

Subject: Urgent- Variation of condition 31 of planning permission 2014/1617/P- 100 Avenue Road (2803)
To: zenab.haji-ismail@camden.gov.uk
Cc: planning@camden.gov.uk

Dear Zenab Haji-Ismael, Since writing my objection re this building I have noted from local reports that if the building is demolished and left as a vacant lot, there can be changes made to a new building that were not agreed in the original planning permission, as and when erection of a new building starts. I see that a long gap between demolition and starting a new build would allow the developers to do what they like as no-one in authority would be looking at a future date.

I hope Camden's Planning authority will guard against such an abuse.

Has the Inspector who granted the Appeal by the developers any further input?
I hope so, otherwise it makes a mockery of the Appeal special conditions.
Regards, June Gibson, 22 Chandos Way, NW117HF.



Dear Ms Haji-Ismail

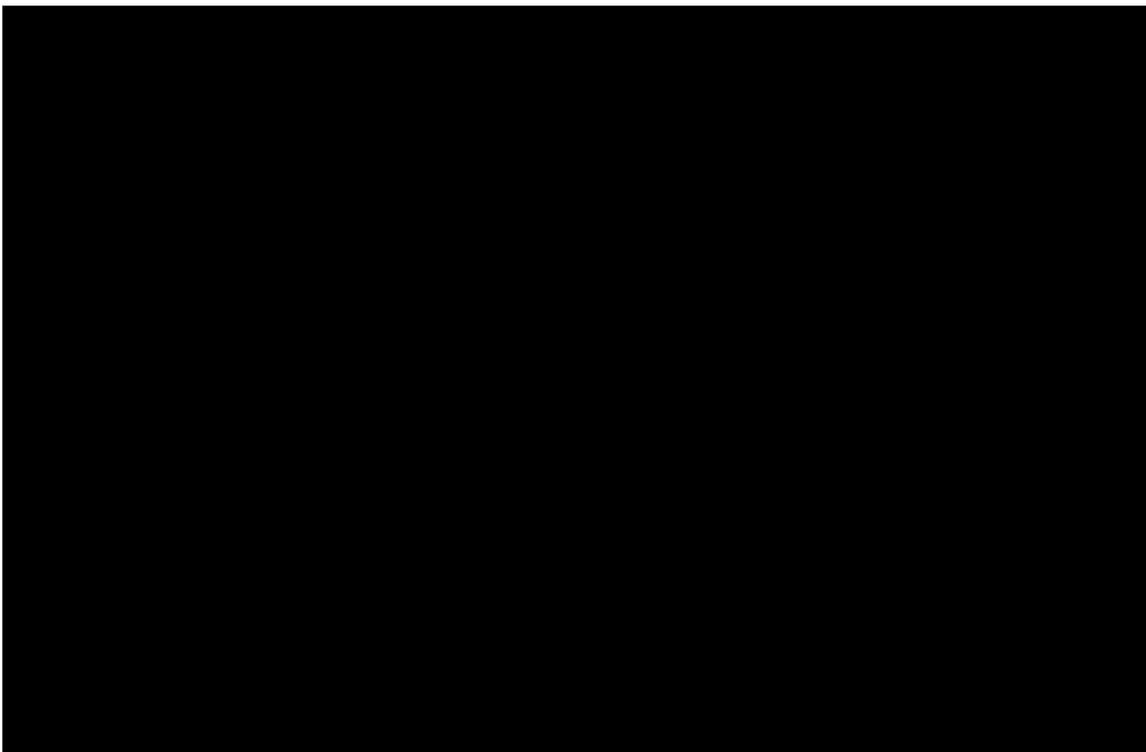
I wish to add an additional reason to the objections I have already sent to you in respect of the 100 Avenue Road site.

Due to a material change in circumstances due to UK Referendum vote, 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. 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.

Regards
Ghassan Bu Chedid



Dear Madam,

Can you please forward my letter to the officer in charge

https://www.camden.gov.uk/ccm/cms-service/stream/asset/?asset_id=3468914&

Officer response:

- This application only relates to the submission of details relating to foundations works. The full details will be submitted before any ground works are allowed to be carried out.
- **The majority of objections received as part of this application do not relate to the changes to condition 31 per se.** The objections express disappointment in the decision that was made by the Secretary of State and the conduct of the developer (EL).
- Matters raised in respect of transportation, construction and local amenity areas such as the open space, the immediate and adjacent conservation areas are noted within the officers assessment, **but are however adjudged not to substantiate a refusal of this permission.**
- The time given to residents to allow the residents to comment/object to the proposal was extended.

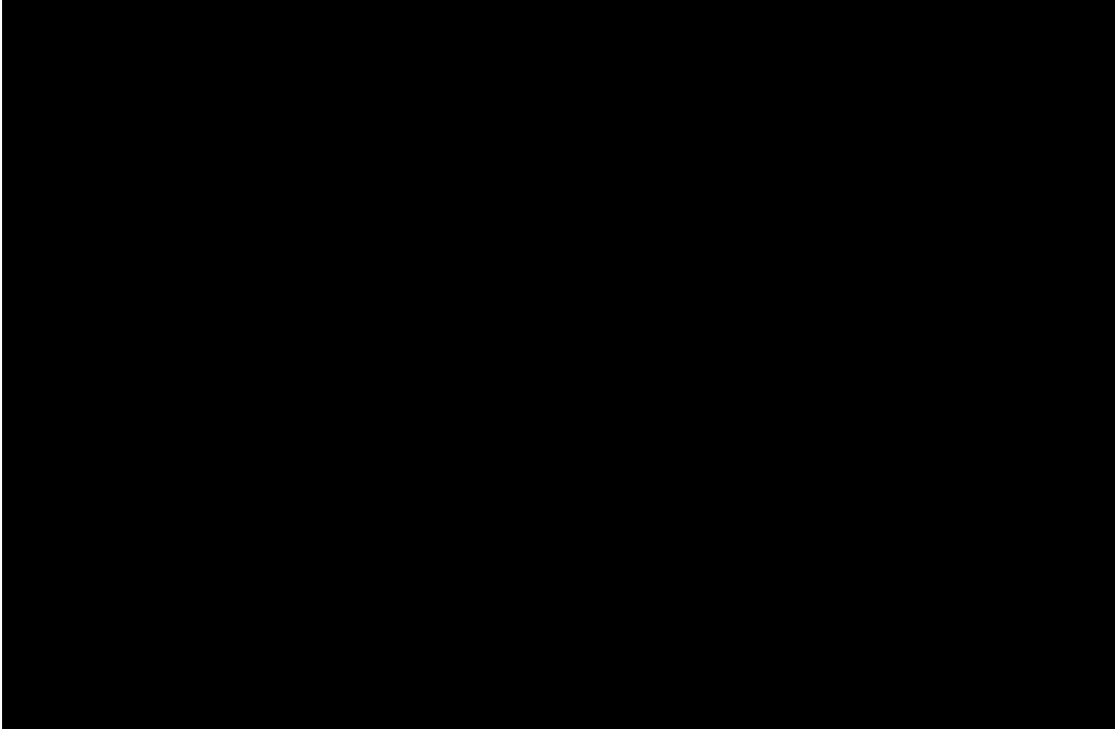
"but are however adjudged not to substantiate a refusal of this permission" -

Can the officer please tell me in writing the name(s) of the judge(s) responsible for the stated judgement

"The majority of objections received as part of this application do not relate to the changes to condition 31 per se".

Can the officer please tell me in writing how many objections do relate to changes to condition 31 and if my objection was counted.

Regards Roland Grimm



Dear Madam / Sir,

Regarding your letter I received "Planning Application Consultation" I would like to comment on your proposal.

I don't agree with the 24-story building in the area. this really is not appropriate for the street with the Victorian 2 story buildings. we live in this street which is already too busy for the number of people and the cars. HUGE skyscraper will completely damage our standard of living. apart of looking very inappropriate, it will block entrance to the tube and the green market we have will disappear. cars will be blocking entrance to the theater. And small green area will also disappear.

I know developers have give you various explanations and excuses however this type of the building in this area is just not right for this part of the city.

I hope you will take into account number of households this will impact/

Regards
Jelka Bgd

ps - i was not able to add this comment on the official Camden web site
this was approved early may, letter from the council was dated 26 May 2016 and I only received it 5 days go, so 16 June!

For 24th June 2016



Mr F. Mealand
Flat 8
18 Lambale Road
LONDON
NW3 4HP

Dear Mr Haji-Smail,

I ask that permission
to start work of demolition of
100 Avenue Road, Swiss
Cottage is refused as the
idea of starting without
clarity is absurd.

A demolition site for an
unknown period of time at
such a location would
cause huge problems & be
a major material alteration
to the original plan.
A 2 4 Storey tower block above
the Swiss Cottage tube is South of
the road is quite wrong in
my view.

I trust the public
Committee is still
open to receive this
request.

I think this plan
should be supported
as it will cause
less harm to the environment
& necessity of Swiss
citizens.



Sally Ann Bird
33 Goldhurst Terrace
5th Hampstead
London NW6 3HF

Zenab Haji-Ismail
Regeneration & Planning
Development Management
London Borough of Camden Town Hall
Tudd St
London WC1H 9TE

22nd June 2016

Dear Madam

Ref: 2016/2903/P
100 Avenue Road NW3 3HF

I am writing to object to the application by 'Essential Living' to vary 'Condition no 31,' as set by the Planning Inspector/Secretary of State, on the granting of approval for the development at the above-mentioned site.

'Condition no. 31' protects the community from noise, rubble, dust, pollution & loss of amenity FOR AN INDETERMINATE PERIOD.

The loss of amenity to local families of the currently well-used open space, bordered

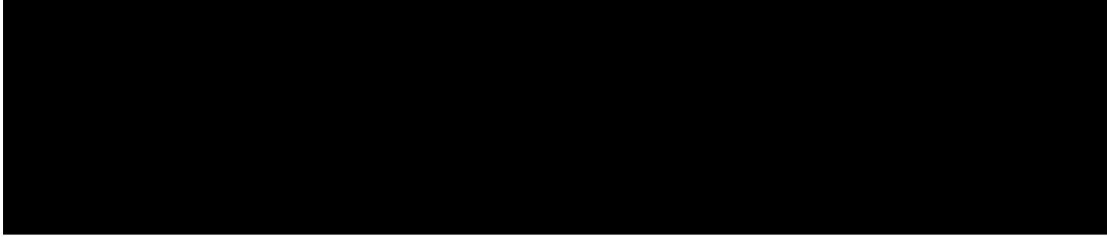
2 Sally Ann Bird
to: Zenab Haji - Ismail
Re: 2016/2803/P
100 Avenue Road, NW33

on the long side of its oblong shape by 100 Avenue Road, will be considerable. The loss of visual & environmental amenity to neighbouring occupiers is of even greater significance.

Just as importantly the negative impact on the livelihood & functioning of the Farmers' Market, Hampstead Theatre, the Central School of Speech & Drama the elderly persons residence, The Winch, Swiss Cottage Doctors' Surgery, the Sports Centre, Swiss Cottage Library & the Community Halls & Cafes will be considerable

Should Essential Living not eventually get approval for their foundation plans, which are critical to the integrity of the tube tunnel underneath the proposed sky-scraper, the premature demolition of 100 Avenue Road, ie the commencement of works, will give Essential Living the right to alter their proposals without seeking approval from Camden Co.

For all these reasons Essential Living should not be allowed to vary condition no. 31.



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.

Yours faithfully,
Najma Soonasra