Customer feedback and enquiries Camden Town Hall Judd Street London WC1H 9JE
Form reference	20617588



Objection to 2016/2803/P

Given that it is not yet known whether the 100 Avenue Road development can be proceeded with (as it is currently planned), I object to the prospect of demolition taking place at the 100 Avenue Road site as this would have a detrimental impact on the amenity of this location for an unknown length of time. Only if / when approval has been granted for detailed foundation plans in agreement with London Underground and TfL should any works be carried out. I believe this to be a Major alteration to the envisaged plan, therefore permission to vary "Condition 31" should be withheld.

Rod Dreyfus-Terrett
27A Buckland Crescent
London NW3 5DH

Flat 6 126 Fellows Road
London NW33JH

June 13th 2016

Dear Camden Council

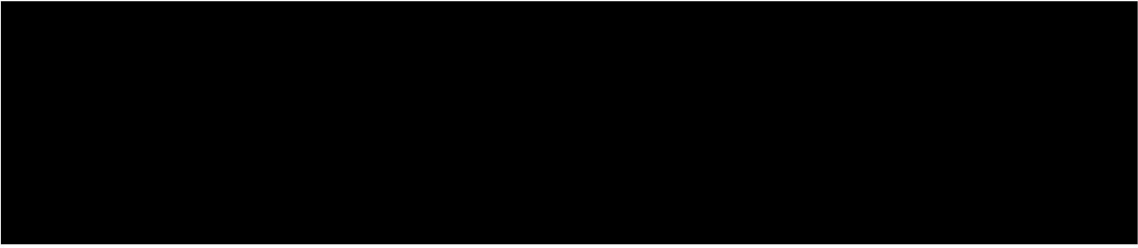
Ref: 2016/2803/P Variations of Conditions 27 and 31

I object to the application by Easy Living to demolish the current structure at 100 Avenue Road without first carrying out the foundation work to demonstrate that the tower won't subside into the southbound tube station at Swiss Cottage.

It is not in the interest of the local community to be subjected to the demolition of the existing 100 Ave which serves to protect us from traffic noise and pollution. I understand that the decision was that 100 Ave would not be demolished until this task was completed.

Many thanks

Lorayne Duggan



Please accept this e-mail as my strong objection to suggestion that the existing building be demolished before all plans for the future of the site have been settled and given formal approval. I believe this would cause harm to the area and community and is a major and material alteration to the original plan.

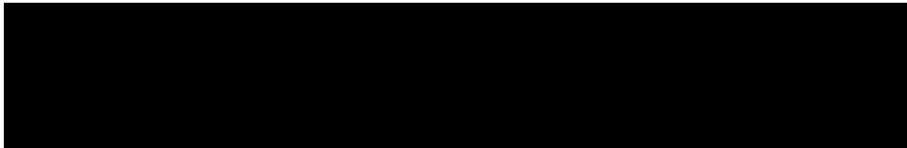
Yours sincerely,

Peter A. Jacobs (resident of Daleham Gardens)

**Camden Council Customer feedback and enquiries
Comments on a current Planning Application - Ref. 20617861**

Planning Application Details

Year	2016
Number	2803
Letter	P
Planning application address	100 Avenue Road
Title	Miss
Your First Name	Jackie
Initial	W
Last Name	Sheridan
Organisation	resident
Comment Type	
Postcode	NW6 3HS
Address line 1	Flat 2ND Floor82 Goldhurst Terrace
Address line 2	LONDON
Address line 3	
Postcode	NW6 3HS



Your comments on the planning application

This part of Swiss Cottage is one of the most polluted areas of London and has already very heavy traffic running through every day of the week. There are a lot of traffic accidents and these would increase with increased traffic. There are several schools in the area, Central School, UCL Academy, Holy Trinity, Swiss Cottage school, South Hampstead Fitzjohn's, all would suffer from increased noise the plant equipment would cause. There would be increased danger for the children and adults from increased traffic, from building works and long after from the increased number of residents, delivery and repair firms etc. The

Camden Council Customer feedback and enquiries Comments on a current Planning Application - Ref. 20617861

Planning Application Details


noise from the plant equipment would badly reduce quality of life for all residents, workers, school children and put everyone in danger and substantially increase pollution in the short and long term. The green area and surrounding roads would lose a lot of light, and have to endure vastly increased shade which would take away enjoyment of the only green area for one square mile, families with children all residents and workers, would lose enjoyment of this valuable and much used space for recreation. We have an over-supply of property in the area, for sale and rental, so property values would decrease. There are already a lot of empty flats and houses. We do not need any more. Noise would affect the neighbours and destroy party walls. The safety of building a multi-storey structure like this above Swiss Cottage Station is highly questionable an in many peoples' opinion. Parking is already extremely difficult, even with a blue badge, so repairs, deliveries to the building would make it impossible. Traffic is already heavy and dangerous in the area. Doctors surgeries, Swiss Cottage Surgery is the closest, are struggling to cope with the long list of patients already on their list, waiting time is often three weeks. The privacy and peace of the residents of the blocks of flats surrounding 100 Avenue Road would be highly compromised.

If you wish to upload a file containing your comments then use the link below

No files attached

About this form

Issued by	Camden Council Customer feedback and enquiries Camden Town Hall Judd Street London WC1H 9JE
Form reference	20617861



Garden Flat,
9 Buckland Crescent
London NW3 5DH

June 13th 2016

Dear Camden Council

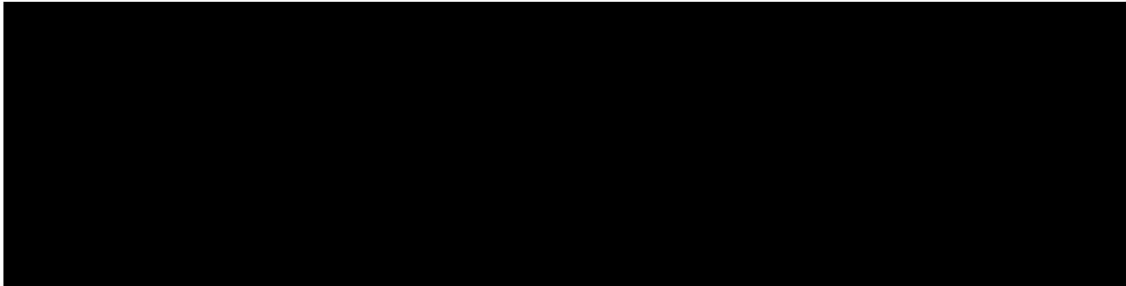
Ref: 2016/2803/P Variations of Conditions 27 and 31

I object to the application by Easy Living to demolish the current structure at 100 Avenue Road without first carrying out the foundation work to demonstrate that the tower won't subside into the southbound tube station at Swiss Cottage.

It is not in the interest of the local community to be subjected to the demolition of the existing 100 Ave which serves to protect us from traffic noise and pollution. I understand that the decision was that 100 Ave would not be demolished until this task was completed.

Many thanks

David Ury



As a local Belsize resident, I am most concerned that there is proposed activity at 100 Avenue Road, before the development plans are finalised by Camden. I find it outrageous that the developers intend to demolish the current building before the foundation plans for the future development are agreed, which may or may not eventually proceed.

I would therefore welcome your confirmation that you will not permit variation to Condition 31 and that any proposed activity must await Camden's approval of the foundation plans

Yours sincerely,

Dr Peter Hallgarten
London NW3 4XR



Dear Sir,

We write to object to the latest application by Essential Living to vary Condition no.31 as imposed for good reason by the Planning Inspector.

It seems that for extremely valid safety reasons, there is considerable doubt about the placement of the very foundations of a 24 storey tower in this location just above the underground station. Hence the Inspector's condition that there be very thorough engineering research prior to implementation of the planning permission, a permission which includes the demolition of the existing building.

It follows that there is no certainty of whether this development can go ahead as planned until the foundation plans are approved. The Council must therefore conclude that a demolition site for an indeterminate period, with an unknown outcome would, by Camden's own definition, cause 'harm' to the community and the amenity and in any case be considered a 'major', not a 'minor', material alteration to the original plan.

Permission to vary condition 31 should therefore be refused.

Yours faithfully,
Sarah Courtin and Chuck Despina



Dear Zenab,

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

I object to the request by Essential Living to vary condition 31. This is because it is not yet known when or even if the 100 Avenue Road development will go ahead as planned. A demolition site for an indeterminate period with an unknown outcome will cause harm to the community and amenity space, with a significant impact not only on the Swiss Cottage open space but also the surrounding area- notably the Hampstead Theatre, the Central School of Speech and Drama, the Swiss Cottage Farms Market and numerous residences nearby who would have to suffer the noise and pollution from not only the demolition of the building but from the Finchley Road. This demolition would be considered a major material alteration to the original plan and not a minor one.

Kind regards

Louisa Wade



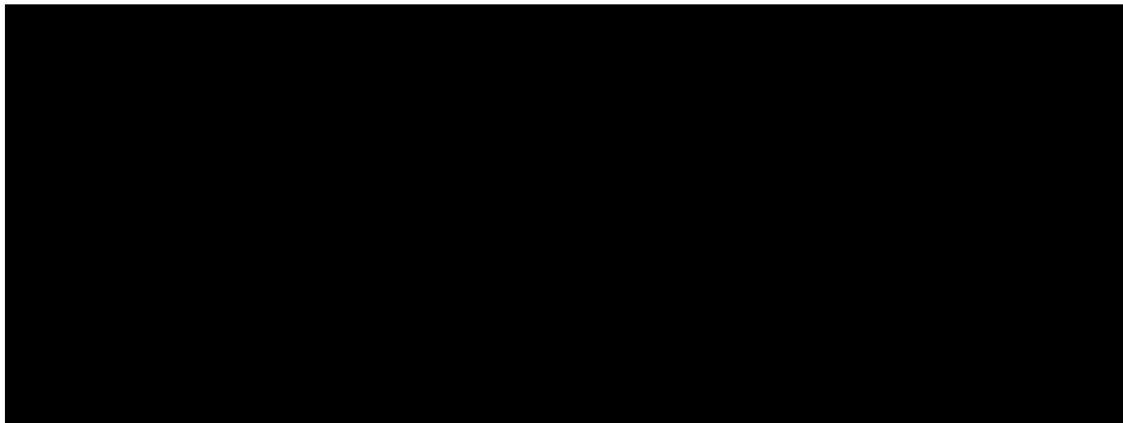
Dear Sir,

I am writing concerning the application by the developers to alter the conditions under which they were granted planning permission to develop the 100 Avenue Road site.

I strongly oppose permission being granted to them to demolish the exiting building before they have met the condition that their plans for the foundations of the new building should be approved by the relevant authorities. Demolition of the building would leave an ugly building site which might be left almost indefinitely in this state. Also, as I understand it, the developers would then be free to alter the approved plans for the building without being subject to the normal planning application procedure.

The open space next to the building is of great importance as an amenity to me and I suspect to many other local residents. It is the only open publicly accessible recreational space in the neighbourhood. Approval of the application by the developers to vary the conditions under which planning permission was granted will destroy this amenity.

Mrs. Agnes Balint
24 Eton Court
Eton Avenue
London
NW3 3HJ



Dear Zebab Haji: Because there is not yet known , or even when 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.

Silvia Oclander-Goldie

14th June 2016. Ref: 2016/2803/P-100Ave rd NW3 3HF **condition 31**

Dear Ms Zenab, This 'information' below, especially that which is highlighted in **BOLD**, is a cause of concern.

There is an application for a 'Minor Material Amendment' to condition 31 of planning permission 2014/1617/P. The change would allow Essential Living to submit information in two phases before the relevant part of the development commences on site. **In dealing with the application as a minor material amendment, the officers tell us that they will be able to secure a condition to ensure neighbouring residents are not left with an empty site for a long period of time.**

Note: there is no face to face consultation with those residents who will be most affected.

Note: with regard to the length of time, how long is 'not long'? It seems that this is to be measured with a piece of string!

We have two serious concerns.

1) We, the residents who live on the periphery of the The Green and who will be most affected by the developmental destruction of 100 Ave, would need to be provided with precise details and then consulted on the viability of those details. We would need to have a very clear idea of what this offer of a barricade between Avenue rd and their homes would be made from. We would expect EL to demonstrate to us that the traffic fumes would not endanger our health. It is not at all likely that a tall wooden boarding would prevent the fumes coming our way, i.e. into our bedrooms which are 75m from 100Ave rd., nor would such a flimsy structure, devoid of the density of the present building, prevent traffic noise. We know, and can demonstrate both these inadequacies with Katharine Bligh's work on the level of pollution here (she presented this detailed information at the Inquiry in 2015) whereby she was able to demonstrate the difference in pollution at the gap in front of the library, between the Library and the end of 100Ave. where The Green is not protected from the road traffic noise and its pollution. That gap is highly toxic compared to the readings directly at the back of 100Ave building. It is in fact a silly unworkable suggestion and Ms Bligh's research would show the absurdity of the idea.

2) As I understand the situation, and please correct me if I am wrong, it is the case that once demolition has begun on the present building, EL will have been said to have started work on their three years limit and the planning rights will thereafter be secured whether or not the tower proves viable. EL then can take their time over any new plans for construction without the views of the local community being taken into account. My guess is that if the tower proves unviable, EL will not want the site. However, having secured the planning rights they will sell off the site to another developer who would then not have to consult the local people and will be able to build wherever it wants unrestricted.

I trust that Camden will not be so foolish as to grant this demolition and subject the very local residents to excessive noise and killer levels of pollution.

I look forward to Camden's reassurance that this latest request from EL will not be granted.

Yours sincerely, Elaine Chambers