

Camden Council Customer feedback and enquiries
Comments on a current Planning Application - Ref. 20632321

Planning Application Details

Year	2014
Number	1617
Letter	P
Planning application address	100 avenue rd
Title	Ms.
Your First Name	FRANCESCA
Initial	
Last Name	HALL
Organisation	
Comment Type	Object
Postcode	NW3 3JH
Address line 1	Flat A146 Fellows Road
Address line 2	LONDON
Address line 3	+442077223030
Postcode	NW3 3JH

Your comments on the planning application

i object on several grounds

1. The demolition will cause disruption , noise, dirt , air pollution , traffic and parking problems to my road which is already hugely congested at busy times . there is not enough parking spaces to accommodate 184 possible car users.
2. the building is architecturally ugly and of substandard design .
- 3.i will be overlooked, resulting a huge loss of privacy.
4. because it will be a 24 storey high building i will loose light to my property.

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Planning Application Details

5. the noise of plant machinery will be impossible
6 it is not in keeping with buildings in the area as it higher
than any other building..
7 it will cause disruption to local small businesses in the
community.

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	20632321



27th June 2016

re: Any Variation of condition 31 of plan permission 2014/1617/P- 100 Avenue.

I wish to put forward a further objection and I ask for your urgent response

Dear Zenab,

Since the outcome of last Thursday's referendum I request to know in detail what considerations Camden and its planning department is giving to the development plan that Essential Living (E.L.) has for 100Avenue Rd. I trust that no demolition of the existing 100Avenue Rd building will take place until all of the now new considerations have been fully explored.

I am particularly concerned about EL's continued pressure to demolish the existing building *before* its research into the viability of the proposed tower is shown to be structurally viable. There are now considerations to be made as to whether or not this plan will be financially viable.

We the residents and local Swiss Cottage people would not wish to have, nor should we be exposed to a demolition site with no future. The outcome of this referendum throws much uncertainty as to the usefulness of this tower originally planned for the housing of city slickers bound for Canary Wharf.

I look forward to a detailed response.

Yours sincerely,

Elaine Chambers

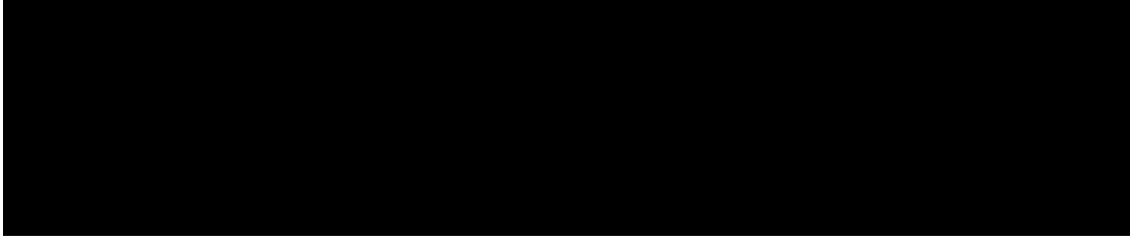


Dear Mr Haji-Ismail

This is to register in the strongest possible terms my objection to the latest application by Essential Living to vary the terms of the condition laid down by the Secretary of State for the Environment, namely, to allow the demolition of the existing building *before* the plans for the construction of the tower block have been approved by Camden Council and Transport for London. Whatever benefit such a variation might bring to the developers and/or the Council, the result could be devastating for the immediate environment of the Swiss Cottage public library and the public space behind it, as it is most probable that the said approval, which might never be given, would inevitably expose the site as a large, empty, dangerous hole in the ground for several months if not years. As a regular user of buses and minicabs down Fitzjohn's Avenue and through to the southern part Avenue Road I would be directly affected.

Yours truly

Dr F Peter Woodford
1 Akenside Road
London NW3 5BS



Dear Ms. Haji-Ismail,

I would like to add to my previous objections in respect of the 100 Avenue Road site.

I am a resident on Eton Avenue, NW3 and a business owner operating from my home.

I would like to reiterate my conviction that the planned development of 100 Avenue Road by Essential Living will cause undue disruption to the area and to its social fabric, which is a great mix of what London has to offer. It is multi-cultural, multi-layered in terms of social backgrounds and Swiss Cottage and Camden's Better area are at the center of the neighbourhood's social life.

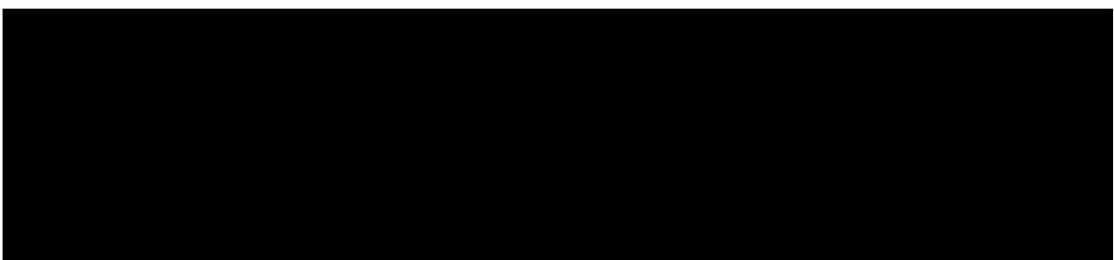
The proposed redevelopment is bound to change that balance, disrupt that social life, and risks opening the door to further opportunistic property developers intent on banking on the financing returns rather than providing solutions for the area's housing needs.

In addition, with the referendum results being what they are, just like other infrastructure projects, the viability of the project itself is at great risk. We might also find ourselves exposed to an unfinished development. I urge Camden Council to review the feasibility of the project in the light of the referendum results, potential pressure (down) to property prices and increasing commodity prices now predicted.

Are there assurances that Essential Living's funding is in place and guaranteed? Have they presented new numbers in light of the exchange rate, commodity price and property price fluctuations? Again, I urge the Council to take these elements into account and reject the planning permission

Kind regards

F T Unkan Haiman
Flat 1,
3 Eton Avenue
London NW3 3EL



Dear Ms. Haji-Ismail,

My family of four reside in Belsize Park, very close to the proposed 100 Avenue Road site. We have been living in this area for almost ten years now, and hope to do so for the foreseeable future.

The planned development of 100 Avenue Road by Essential Living will cause huge disruption to the multi-cultural, multi-layered social fabric of where we live.

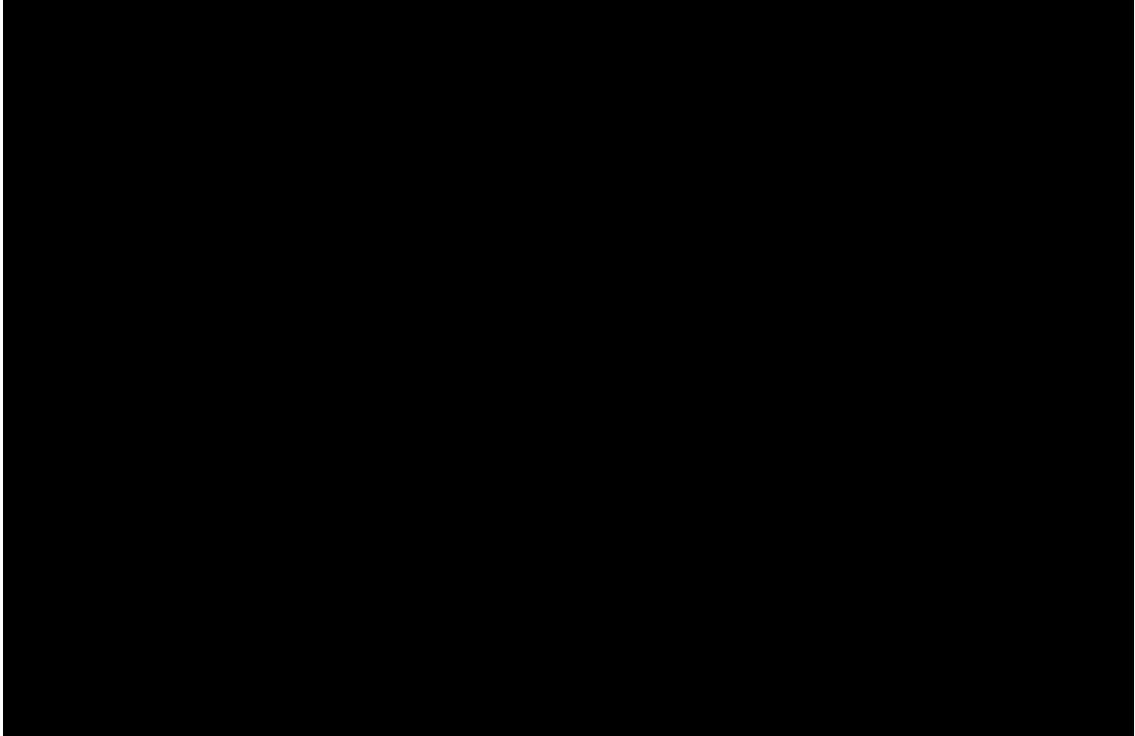
The proposed redevelopment also risks opening the door to further opportunistic property developers intent on banking on the financing returns rather than providing solutions for the area's housing needs.

More so, considering Britain's vote to leave the EU, the viability of the project itself is at great risk.,,I urge Camden Council to review the feasibility of the project in the light of the referendum results, potential pressure (down) to property prices and increasing commodity prices now predicted. What assurances do we have that Essential Living's funding is in place and guaranteed? Have they presented new numbers in light of the exchange rate, commodity price and likely property price fluctuations?

I urge the Council to take these elements into account and reject the planning permission.

Kind regards,

Levent Kucukreisoglu
10 Elliott Square
NW3 3SU



Dear Zenab,

I fully support Ms Sarah Gottlieb's comments below.

Camden should view any planning applications, when making a decision, bearing in mind current political/social/economical developments and changes that take place to avoid disappointment and unwanted or uneconomical constructions, especially those that are likely to cause consternation and become historic pointers of mismanagement of the planning system by Camden's planners.

Regards
Yiannis Pareas RIBA

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.

Sarah Gottlieb

9c Lawn Road
London
NW3 2XS

26th June 2016

Zenab Haji-Ismael
Development Control
London Borough of Camden
Town Hall
Judd Street
London
WC1H 8ND

Dear Madam

**100 AVENUE ROAD LONDON NW3 – AMENDMENT OF CONDITION NO 31 –
APPLICATION NO 2016/2803/P**

I write further to my original objections to the new application submitted by Essential Living regarding demolition of the present building at 100 Avenue Road, London NW3 under condition 31 of the conditions in planning application no. 2014/1617/P.

Regarding the proposals to amend the condition to enable demolition to proceed without further submitting of plans, I understand that no reasons have been whatsoever given by Essential Living (Swiss Cottage) Ltd. for doing so, other than wishing to proceed with the scheme with haste. I also understand that there have been no other supporting documents submitted to the authority, other than the planning application itself *per se*.

It seems rather like Mr. Junkers telling the UK Government on behalf of the EU in Brussels, “bags packed” and proceed to initial article 50 of the Lisbon Treaty, before everything has been put in place regarding the arrangements for leaving *re* Brexit.

In other words, putting the cart before the horse and starting the project rolling before all of the necessary plans and safeguards are in place. It is also customary, as other objectors have noted, for a valid reason to be given to commence demolition.

As no reasons have been given so far for demolition, it is clear that the authority have no right to overrule the Inspector in these circumstances, as there seem to be no material change of circumstances that have taken place since the public inquiry that would merit a change of condition from a planning point of view.

In order to permit the proposed change of the condition, there would have to be some change of circumstances from an environmental or planning point of view that would merit permitting demolition to take place without prior approval of the requisite plans currently set out in condition 31. This would also involve necessity considerations, and none seem to have materialised or been put forward.

Were the authority minded to grant this change of condition in the absence of any material change of circumstances or convincing reasons being put forward by Essential Living, the authority would clearly leave itself open to legal challenge by Judicial Review. Such an approval would undoubtedly be “Wednesbury” unreasonable.

Yours faithfully



Terence Ewing



Dear Ms Haji-Ismail

With the economic chaos the country is now in have you had an assurance from Essential Living that their funding for the 100 Avenue Road project is still intact before they seek to demolish the current building? Can Camden assure us, the local residents, that their funding is still there before any attempt is made to demolish the site. Building stocks have been some of the biggest fallers on the stock exchange, if any of the funding is coming from abroad it is reasonable to think that an international investor might have put any investment plans on hold until the economic outlook is more certain or the UK has concluded its exit negotiations which will take at least two years. For Essential Living to be given permission to demolish the existing building but then find out that the funding for the project was no longer there would be the worst of all worlds for the local residents.

Yours sincerely

John Veale
1 Adamson Road
NW3 3HX



FOA Planning Department

On the 22nd June I wrote to you with my objections to the above planning application

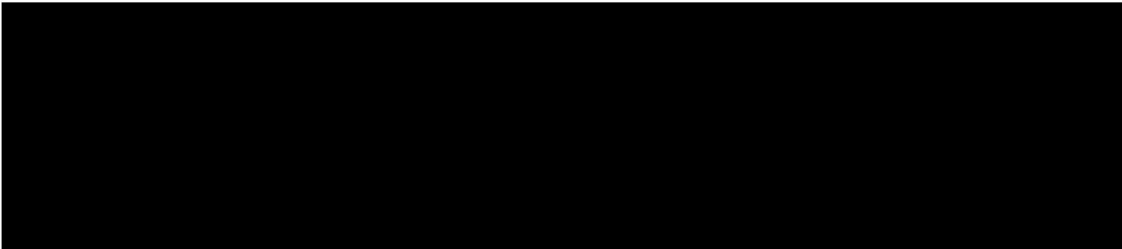
Since the European Referendum decision last week I now have a further objection I wish to bring to the attention of Camden Council.

The referendum result is a material change in circumstance which leads me 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.

As there is 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 there is a risk that this project will not proceed, this should be taken into account when the council make any decisions concerning this application.

Regards
Chris Gill

NW3 3JB



App/2803/2016/P Variation of condition 31 of planning permission 2014/1617/P – 100 Avenue Road

Dear Zenab

Can Essential Living now demonstrate to Camden Council that their international funding will continue to be in place and guaranteed for their 100 Avenue Road NW3 3HF development - given the significant material change of circumstances resulting from the outcome of the UK EU referendum?

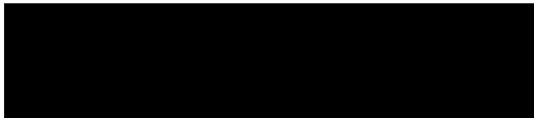
It would be entirely irresponsible for EL to demolish the existing 100 Avenue Road building without a new guarantee of funding and viability in this new volatile and insecure market.

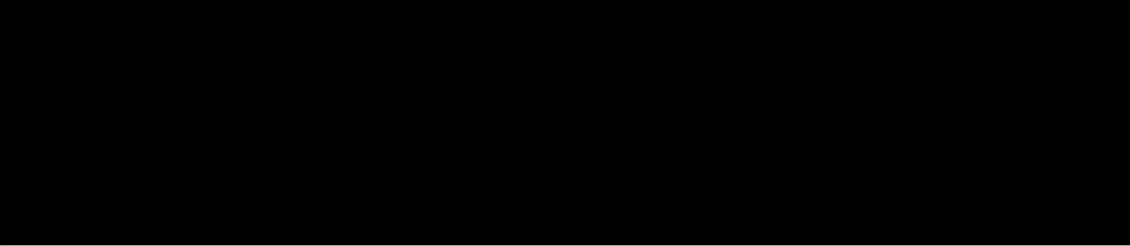
Of course, even if EL can satisfy viability and funding requirements, all my previous points of objection to this application still stand – i.e. there will still be 'harm' to the community (not mitigated by any new condition that Camden may seek to ensure approved building is erected following demolition, nor by EL's 'on site method statement') and that no good reason has been given for early demolition.

I look forward to receiving a copy of the decision notice, with reasons, as *soon* as it is given.

Many Thanks

Janine Sachs





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.

Diane and Dieter Heinen



27 June 2016

Dear Ms. Haji - Ismail

I am writing in regard to the efforts of Essential Living to alter the presentation of Condition 31. I have already been clear about the terrible situation the community would be left in were Essential Living receive the go ahead to make a destruction zone of the middle of our community. Without clear funding, we risk an endless construction site. Thus it is dangerous, depressing and also detrimental to the social /economical life of Swiss Cottage to decide to allow this to go forward. AND with the great unknown and volatility following the BREXIT referendum, all of this is just multiplied manyfold. Camden Council must do it's best to maintain and encourage stability and avoid uncertainty in our small part of the United Kingdom particularly as the country at large is so unsettled.

Sincerely,

John O'Toole
10 Daleham Gardens
London NW3 5DA

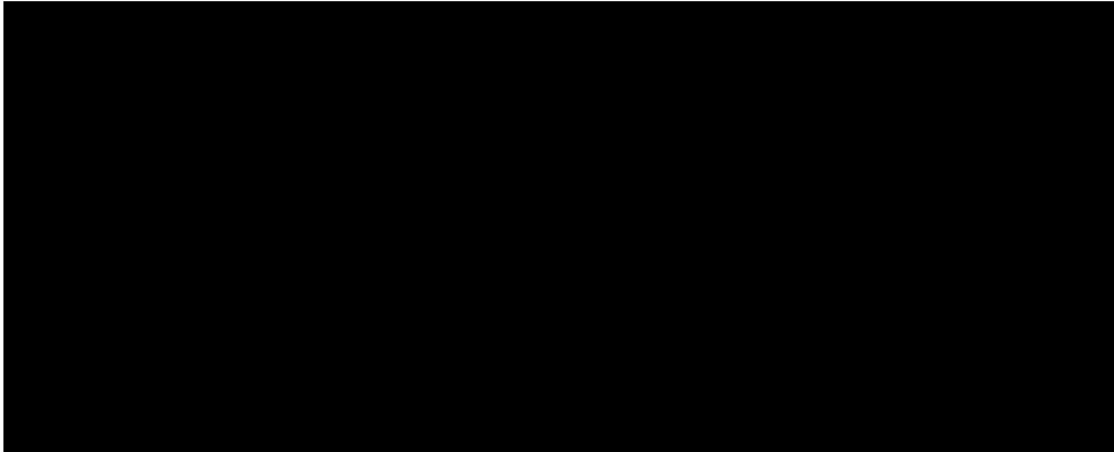
John O'Toole

Our Kindergarten Mission:

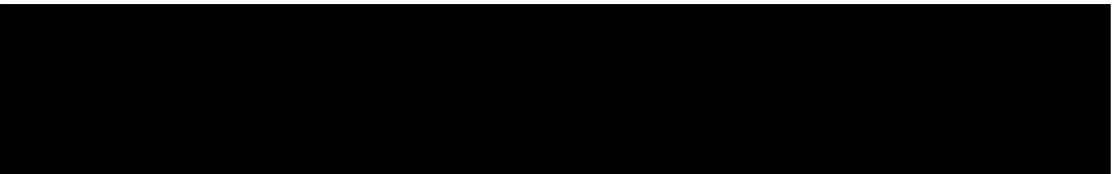
'In Kindergarten, we believe learning through playful inquiry is the foundation for intellectual, physical, and social and emotional growth. Learning should derive naturally from curiosity and exploration.'

----- In accordance with The Companies
(Registrar, Languages and Trading Disclosures) Regulations 2006: * Registered name: The American

School in London Educational Trust Limited * Registered number: 784923 * Place of registration: England
* Registered office address: One Waverley Place, London, NW8 0NP -----



Sorry Martha. Yet another email to stop them pulling down 100 Avenue road. I just copied and pasted it into an email from me.



P.S.

Please forgive repeats - I received a lot of returned mail spam resending to make sure you get this:

PLEASE NOTE - now corrected error: App/2803/2016/P for subject heading.

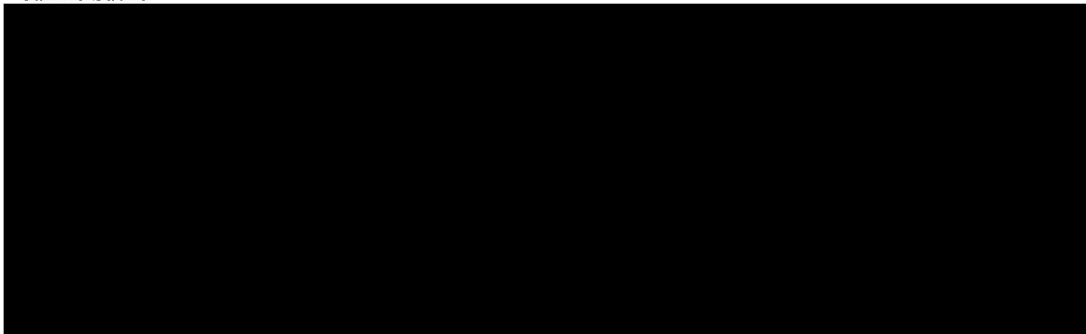


Dear '100 Avenue Road' supporter

Please see below Sarah Howard's objection to App/2803/2016/P - for anyone else who also wishes to object along these lines (ASAP) - the main point now being: Can Essential Living demonstrate and guarantee to Camden (and they to us) that their international funding will continue to be in place for this project given the significant material change of circumstances resulting from the outcome of the UK EU referendum? It would be entirely irresponsible for EL to demolish the existing 100 Avenue Road building without this assurance.

Many Thanks

Janine Sachs



Hi there,

Just sent this additional objection into Camden. It would be quite good to get some more along these lines (although obviously not in the same words!!).

Hope all is well and that you are getting over all the shocks of the last few days.

--- On Sun, 26/6/16, sarah howard wrote:

Dear Ms. Haji-Ismail,

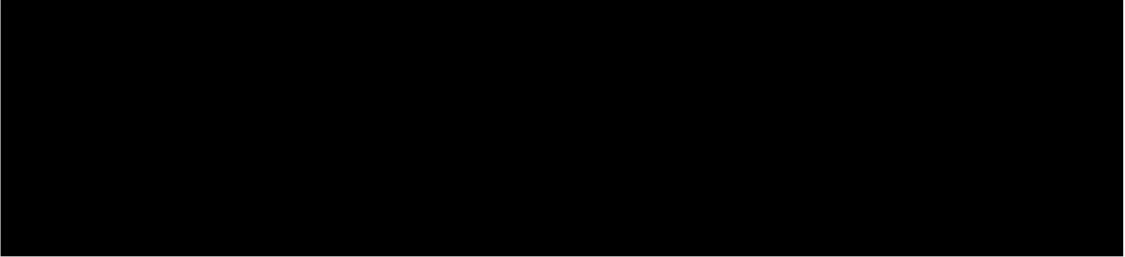
I wish to add an additional reason to the objections I sent to you on Monday 20 June to the application by Essential Living to vary condition 31 in respect of the 100 Avenue Road site.

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.

Martha de Sant'Anna



Dear Ms. Haji-Ismail,

I would like to add to my previous objections in respect of the 100 Avenue Road site.

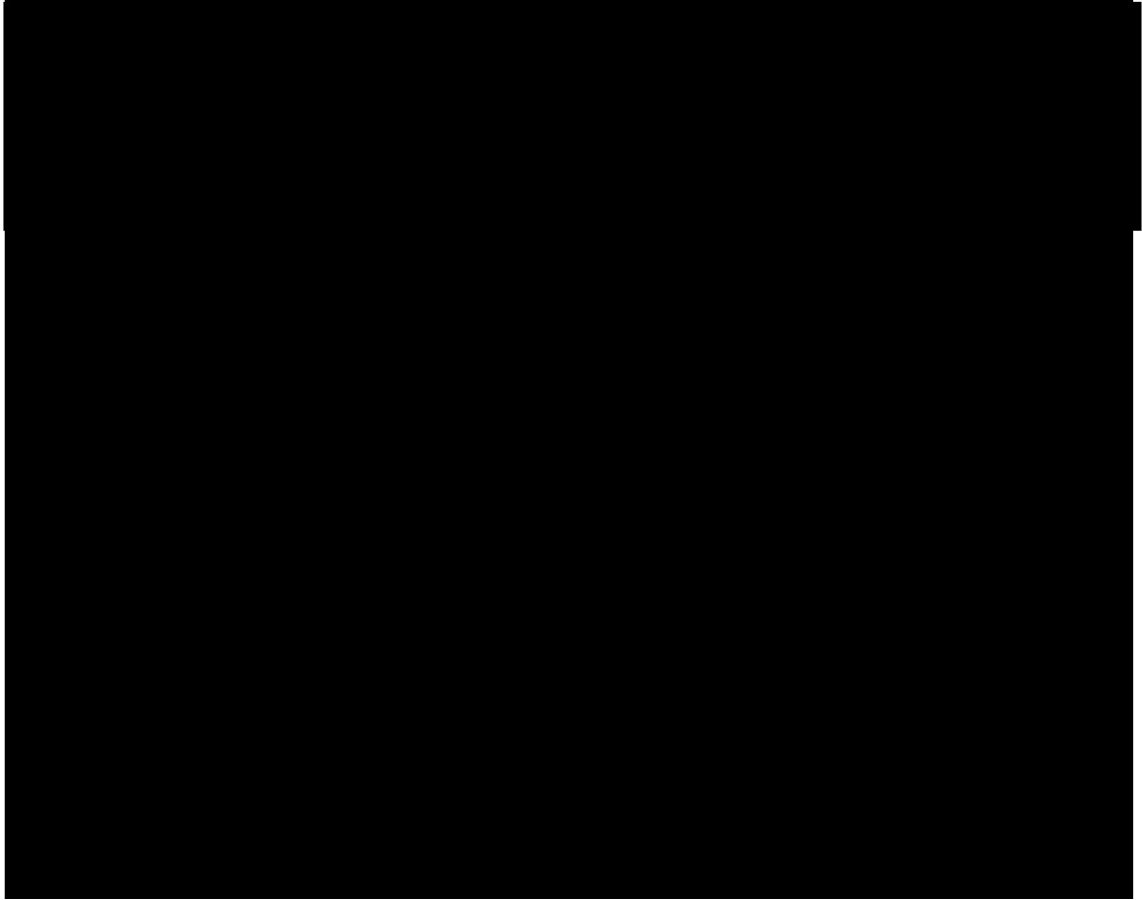
I am a resident on Eton Avenue.

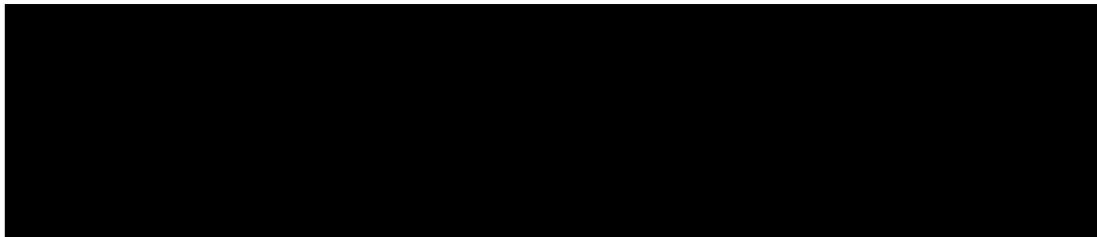
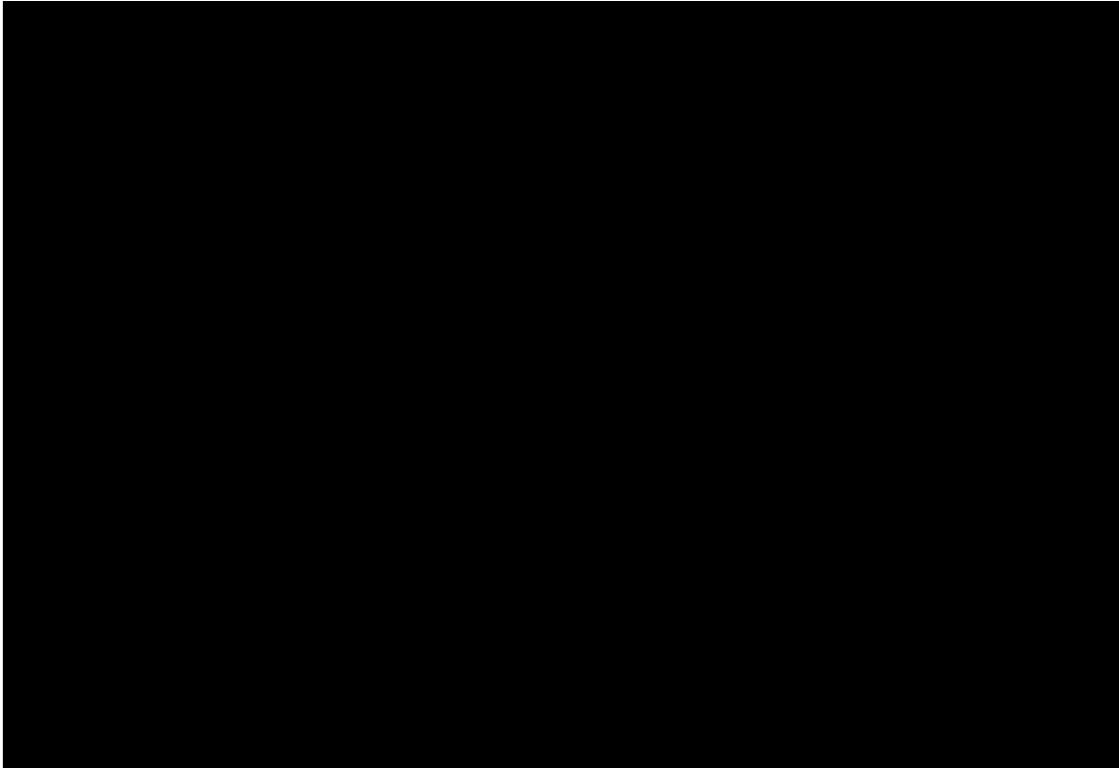
I would like to reiterate my conviction that the planned development of 100 Avenue Road by Essential Living will cause undue disruption to the area and to its social fabric. The proposed redevelopment is bound to change that balance, disrupt that social life.

Given the current uncertainty around the future of the country and therefore London's property market the viability of the project itself is at great risk and in fact very questionable. There is a high risk that we find ourselves exposed to an unfinished development which will be an eyesore for years to come. I urge Camden Council to review the feasibility of the project in the light of the referendum results.

Kind regards

Tamas Haiman
3 Eton Avenue
London NW3 3EL





Subject: Re. 100 Avenue Road, Ref. 2016/2803/P

Dear Zenab Haji-Ismail,


I wrote to you on June 6th but would now like to add a further point; namely that 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.

This seems important and I therefore hope that I have expressed myself clearly.

Yours sincerely,

Gillian Deane.

Sent from my iPad



Dear Ms. Haji-Ismail,

I wish to add an additional reason to the objections I have already sent

I gather that Essential Living has applied to vary condition 31 in respect of the 100 Avenue Road site.

Due to a material change in circumstance I understand that 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. Assurances that funding is in place and guaranteed should therefore be sought at the very least. It would be 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.

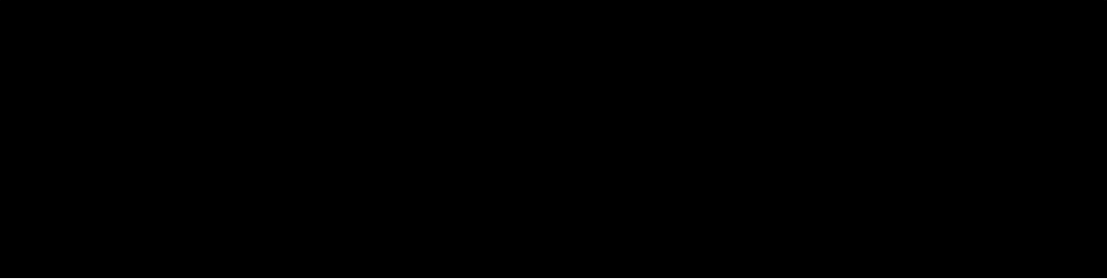
I look forward to your comments

Patrick Meier

Patrick Meier

139 King Henry's Road
London NW3 3RD

Work: +44 (0)207 449 9481
Mobile: +44(0)7932071456
Home: +44(0)207 586 6375
Email: nphmeier@outlook.com



Dear Ms. Haji-Ismail,

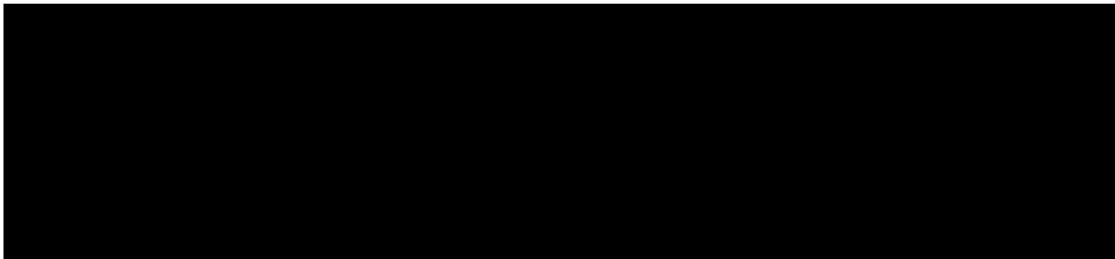
I wish to add an additional reason to the objections I sent to you on Monday 6th June to the application by Essential Living to vary condition 31 in respect of the 100 Avenue Road site.

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.

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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.

Yours
Souad Katan



Ref 2016/2803/P - 100 Avenue Road

To whom it may concern.

I am against demolition of 100 Avenue Road, as it has been a strict conservation area, where I have lived over 30 years .We cannot allow an ugly eyesore of a 24 storey tower block in a leafy green residential area, of low rise residential Character individual properties, currently surrounding 100 Avenue Road.

This would ruin the area , bring in additional traffic and congestion

Yours Faithfully

Beverly Barnett

Sent from Beverly's iPad



FOA Planning Department

A few days ago I wrote to you with my objections to the above planning application.

Since the European Referendum decision last week I now have a further objection I wish to bring to the attention of Camden Council.

The referendum result is a material change in circumstance which leads me 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.

As there is 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 there is a risk that this project will not proceed, this should be taken into account when the council make any decisions concerning this application.

Thank you
Gail Jammy

Flat 9, Adamfields
28 Adamson Rd
NW3 3JB