

I am objecting to Essential Living's application to vary Condition 31.

Demolition will create chaos in the region and will certainly harm our community and amenity. We do not know for certain if the development would go ahead, so demolition could create a demolition site for a very long period indeed. There would be dust and noise created, extra traffic associated with the demolition works, disruption to the normal traffic around Swiss Cottage; the demolition site would be an eyesore, unpleasant for people to look at, and will certainly disrupt people's (especially children's) use and enjoyment of the fountain area and its lawns. During the summer months in particular, the fountain and lawn area is heavily used and enjoyed by families and in particular those with young children. If that area is disrupted and has become dirty and unhealthy, they would have to go somewhere else, but there is nowhere else similar in the area for them.

The same applies to the play and football areas in the same location. Those amenities also will be harmed by the demolition site. Those areas are at present used a lot by older children. It gives them something useful to do (e.g. playing football) instead of turning to criminal activities.

The Inspector was right to impose Condition 31. Would you please refuse Essential Living's application to vary it.

Vivien Stern, Retired Solicitor, 10 Goldhurst Terrace, NW6 3HU



Dear Zenab Haji-Ismail,

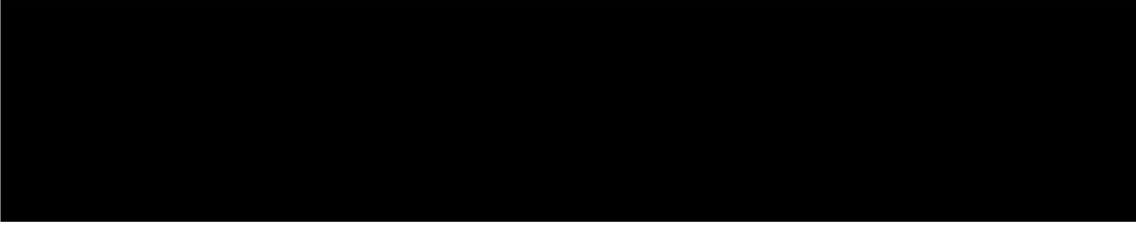
Ref: 2016/2803/P-100 Avenue Road, NW3 3HF

I'm no architect, builder or urban planner, but I find it baffling, inconceivable and utterly irresponsible that the council is considering ignoring (their own) due process by allowing the Tunbridge Wells registered company Essential Living (EL) to demolish the current property at this address in London WITHOUT the **required** detailed plans that the foundations can actually hold such a monstrous tower block. This is another underhand, deceitful and cynical move by EL to once again show utter contempt to and harm the local residence.

Therefore, 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. 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.

Yours sincerely,

MJ Boettcher
1 Belsize Park, NW3



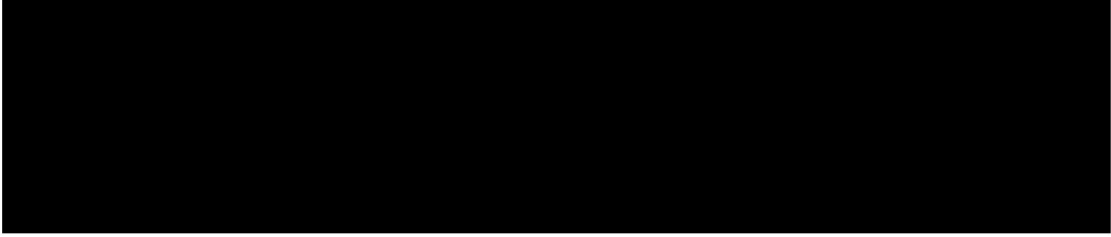
FAO Planning Department

I wrote you earlier this month and would now like to add to my earlier objection in light of the briefing letter of 25th May, on the subject of 100 Avenue Road, from Camden's planning team to counsellors.

My further objection is that in my view any new condition that Camden Council would introduce to ensure that the approved building be erected immediately following demolition won't make any difference to how long it may take to approve all the foundation plans.

The "harmful impact on the amenity of neighbouring residents" will still be the same during the indefinite waiting time that will follow demolition. Therefore this condition cannot be used to justify granting this application to vary condition 31".

Christopher Gill
28 Adamson Road
NW3 3JB



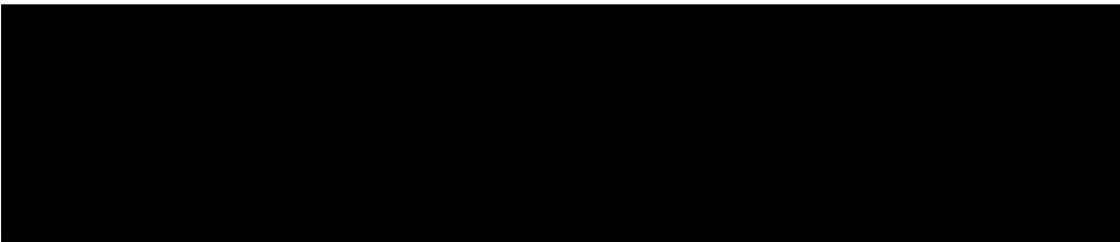
I am writing to you with regards to proposed new development at 100 avenue road.

As a resident of this area for many years now, I am extremely against this proposal as well as demolishing the existing building for many reasons but main ones being:

1. Increased population of the area that will cause traffic and transport congestion / jams and pollution.
2. There is strong consideration by London transport to withdraw bus route 113 completely. Even now during rush hour we, residents, in the area have trouble getting public transport. Imagine if you will, more people and less transport.
3. The new buildings (which they will be 3 and not one as advertised) will totally jeopardise the look and the integrity of Swiss cottage area and destroy the little of green area we have for our children to play at.
4. With this high rise building it will block any sun coming through to the street and make area gloomy.
5. Noise level will drastically increase and as we are not allowed to change our windows as all the buildings are listed it will be impossible to sleep and rest in peace and quite.

I sincerely hope you will put a stop to this request once and for all and leave the area as it is and not destroy it.

Sincerely,
Jasmina Marinkovic



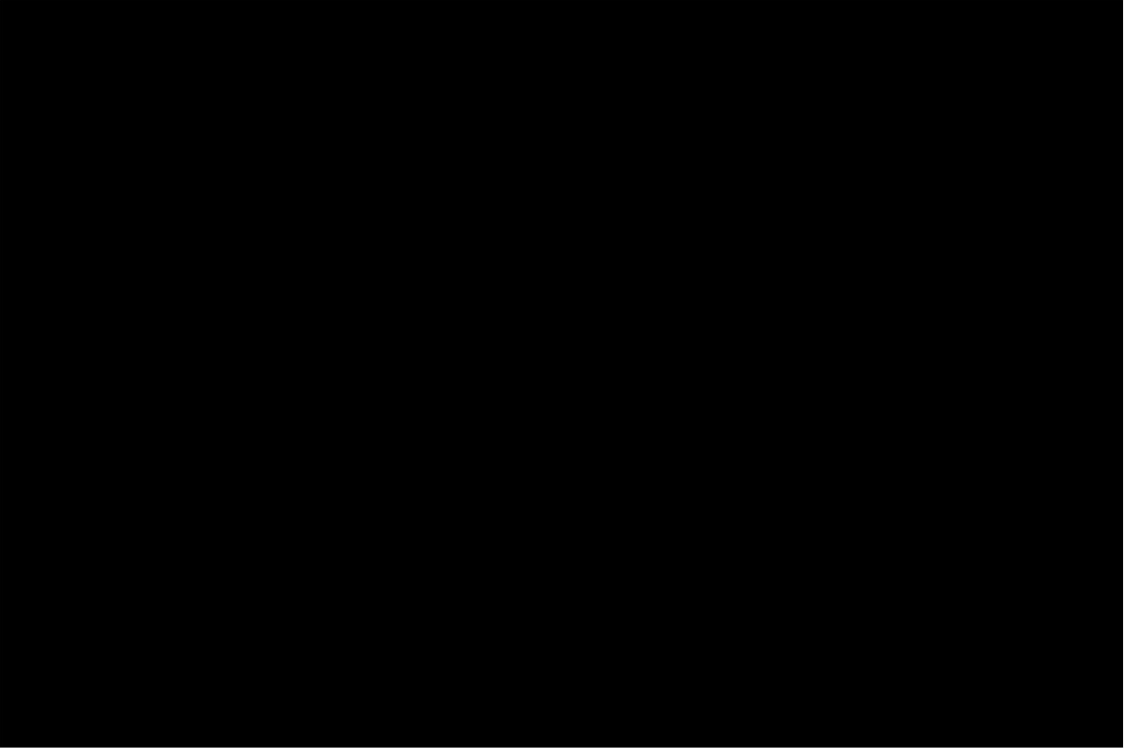
FAO Planning Department

Following my email to you earlier this month I would now like to add to my earlier objection in light of the briefing letter of 25th May, on the subject of [100 Avenue Road](#), from Camden's planning team to counsellors.

My further objection is that in my view any new condition that Camden Council would introduce to ensure that the approved building be erected immediately following demolition won't make any difference to how long it may take to approve all the foundation plans.

The "harmful impact on the amenity of neighbouring residents" will still be the same during the indefinite waiting time that will follow demolition. Therefore this condition cannot be used to justify granting this application to vary condition 31".

Gail Jammy
Flat 9, Adamfields
[28 Adamson Road](#)
[NW3 3JB](#)



Dear Ms. Haji-Ismail,

I would like to make an objection to Essential Living's application to vary condition 31- Ap/2803/2016/P for [100 Avenue Road](#).

As it is not yet known when, or if the [100 Avenue road](#) development can go ahead as planned, the Camden Council must conclude that a demolition site for an indeterminate period and with an unknown outcome (whilst awaiting approval of foundation plans) would, by the Council's own definition, cause 'harm' to the community and amenity, and therefore, be considered a 'major'-material alteration to the original plan and not a 'minor' one.

The debris right next to the fountain and playground would make this area unsafe and unhealthy for children, and it would make it difficult for people to commute due to its proximity to the tube station entrance on Eton Avenue and the access to buses. This cannot be allowed when there is no certainty that the foundation plans will be approved.

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.

Kind regards,

Connie Rozes

Sent from my iPhone

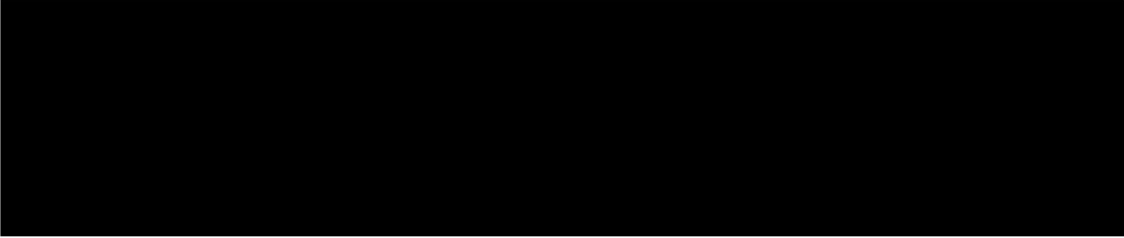


Dear Zenab Haji-Ismail

We wish to object to the application to vary condition 31. This will leave a demolition site in the heart of the community and will have a harmful impact on the amenity of neighbouring residents. The contractor will not be in a position to erect the approved building until and unless the foundation plans are approved. We will be left with a demolition site in the heart of our community for an indefinite period with an unknown outcome while the plans are approved. Condition 31 requires that all the foundation plans be ratified before the building is erected.

Yours faithfully

Jean French & Saulat Sufi, 14 Buckland Crescent, London NW3 5DX



Hello - I would like to register a strong objection to Essential Living's application to vary condition 31- Ap/2803/2016/P. A few years ago, my family and I lived on Belsize Lane when a developer behind our flat demolished two buildings, then took over two years to begin construction when design and funding became an issue. It was a miserable experience with dust and debris, as well as an eyesore to look at everyday. It was also a danger and health risk, as over time, vermin began to thrive on the site. We were unable to enjoy our garden or have people visit as it looked like a war zone out there. We have lived through an experience like this before and strongly object to the amendment proposal for 100 Avenue.

Common sense says that foundations and other basic design aspects are the most important and critical element of any building, certainly one that has unique challenges in terms of location and size like 100 Avenue Road. To proceed with demolition prior to detail design and engineering (which itself is unknown) is unacceptable as it has a direct impact and consequence to the large number of local residents and visitors to the council library and leisure centre; this represents a major modification to the original proposal in my opinion. No one can say with any certainty how long it could be before construction takes place, what will actually be constructed, and since this could be an indefinite period of time, complete uncertainty and anxiety will prevail.

Please do not approve the request by Essential Living to vary condition 31. Thank You.

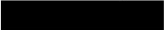
Charles Rozes




Ms Zenab Haji-Ismail,

I would like to add to my earlier objection:

Any new condition that Camden Council would introduce to ensure that the approved building be erected immediately following demolition won't make any difference to how long it may take to approve all the foundation plans. The "harmful impact on the amenity of neighbouring residents" will still be the same during the indefinite waiting time that will follow demolition. Therefore this condition cannot be used to justify granting this application to vary condition 31.

Regards,
Kirill Glukhovskoy
Flat 4 12 Lyndhurst Gardens




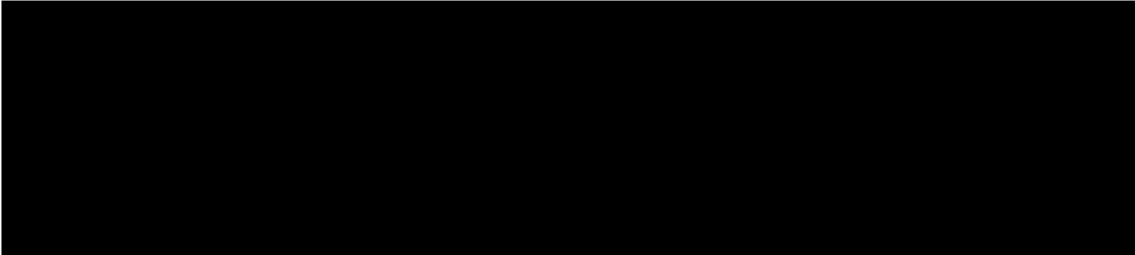
Dear Zenab,

With reference to 100 Avenue Road development -

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.

Kind regards
Andrei Antonovski
29 Lyndhurst Road
NW3 5PB



Dear Ms. Haji-Ismail,

I wish to add an additional reason to the objections I sent to you on Monday 20 June to the application by Essential Living to vary condition 31 in respect of the 100 Avenue Road site. Due to a material change in circumstance which I am bringing to your attention at the earliest opportunity, there is good reason to believe that the viability reports upon which the eventual construction of the tower is based are now wholly inaccurate. The viability reports were based upon a projection of demand that assumed that there would be, if anything, an increase in city workers on high salaries wishing to rent properties in zone 2. In particular, no allowance was made whatsoever for the possibility of the United Kingdom voting to leave the European Union, the resignation of a Prime Minister and the accompanying uncertainty that follows.

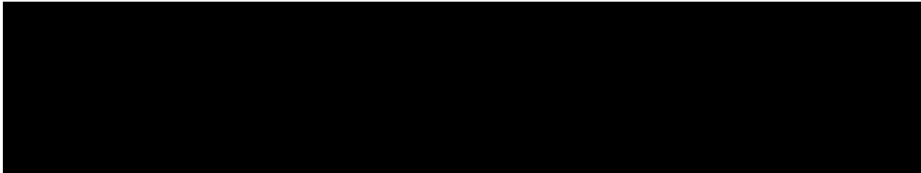
There is absolutely no assurance from Essential Living that if the building is demolished there is any guarantee that their international funding streams to build the tower will continue in any form whatsoever. I would like assurances that funding is in place and guaranteed. I have, since Thursday received no such assurance from either Essential Living or their financial backers. It would be grossly irresponsible for Camden Council to proceed on a false factual basis that funding is in existence when there is every reason to believe that as of Friday 24th June 2016, it has ceased.

If Camden Council is going to make a decision that it cannot take into account the effects of the outcome of the Referendum on the United Kingdom's membership of the European Union and therefore will not consider my representation, please take this objection as my formal notice that I will require a copy of the decision in writing together with any reasons.

Please could you redact details of my address, phone number and email address if this objection is uploaded to Camden's website?

I should be grateful if you would confirm receipt of this objection and the request to redact my details.

Sarah Gottlieb





To -

Zenab Haji-Ismail
Regeneration and Planning, Delopment Management,
London Borough of Camden

Hi Zenab,

I am a current resident on Winchester Road, directly across the park from 100 Avenue Road.

I understand that the developer is seeking permission to demolish the building prior to a final development plan having been agreed with all key parties, including TFL.

I believe that this permission should be refused, because there appears to be no benefit to early demolition.

However, it will impose significant costs to the immediate neighbours, including us:

1. noise of the demolition process
2. eyesore of a demolished lot
3. increased traffic noise from the main road beyond
4. potentially increased road pollution from the main road beyond

I understand that developments do need to happen and that no one likes them in their own back yard.

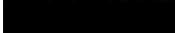
However, I cannot see the benefit in allowing the demolition to go ahead, raising the visual and noise pollution for all immediate neighbours, before the final approach is agreed and full planning permission granted.

I am concerned that the demolition may go ahead and then the site languish undeveloped for an indeterminate period - possibly months or years. Surely this would constitute harm to the surrounding community.

Far better to wait and defer the demolition unless final planning permission is granted.

Thank you,

Michael Cawley



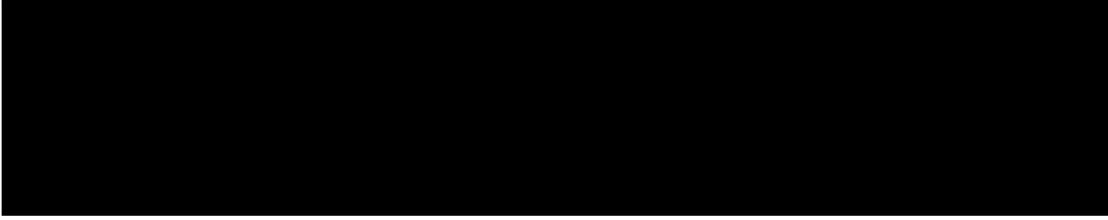


Dear Ms Haji-Ismail

Following the result of the Referendum of 23 June there is now a material change in circumstance since we have reason to believe that the viability reports upon which the the construction of the tower is based are now completely inaccurate. These viability reports were based on the projection of a continued and rising demand of city workers on very high salaries looking to rent/buy properties in zone 2. In these projections no allowance was made for the possibility that the UK would leave the European Union and all the political and economic uncertainty that would follow this decision.

There is no assurance from Essential Living that if the building is demolished that their international funding streams will continue and, in the circumstances I would like to see evidence of funding assurances. It would be grossly irresponsible of Camden Council to proceed on a false factual basis that funding is in existence when there is every reason to believe that as of Friday 24 June 2016 such funding has ceased.

Anneliese Simeloff
86 Goldhurst Terrace
London NW6 3HS



Dear Ms Haji-Ismail,

You have already received numerous objections to this proposed development by Essential Living, and early demolition on the site. As strong as those arguments were, there is now another concern: Since the UK has voted to leave the EU, many projects once thought secure, with respect to long-term planning and funding, have become doubtful. 100 Avenue Road are a case in point.

In addition to all previous objections to the EL proposals based on inappropriateness, lack of planning for the foundations adjacent to Swiss Cottage Tube station, and damage to the local environment, there can now be no guarantee that the funds required by Essential Living from outside the UK to build the proposed structures will still be available. Following the vote on Brexit last week, early demolition of existing structures on the site should be ruled out absolutely.

It would be extremely irresponsible of Camden Council to proceed without documented proof of EL's financial assets AS WELL AS the detailed plans for the foundation structures, etc., which are crucial and have never been submitted.

Yours sincerely,
K von Abrams
14 Daleham Gardens, NW3