



Dear Zenab Haji-Ismael

Thank you for your letter dated 26 May regarding the above.

I am against the application as it is not yet known when, or even if the 100 Avenue road development can go ahead as planned, and therefore 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. It would certainly affect me as a local resident.

Permission to vary condition 31 must therefore be refused.

Yours,

B J Hargreaves

39 Buckland Crescent

NW3 5DJ



Dear Madam

I write in connection with the above planning application.

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, in my view.

John R. Healy
Flat 106
Hillfield Court
Belsize Avenue
NW3 4BE





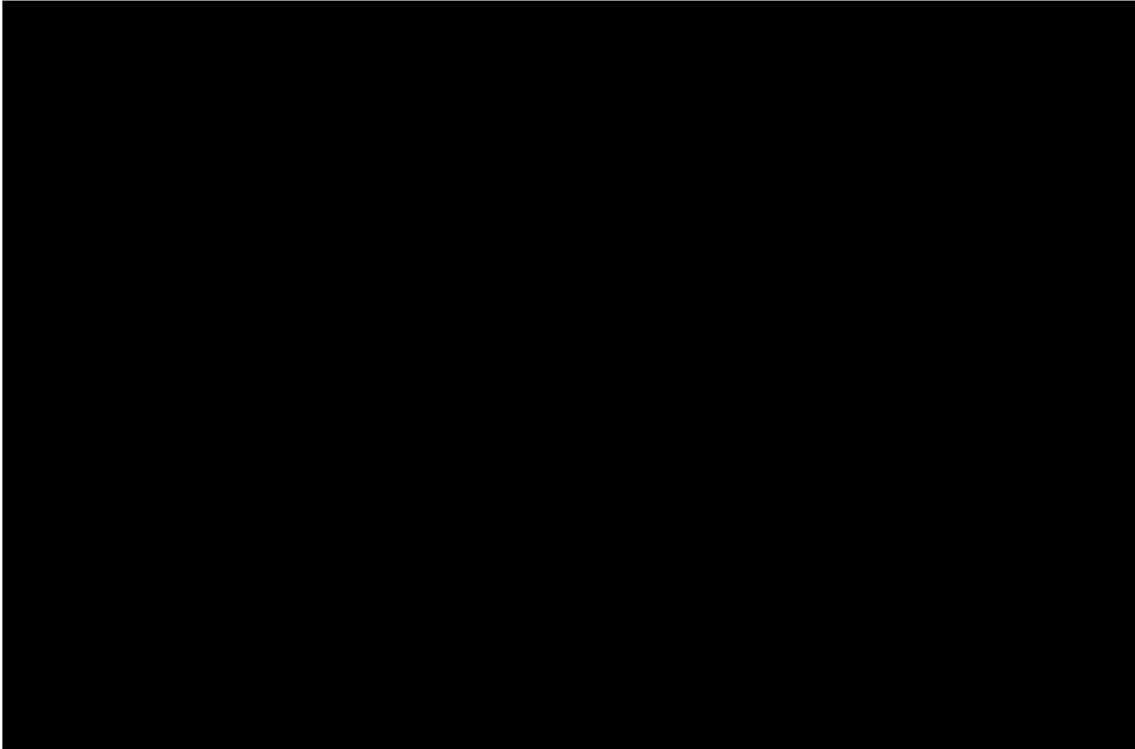
Dear sir,

The demolition of 100 Ave Road before any proper approval of plans is wrong and a blight on the community both physically and psychologically.

I urge you to reject this proposal of a detrimental nature to the entire area.

Yours faithfully,

**PROF. OWEN ROSSAN(Belsize resident for over 40 years)
66 FELLOWS ROAD
LONDON NW3 3LJ**



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.

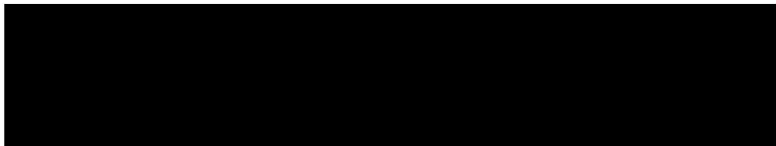
Mark Gossington

Mob [REDACTED]

**Camden Council Customer feedback and enquiries
Comments on a current Planning Application - Ref. 20619392**

Planning Application Details

Year	2016
Number	2803
Letter	P
Planning application address	100 Avenue Road
Title	Miss
Your First Name	Gemma
Initial	A
Last Name	Sheridan
Organisation	Resident
Comment Type	Object
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

Swiss Cottage is at present an overcrowded area with dangerous levels of heavy traffic and pollution. There are many schools in the area, South Hampstead High, Holy Trinity, UCL Academy. Swiss Cottage, Central, Fitzjohns', whose lessons and daily life would all be badly affected by increased volume of traffic danger and noise. Also noise from plant equipment, would seriously disturb the schools and all services users and residents in the area. The increased traffic volume and danger would affect all residents, both immediate and users of library, swimming pool and all services in the area. The shade the 24 storey

Camden Council Customer feedback and enquiries Comments on a current Planning Application - Ref. 20619392

Planning Application Details

tower would impose on the much used and loved green space, (the only one for 1 square mile) would ruin enjoyment for users and residents by loss of light, as well as destroy some plant life. Parking is almost impossible now, even for my mum who has a blue badge. Traffic levels are very high and would be much worse and even more dangerous, so safety levels would decrease. We have too many flats in the area now and owners are finding it harder than before to rent and sell, so property value would clearly decrease. Swiss Cottage Surgery are concerned about taking more patients on because the waiting time for appointments is about three weeks now. Neighbours would suffer loss of privacy and light in their homes and the noise from having so many extra neighbours and their cars and delivery and repair vehicles would affect everyone very badly. I'm worried that 100 Avenue Rd would be demolished before all plans and safety regulations have been approved. We all believe that that such a tall tower, above the tube, would be dangerous ugly and unnecessary. The locals do not want this tower to be erected.

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	20619392



Dear Ms Haji-Ismail

As a resident of Adamson Road, NW3, I am writing to object to Essential Living's application to vary the conditions of the planning permission they received relating to 100 Avenue Road.

It is not yet known when, or even if, the 100 Avenue Road development can go ahead as planned. It therefore it seems fair to conclude that the demolition of the existing building, leaving a bare, exposed site for an indeterminate period with an unknown outcome of the discussions with TfL regarding the foundations, would, by Camden's own definition, cause considerable 'harm' to the community and the neighbouring public amenity. In any case the applications should be considered a 'major'-material alteration to the original plan and not a 'minor' one. Permission to vary condition 31 must therefore be refused.

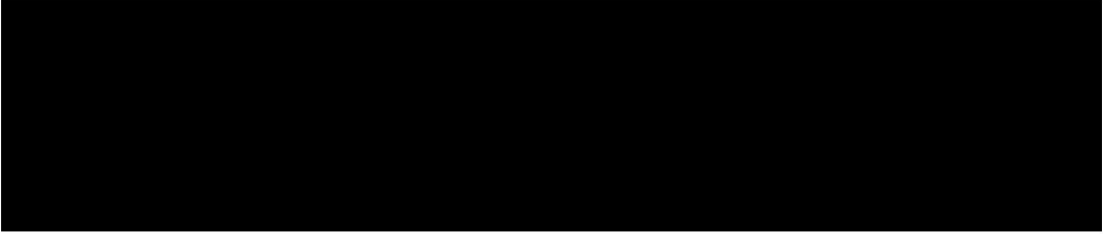
Kind regards
Helena Djurkovic
19B Adamson Road
London NW3 3HU



As a regular user of the Swiss Cottage Leisure Centre, I am concerned about the development of 100 Avenue Road (hereafter '100') and the harm to the community and amenity by the potential approval of what would seem to be a major material alteration for an indeterminate period whilst the major material alterations to the original plans for the foundation of the replacement for 100 are being considered. Please refuse permission for condition 31 to be varied re App/2016/2803/P. I look forwards to your acknowledgement and considered reflection.

Terence Freedman
23 Havercourt
Haverstock Hill
London, NW3 4QX





I am writing to object to the above application for demolition of 100 Avenue Road. In my opinion this should not be allowed because it would result in a demolition site for an unknown, possibly very long, period until the developer satisfies the conditions of the planning application. This would cause harm to the community and amenity and is a MAJOR alteration to the original plan. Therefore please refuse permission to vary condition 31 of this application.

Yours faithfully

DEIRDRE YAGER
49 Glenmore Road NW3 4DA



Dear Mr Haji-Ismail:

In response to your letter regarding the application to demolish the existing building at 100 Avenue Road I wanted to raise an objection to such a proposal.

The “minor”-material amendment clearly undermines the decision by the Inspector to restrict any demolition until final construction plans are approved. These plans could take a long time to finalise due to the location of the development so close to Swiss Cottage tube tunnels. In the extreme case it might not even be feasible. Demolishing the building in the meantime will create a “bombsite” and an area of desolation. It is clearly a cynical attempt by Essential Living to proceed under any circumstances by removing any time restraints. The residents, Swiss Cottage Market and London School of Speech and Drama will all be detrimentally affected during this time.

The demolition has already been rejected twice and should be rejected again until firm plans for construction have been approved. There can only be harm to the Swiss Cottage Community in proceeding with demolition at the present time and goes against the expressed wish of the Inspector.

Yours sincerely

Clive Cockram
Flat 5
71 Eton Avenue
Swiss Cottage
London NW3 3EU

The Gap100Ave16

15th June 2-16 FAO Gavin Sexton

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. This, out of respect, needs to take place.

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! A precise period of time would need to be in place to ensure your claim as the relationship of trust here is far from comfortable.

We who live in the periphery of this site 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 it is possible that they might sell off the site to another developer who would then not have to consult the local people and will be able to build whatever it wants unrestricted. Not that this has stopped EL who have walk rough shod over the opinions of 99.9% of the local population.

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.

Furthermore, we, the very local residents have another major concern which has been completely ignored by EL and TfL to date. We will expect to discuss this vital matter with TfL should this monstrous build go ahead:-

the gap between the horizontal structure and the tower is where EL plan along with TfL to construct as the main exit/entrance from the tube so directing the massive (we have facts here of these numbers presented by David read at the Inquiry) people traffic from Eton Ave exit/entrance which at present opens onto the market.

This plan, devoid of any consideration, for the residents here will direct people traffic out of the tube station straight along the exiting path that is at the rear side of Hampstead theatre. This path then divides left, adjacent to the senior citizens house Mora Burnette, and right along the path that lies **directly under the bedroom windows** of the terraced property that is Winchester Rd. We will be subjected to people traffic through the day into the night especially now that there is to be an all night tube service.

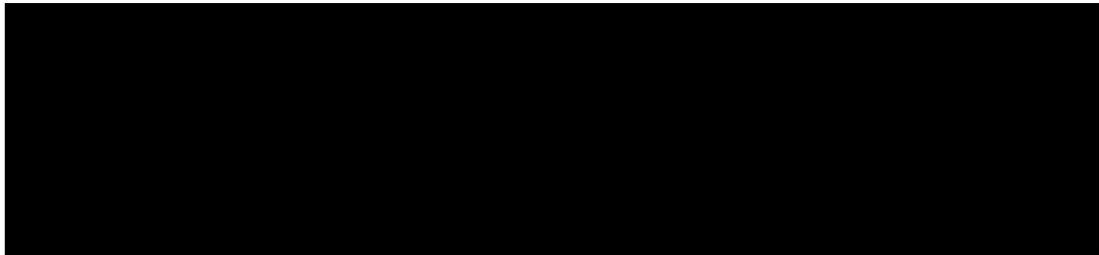
This is an utterly unacceptable plan and shows absolute contempt for these residents. We will, if this plan goes ahead maintain, after construction, a continuous media profile on this act of contempt and proactive obstruction to enable the point to be understood. We have no option if we are to maintain our rights to peace and quiet in our own bedrooms.

Discussion with TfL on this matter would be best held now to avoid what will become a matter of wider legal interest.

We look forward to having a date made for this particular discussion.

Yours sincerely,

Elaine Chambers



100 Avenue Road

Demolition or any amendments to the original proposal by Essential Living are unacceptable and would be damaging to the life of the entire community who work and live in the Swiss Cottage area.

Permission to vary condition 31 must be refused, any demolition of 100 Avenue Road should not be allowed to take place prematurely.

Yours sincerely,

Valerie Solti

51 Elsworthy Road

London, NW3 3BS