



Dear Dear Zenab Haji-Ismail,

Ref: 2016/2803/P-100 Avenue Road, NW3 3HF (addendum).

The EU Referendum result of 23rd June has been a seismic shift for everyone in the UK as well as the EU and beyond and the economic fallout has become very real over the last two weeks, in particularly in the housing, construction and building development market. Developments are being put on hold indefinitely in London and banks (UK, EU & International) have stopped loans to building projects and there has been complete change in the housing market in terms of value and demands. This is a fundamental and significant material change of circumstances and warrants that Essential Living must demonstrate and guarantee that they still have the promised funding in place for their proposed project. To add to my objection of 22/7/2016 (which I still maintain (see below)) it would be utterly irresponsible for Essential Living to demolish the building at 100 Avenue Road.

Indeed, the very basis for building the tower in the first place needs to be re-examined as it is no longer relevant to a post-brexit London / UK. It cannot & must not be that plans carry on as usual and we find ourselves living indefinitely in the shadows of either a dangerous, unsightly, hazardous pile of rubble or even a 'white elephant' tower block many years down the road that serves no positive purpose to the community other than a reminder of inaction and a symbol when things were different in the EU days.

Yours sincerely,

Marc Boettcher



Dear Zenab Haji-Ismail,

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

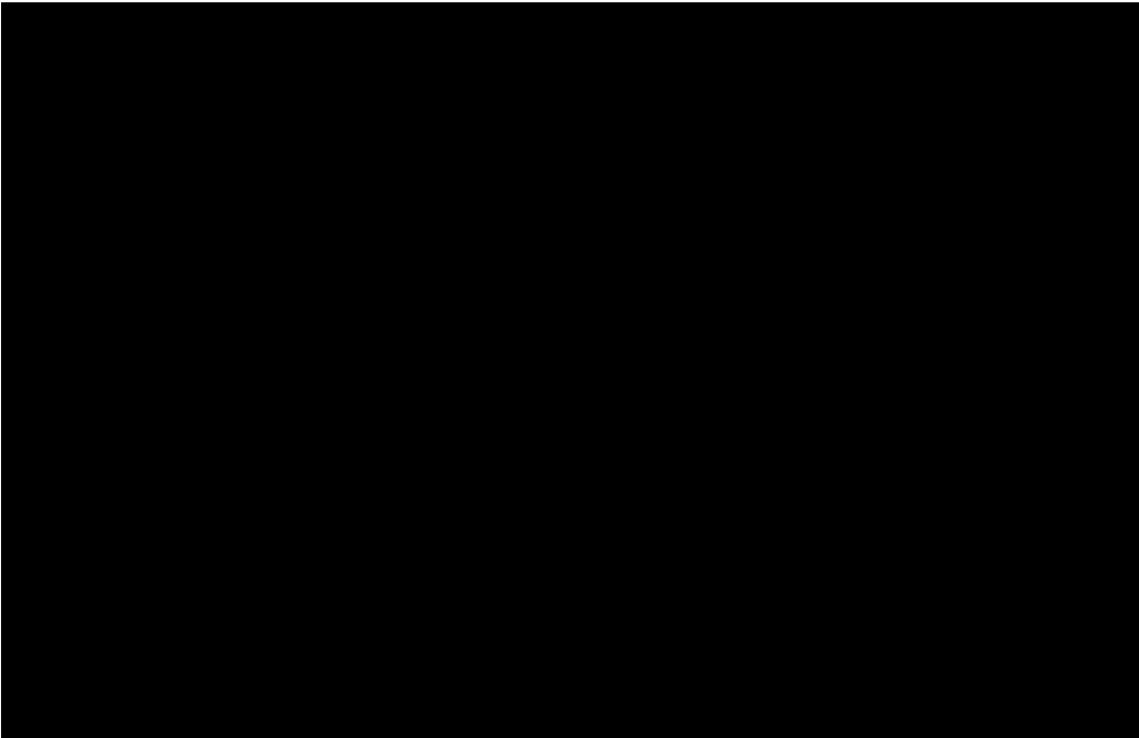
I'm no architect, builder or urban planner, but I find it baffling, inconceivable and utterly irresponsible that the council is considering ignoring (their own) due process by allowing the Tunbridge Wells registered company Essential Living (EL) to demolish the current property at this address in London 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



**VARIATION TO CONDITION NO 31 – APPLICATION NO 2016/2803/P**

Dear Zenab

I have a serious objection that I hope to make crystal clear:

It is becoming alarmingly obvious that Camden officers have decided that it is acceptable to vary condition 31 on the basis that the 'outline method statement' - as agreed by TfL for how to safely demolish the building above ground - has somehow made it acceptable for early demolition to proceed.

But the 'Outline method statement' does nothing of the sort. It will do nothing to ameliorate harm to the amenity and the local community in all the time it will take for the foundation plans to be approved by TfL and the Council. Meanwhile the community would be living with a demolition site and exposure to the air and noise pollution from the A41 – for who knows how long and maybe even forever if the parties cannot agree.

The outline method statement does not obviate, in any way, any likely delay.

Indeed if, as Camden claims, no delay is anticipated - then why is EL willing to put themselves, the Council and the local community through an entire planning process just to get this variation passed? Theoretically, they have no need for it.

When the Secretary of State imposed Condition 31 it was designed to protect both the infrastructure and the community.

Regards

Edie Raff

Save Swiss Cottage



**To:** LB Camden - Regeneration and Planning, Development Management

**For the attention of:** Zenab Hafi-Ismail, Planning Officer

**From:** Richard Ferraro BA(Hons) DipArch ARB RIBA FRSA

28 Palgrave House, Fleet Road, London NW3 2QJ

**Subject: 100 Avenue Road - Minor Material Amendment - Planning Application  
2016/2803/P**

**4th Letter of Objection from Richard Ferraro**

*Note: When I refer to Conditions 1 and 31, I refer to the Conditions of the Planning Permission for the main development at 100 Avenue Road, as set out in the Secretary of State's decision letter dated 18 February 2016, Ref: APP/X5210/W/14/300616.*

Dear Sir/Madam,

Documents are now in circulation from Camden Council, telling us that Planning Officers are in support of the proposal from Essential Living to amend Condition 31 of the original Planning Permission for the 24 storey tower at 100 Avenue Road. It is also clear that the Council does not intend to ensure by any means at all that the new building at 100 Avenue Road will be constructed immediately following demolition of the existing office building. It is essential to minimize the time lapse between demolition and construction, to minimize harm to the local community and to the Swiss Cottage public open space.

The Council recognises this harm and, because of it, an earlier version of this Planning Application was (correctly) refused by the Council. The Council cannot now change its mind about the actual harm arising from the empty site, following demolition and before construction of the development.

Let us be clear....if Condition 31 is amended as Essential Living wants, and if there is no other effective Condition or safeguard, then Essential Living has a win/win/win/win/win situation, ie:

- 1.) Early achievement of a non-time-limited Planning Permission under Condition 1, by demolition (only); and
- 2.) Early release from Business Rates on the office building; and
- 3.) No need to solve the engineering problems with TfL at this stage, if Essential Living chooses to put the construction on hold (which they would be free to do); and
- 4.) Significantly increased flexibility for Essential Living to delay the construction of the development indefinitely if they so wish; and
- 5.) Improved commercial position should Essential Living wish to sell the site prior to construction, because the site would more easily and quickly have the benefit of non-time-limited Planning Permission.

And...all these advantages handed to Essential Living on a plate by Camden Council, whilst protection of the local community is thrown out of the window. All of this is unacceptable. I strongly object.

**I therefore request (again) that the Council refuses Planning Application 2016/2803/P.**

Yours sincerely,  
Richard Ferraro  
(Contact details as above)

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