

Camden Council Customer feedback and enquiries
Comments on a current Planning Application - Ref. 20612650

Planning Application Details

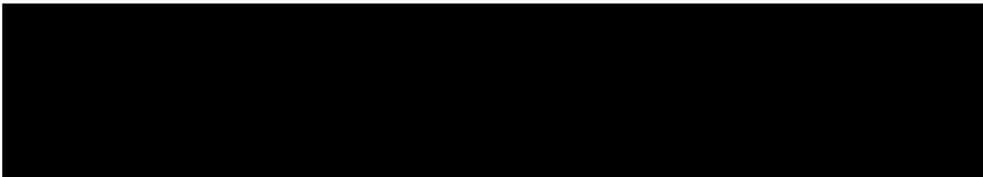
Year 2016
Number 2803
Letter P
Planning application address 100 Avenue Road

Title Mr.
Your First Name Howard
Initial
Last Name crossen
Organisation
Comment Type Object

Postcode Nw35dh
Address line 1 Flat Hall Floor27 Buckland Crescent
Address line 2 LONDON



Postcode NW3 5DH



Your comments on the planning application

We have several objections all specifically relating to the height and therefore resulting density of the development. The proposed development is on the edge of the Belsize Park conservation area. The height of the building will, undoubtedly, impact the environment within the conservation area. Specifically impacting; the visual amenity, skyline, light and atmosphere of the conservation area. The proposed building will impact on the privacy of properties within the conservation area. Secondly, Avenue Road is already an extremely busy junction where the B551 (College Crescent) and A41

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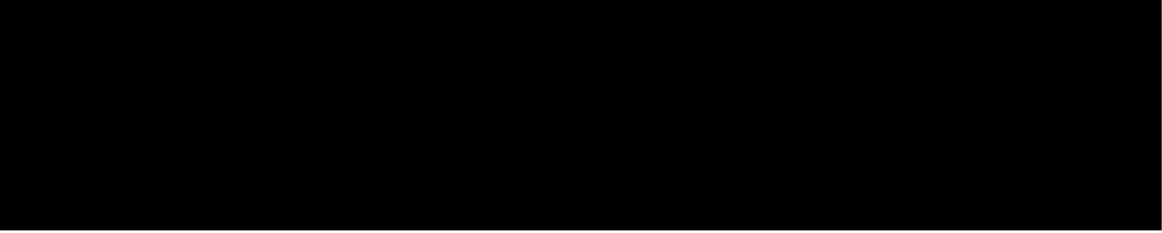
(Finchley Road) is already the busiest. Additional traffic generated by the 184 units will both increase the occurrence of serious accidents and cause additional anxiety and frustration for existing drivers passing through the junction. Provision for parking is wholly inadequate for 184 units. Parking is already extremely restricted in the CA-B area. The density of the proposal is incongruous with the area.

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	20612650



Ref 2016/2803/P-100 Avenue Road

Dear Camden Planning

We have campaigned against this undesirable building (to say the least) for over a year and we will continue to do so.

Please do not allow Essential Living to start demolition before the full plans are approved. Without full approval we will have a demolition site for an unforeseeable period. This is unacceptable.

Please refuse permission to vary condition 31.

Thank you for your support
Shahnaz Bagherzade



Dear Zenab Haji Ismail

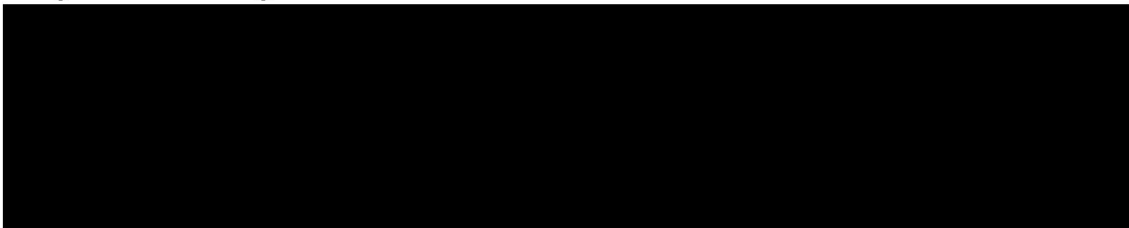
I received this from a friend. This is good news indeed. I shall email Camden myself and encourage my neighbours to do the same. We must stop this monster to go up. we have enough of a super ugly building with The Visage.

Thank you so much

Please keep me posted.

Shahnaz Bagherzade

Begin forwarded message:



Dear 'Save 100 Avenue Road' supporter

A thousand thanks to everyone who sent in objections to Essential Living's application [2016/2048/P] to vary condition 31 (so that they may demolish 100 Avenue Road early before approval of detailed foundation plans). 112 objections were posted on Camden's website!

As a result Camden Council refused the application on the grounds 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].

Most annoyingly, EL are now making their third attempt to amend this condition. They are reapplying under a "minor"-material amendment (under Section 73) instead of a "non"-material one.

There is an opportunity to object again, this time through a FULL
PUBLIC CONSULTATION OPEN FOR THE NEXT TWO WEEKS.

Once again, just a simple, short letter could now make all the difference between the tower going up, or not going up!

A demolition site 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 gyratory for goodness knows how long.

It could take some time to approve these plans, given the precarious location of a 24 storey tower above Swiss Cottage tube's southbound tunnel. For this reason it is possible that it might ultimately not be feasible to construct the planned development at all.

If Essential Living demolishes before the full plans are approved, "planning permissions" would be triggered which would automatically cancel the three-year time limit within which development must commence. Thus they could then vary their original scheme without submitting a new planning application.

*Since it is not currently 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, would, by their 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. Therefore permission to vary condition 31 must be refused.

(It will be will be enough to just write this last paragraph. If you can put it in your own words all the better).*

Please send your objections ASAP:

Re App/2016/2803/P – 100 Avenue Road London NW3 3HF

Zenab Haji-Ismael

Regeneration and Planning, Development Management,
London Borough of Camden, Town Hall, Judd Street, London, WC1H 9JE.

Email: zenab.haji-ismail@camden.gov.uk and Cc: planning@camden.gov.uk

PLEASE PASS THIS ON - to as many as possible. The more who object the better!

Please also find a flyer attached which can either be forwarded electronically or printed up (works well as A5).

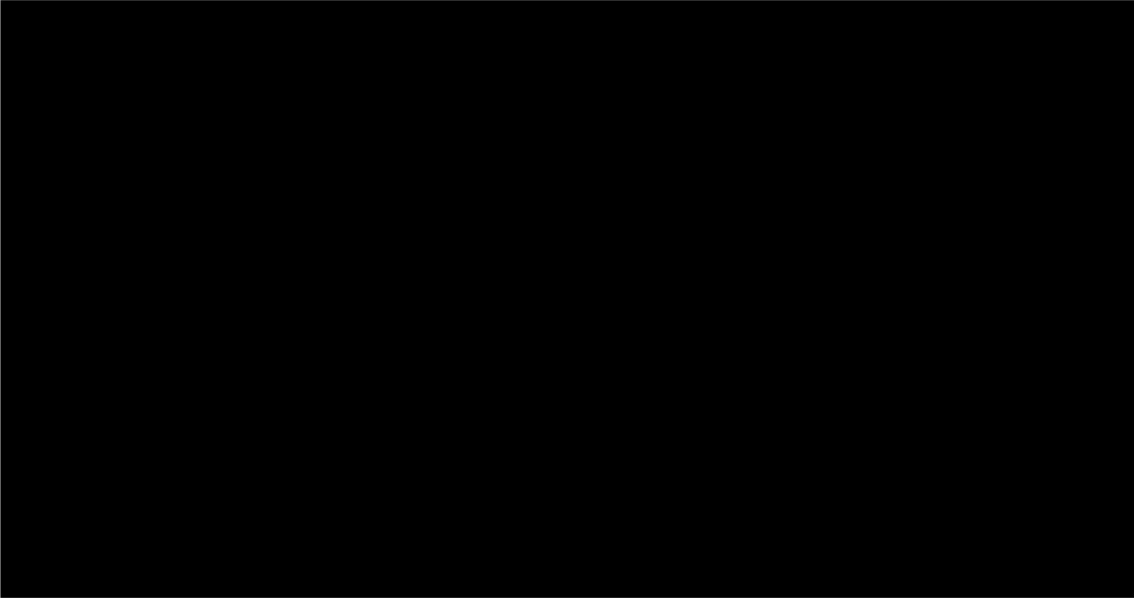
Many Thanks

Kind Regards

Janine Sachs



BE REALISTIC-PLAN FOR A MIRACLE



Dear Ms Haji-Ismail

Firstly thank you very much for bringing about some order and refusing the demolition application. Please do everything in your power to refuse the application for the variation because this is not really a minor alteration to the plan, is it?

Kindest regards

Maryam (Alaghband)



Dear Sir,

I write to say that it is not acceptable for the site designated for 100 Avenue Road to be left as a demolition site for an unknown period of time. I understand that Camden themselves believe that this would 'harm' the community and be a major alteration to the permission granted. In truth I would hope that the whole horrible and unpopular scheme is completely ditched, but in any case, please do not allow this unsightly demolition scar our neighbourhood.

Yours

Clive Beecham

Email:
Clive Beecham
Director
Zertus UK





Dear Mr Haji-Ismail

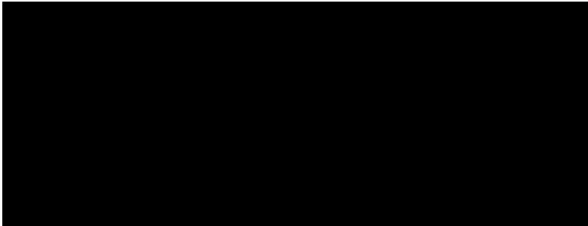
I gather that following the recent rejection of plans to demolish 100 Avenue Road, that the developers are trying to get their own way by means of a sneaky technicality

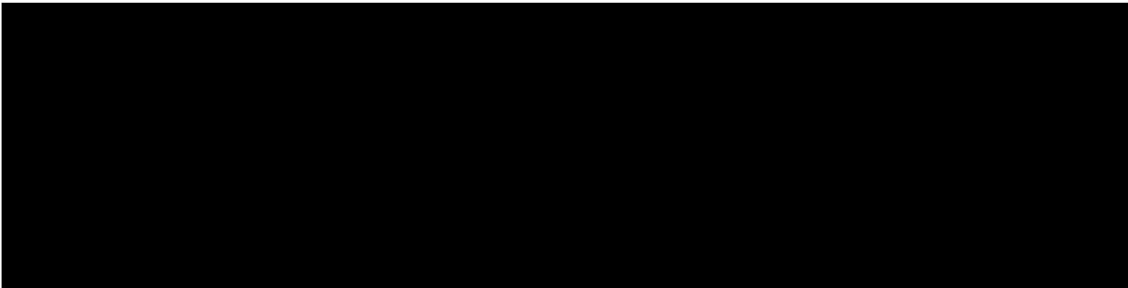
Because it is not yet known when, or even if the 100 Avenue road development can go ahead as planned, I believe that Camden Council must conclude that a demolition site for an indeterminate period, with an unknown outcome - whilst awaiting approval of foundation plans - would, by Camden's own definition, 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.

Yours sincerely

Patrick Meier
139 King Henry's Road
London NW3 3RD





Dear Zenab Haji-Ismail

I refer to the above Planning Application

It is essential that you do not allow a the demolition at 100 Avenue road before a plan is in place as a demolition site 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 gyratory and the impact on the neighbouring streets would be unacceptable by any standards.

Camden has already opposed this application for early demolition

"would result in the risk of significant harm to visual amenity and the amenities of neighbouring occupiers" [Decision Notice [04/05/16].

As you know It could take some time to approve these plans, given the precarious location of a 24 storey tower above Swiss Cottage tube's southbound tunnel. For this reason it is possible that it might ultimately not be feasible to construct the planned development at all.

If Essential Living demolishes before the full plans are approved, "planning permissions" would be triggered which would automatically cancel the three-year time limit within which development must commence. Thus they could then vary their original scheme without submitting a new planning application.

*Since it is not currently 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, would, by their 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. Therefore permission to vary condition 31 must be refused.

Please can you make sure that there is absolute due diligence and consideration before allowing the demolition to go ahead before planning has been approved.

Yours sincerely
Gill Solnick



I was at a meeting last night where this was discussed and what really bothered me was the fact that the development is above the tube station. How deep would the foundations have to be? The same amount of accommodation could be provided without having one huge tower. I do hope that Camden will not allow the present building to be demolished before the full plans are approved.



Dear Madam,

RE: 2016/2803/P - 100 AVENUE RD NW3 3HF

I received a letter addressed to both myself and my husband yesterday giving us 21 days from the date of the letter to comment on the above numbered application. As stated we received the letter yesterday but it was dated 26th May 2016 - sent apparently 2 weeks earlier???

We are both totally opposed to any variation of Condition 31 of planning permission 2014/1617/P being given - namely to allow a change in the point at which full details are submitted since such full details are essential because of the nature of where the site and its presumably deep foundations will be. For example, Swiss Cottage underground station and tracks run beneath or are very close. The developers are proposing to start demolition works without any proper prior approval of basic necessities such as foundation plans. This is a major material alteration to the original plan and so cannot be allowed.

A demolition site encourages vermin, refuse, more pollutants than any other. This site will be left for months whilst awaiting relevant approvals. It would be right next to our Public Library, Sports centre, my doctor's Surgery, and in a very busy major traffic dense area.

Please think very carefully about these issues. Do not allow a variation of Condition 31.

Yours faithfully

Catherine and Ralph Freeman

PS That is two separate objectors.



Dear Zenab,
Our comments are-

Since it is not currently known when or 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, would by their own definition, cause 'Harm' to the community & amenity & in any case be considered a 'Major' material alteration to the original plan & not a 'Minor' one. Therefore permission to vary condition 31 must be refused.

Yours faithfully
Kiran Ahuja
VIRENDRA Ahuja

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Sent from my iPhone