



Dear Zenab

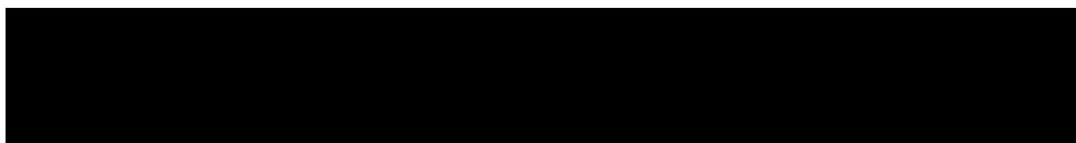
Further to our comments on the above application sent on 9th June 2016, please include my further comments as follow:- Any 'new condition' that Camden council would introduce to ensure that the approved building be erected immediately , following the demolition, won't make any difference to how long it may take to approve all the foundation plans . The ' harmful impact on the anxiety of neighbouring residents' will still be the same during indefinite waiting time that will follow demolition . Therefore this condition cannot be used to justify granting this application to vary condition 31

Kiran Ahuja
Viren Ahuja
Sent from my iPhone

**Camden Council Customer feedback and enquiries
Comments on a current Planning Application - Ref. 20623366**

Planning Application Details

Year	2014
Number	1617
Letter	P
Planning application address	100 Avenue Road
Title	Ms.
Your First Name	B
Initial	
Last Name	Gustawsson
Organisation	
Comment Type	Object
Postcode	NW3 5DX
Address line 1	14 Buckland Crescent
Address line 2	LONDON
Address line 3	
Postcode	NW3 5DX



Your comments on the planning application

The planned building is too high to fit into the existing area and will be too dominant for surrounding buildings, possibly also blocking the view.

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

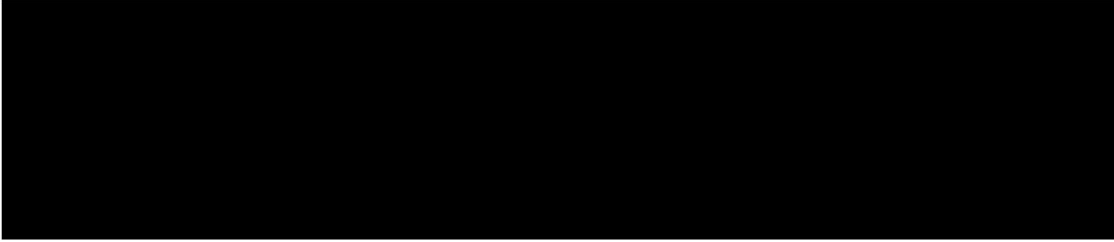
No files attached

About this form

Camden Council Customer feedback and enquiries
Comments on a current Planning Application - Ref. 20623366

About this form

Issued by	Camden Council Customer feedback and enquiries Camden Town Hall Judd Street London WC1H 9JE
Form reference	20623366



Dear Sir/ Madam,

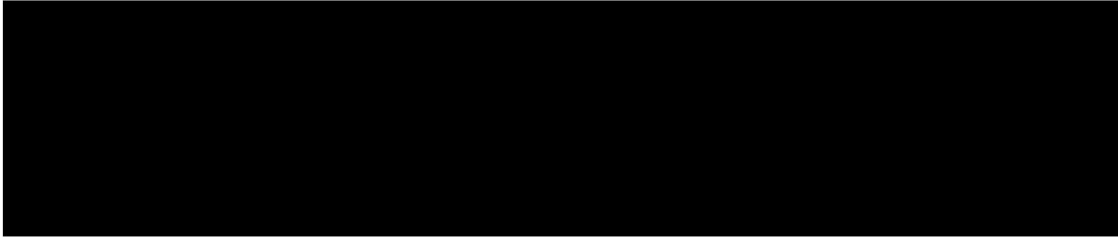
This is with reference to the proposed demolition of 100 Avenue Road.

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 their own definition, cause 'harm' to the community and amenity and so be considered a 'major'-material alteration to the original plan and not a 'minor' one. Any new condition to ensure that the approved building is immediately erected following demolition will not change this. Permission to vary condition 31 must therefore be refused.

Thanks,

Regards

Praveen



Dear Zenab Haji-Ismail,

We have written to you before about our anxiety at Essential Living's application to amend conditions no.27 and no.31 which would "allow demolition of the existing building to take place".

The premature demolition would constitute a material amendment since some time must elapse prior to construction before fully detailed plans for the foundation works are approved. This must leave Swiss Cottage Green and the community exposed to pollution and noise from the gyratory without the screen of the current building for a protracted and unnecessary period. We now understand that to offset this officers are seeking to add a condition whereby the site is not left vacant for a prolonged period of time following demolition, and a contractor would be in place to erect the approved building. How is this possible? It ignores the remainder of condition 31 which requires that all the foundation plans be ratified before the building is erected. Since no one can be certain of just how long this approval process will take residents will still be left with a harmful and unsightly demolition site in the heart of the community for an indefinite period and an unknown outcome.


We do not understand how anyone claiming to care about the Swiss Cottage environment and its residents can ignore the details of condition 31.

Yours sincerely,

Sandra Shulman and David Montague

The Garden Flat,
92 Goldhurst Terrace,
London NW6 3HS





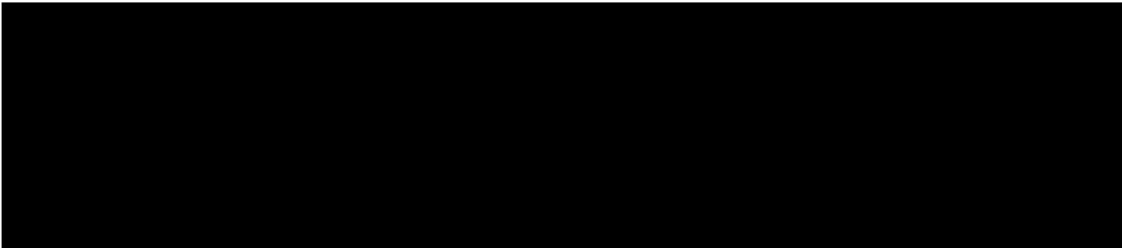
Dear sir or madam,

I am very concerned at the news that the developers are seeking early demolition before all is ready for the proposed construction to go ahead. Having seen many such developments nearby which took long periods before significant work began (the Guinness Court situation in St. Edmund's Terrace NW8 is a case in point), it can mean that sometimes people in the neighbourhood must put up with a vacant lot for an undetermined length of time, sometimes years. The prominent situation this site has in the heart of the Swiss Cottage traffic system, and with much local social activity nearby at library and swimming pool means that great care must be taken to ensure the developer obeys all rules on disruption to local facilities: we can't have an empty lot in this position. Premature demolition before all foundation planning approvals and any other preliminaries are finished must be ruled out from the outset.

Please do not imagine that people are happy about so-called minor changes to what has been forced through in the teeth of local opposition on the ruling of a politician.

Yours,

WJ Harvey
7-8 St. Edmund's Terrace NW8.



Dear Zenab

I am a local resident to Swiss Cottage living in Adamson Road near to 100 Avenue Road. I wish to object to varying condition 31. Because it is not yet known if or when the 100 Avenue Road development can go ahead as planned, then a demolition site for what would be an indeterminate period, with an unknown outcome (whilst waiting approval of the foundation plans) would cause a significant harm and disruption to the local community. There are few green spaces in the Swiss Cottage area, the area is well used by local residents and it is a major transport centre. All of this would be disrupted and so must be considered a "major" - material alteration to the original plan and not a "minor" one.

No new condition to ensure that the approved building is immediately erected following demolition can change this. Permission to vary condition 31 must therefore be refused.

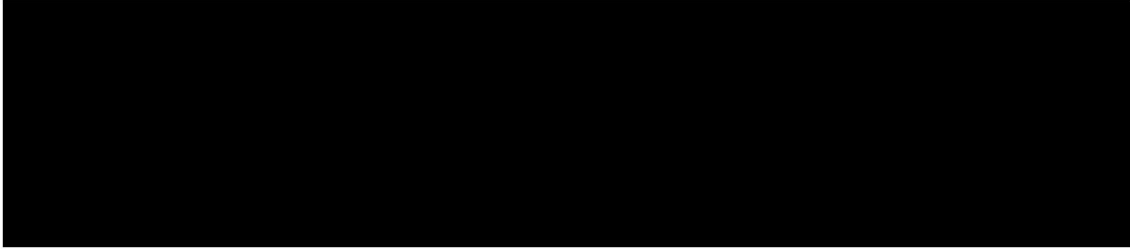
Kind regards

Gary Hockey-Morley



No new condition to ensure that the approved building is immediately erected following demolition can change this. Permission to vary condition 31 must therefore be refused.

Susan and Martin Raybould



Dear Ms Haji-Ismael,

I am very disturbed to see that the view of Camden's planning team with regard to the application to approve the demolition of the existing building is based on a false premise. The proposed condition will make no difference to how long it may take to approve all the foundation plans. This leaves us with a demolition site in the heart of our community for an indefinite period with an unknown outcome. The council has not taken into account the remainder of condition 31 that all the foundation plans must be ratified before the building is erected. This is a ploy to facilitate Essential Living's unacceptable attempts to circumvent condition 31. There is nothing to say that the foundation plans will, in the end, be passed. I strongly object to Camden's granting permission for this application.

Yours sincerely,

Carol Schonauer
103 Canfield Gardens,
NW6



Dear Zenab,

I am writing to object to the demolition of 100 Avenue Road before all the Inspectors' conditions have been met.

As you know, in his decision to approve the 24 storey tower for 100 Avenue Road, the Inspector made a condition [No. 31] that no demolition, or above- or below-ground development, can commence until full detailed plans for the foundation works have been submitted by Essential Living, agreed by TFL, and approved by Camden Council.

Developers at Essential Living are now making their attempt to bulldoze 100 Avenue Road earlier than allowed, having already been turned down by Camden.

The last refusal was that early demolition "would result in the risk of significant harm to visual amenity and the amenities of neighbouring occupiers." [Decision Notice 04/05/16]

They are now reapplying under a "minor" material amendment instead of a "non" material one.

A demolition sit in the heart of Swiss Cottage for an indefinite period CANNOT be considered a "minor" change. There would still be an enormous hole in our green space and pollution from the gyrator for who knows how long.

It could take some time to approve Essential Living's plans, given the precarious location of a 24 storey tower above the Swiss Cottage tube's southbound tunnel. It is possible that it might ultimately be viable to construct the planned development at all. So we'd be left with a big hole in the ground and no building.

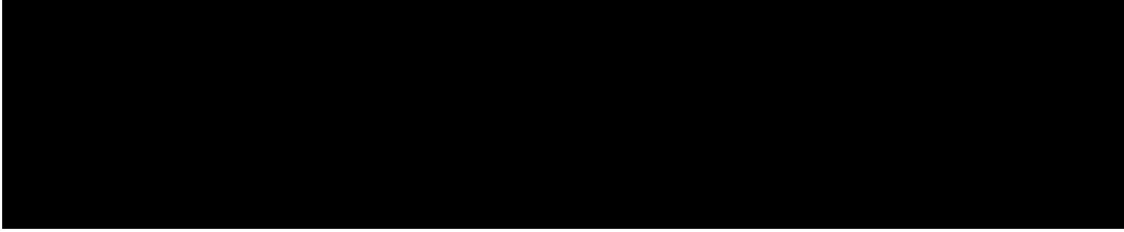
Because it is not yet known when, or even if, the 100 Avenue Road development can go ahead as planned, Camden Council must conclude that a demolition site for an indeterminate period, with an unknown outcome (while awaiting approval of foundation plans) would, by their own definition, cause "harm" to the community and amenity and so must be considered a "major" material alteration to the original plan and not a minor one.

No new condition to ensure that the approved building is immediately erected following demolition can change this. permission to vary condition 31 must therefore be refused.

Remember the news coverage that the pub got, demolished illegally by developers? If the tube falls through, the news coverage will be much, much greater.

Please do not put us all in danger by refusing permission. Again.

Sincerely,
Annette Kramer
56 Eton avenue, Flat 4
London NW3 3HN



Since it is unknown as yet when, or if, the 100 Avenue Rd development can go ahead as planned, because foundation plans have not yet been approved, Camden Council must conclude that a demolition site for an unknown period awaiting this approval, would, by its own definition, cause harm to the community, and so constitute a major material alteration to the original plan - not a minor one.

No new condition to ensure that the approved building is immediately erected after demolition can alter this.

Permission to vary condition 31 must therefore be REFUSED.

Jane Johnson
27 Adamson Rd
NW3 3HT



Dear Zenab

Camden Council cannot allow Essential Living to vary condition 31 for the following reasons:

1. EL's previous application [2084] was refused on the grounds that the effect of demolishing the existing 100 Avenue Road building before all the foundation plans are approved **would cause harm to the amenity and its neighbours**, and would not be a non-material alteration.

The harm will still be exactly the same if condition 31 is varied as a non-material alteration or under section 73 as a minor material alteration .

· Whatever section or heading any variation to condition 31 is made under won't change the fact that it may take many years for detailed foundation plans to be approved. Given the major engineering feat of building an 81m tower directly above Swiss Cottage tube's southbound tunnel on soft London clay with a tendency for subsidence and currently insufficient piles to take such a structure, it may turn out not to be feasible or viable for the planned development to go ahead at all.

· The community would still be left to contend with an unsightly demolition site and be exposed to the noise and air pollution from the gyratory without the screening that the existing building now affords **for an indeterminate period with an unknown outcome.**

2. **Any condition that Camden Council may impose to ensure that the approved building be erected immediately following demolition will not change anything, so cannot be used to justify this application.** Unless it can be shown that all the full and detailed foundation plans will have been approved by the time demolition is complete, we would still be left with an unsightly building site for an indeterminate period of time.

3. **The 'online method statement' for demolition that TfL have now agreed to will do nothing to ameliorate any harm to the community.** We will still have to wait for the rest of the foundation plans to be approved of before any thing can be built and meanwhile have to contend with an unsightly demolition site and exposure to the noise and air pollution from the gyratory for an indeterminate period and an unknown outcome.

4. **No good reason has been given by EL or Camden for this application other than EL's being keen to get started. They still cannot build until all the detailed foundation plans have been approved, which could take some time etc. So this is not a valid reason to vary condition 31 in order to demolish early.**

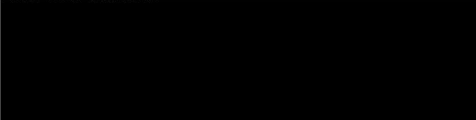
It appears obvious that EL's determination to demolish the building before all the foundation plans are complete is to trigger planning permissions which will afford them more latitude - to either sell the demolition site for considerable profit - by *virtue* of the implemented planning permissions, or adjust (within 'so-called' reason) their original plans to comply with foundation engineering requirements without having to submit an entirely new planning application.

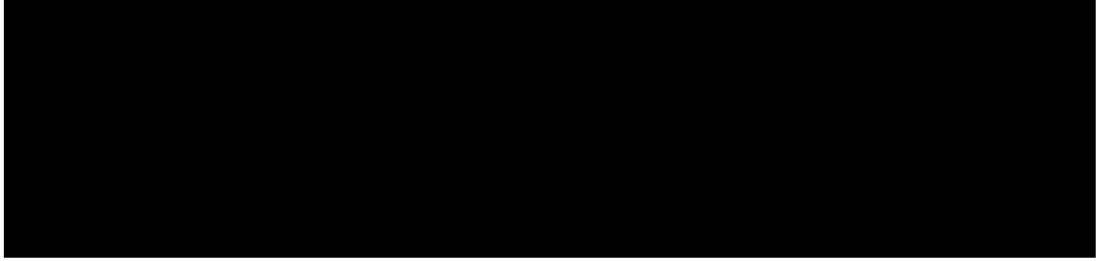
This surely cannot be in the interests of the council - just as it cannot be in the interest of the council to harm the community in this way.

Taking all of the above into consideration, I urge you to honour the inspector's condition no.31 and unequivocally refuse this application.

Kind regards

Janine Sachs





To Regeneration and Planning,

A demolition site in the heart of Swiss Cottage for an indefinite period cannot be considered minor change. No new condition to ensure that the approved building is immediately erected following demolition can change it.

Sincerely,

Michael Cohen
69 Eton Avenue
NW3 3EU

Sent from my iPad



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

Dear Sir,
Please note our strong objection to the new application to demolish the building (as in the Ref
above), before foundations agreed.
The last refusal (04/05/16) SHOULD BE UPHOLD as no new alternatives or plans for building have
been provided and approved.

Yours faithfully ,
Medi

Sent from my iPad