

Enirayetan, Oluwaseyi

From: Alan Fox [REDACTED]
Sent: 06 February 2017 10:23
To: Cassidy, Michael; Planning
Subject: 2016/6699/p

100 Avenue Road.

I see this dreadful scheme is still in play. I objected to the proposal earlier.. and still object on grounds of massive over-development and loss of local amenity and blight to surrounding residents.

Please confirm that the latest submission by EL is a VARIATION , and thus requires full public consultation.

Their request for early demolition MUST be denied, as the detailed plans have not yet had independent scrutiny. Please confirm Camden will undertake independent engineering analysis of these plans.

Alan Fox
15 Makepeace Ave N6 6EL

Enirayetan, Oluwaseyi

From: David Reed [REDACTED]
Sent: 07 February 2017 13:08
To: Cassidy, Michael
Cc: Planning
Subject: Planning Application No. 2016/6699/P

Ref: Application No. 2016/6699/P

Dear Mr Cassidy,

This application contains some worrying changes which will have a major impact on the residents of Swiss Cottage, Finchley Road and Belsize Park as well as the thousands of people who visit these areas every day.

Because this application includes new proposals such as the closure of the market and tube entrances, this application is a ?variation? and MUST be made subject to a full and comprehensive public consultation, not some back-room deal by Camden's planners.

The 'variations' are MASSIVELY SIGNIFICANT: it says that tube access stairs on Eton Ave and Avenue Road will be closed at certain stages (unspecified) which means there will be no access to Swiss Cottage tube on this side of Finchley Road.

In addition, according to the demolition contractors **John F Hunt Demolition Ltd**, all demolition trucks will enter from Avenue Road between the library and the 100 Avenue Road building, then go up through the Swiss Cottage Park (which is just being upgraded!).

How will this happen? That entrance at Avenue Road is the MAIN ONE USED BY ALL PEOPLE visiting Swiss Cottage facilities and going from the transport links to their homes, thousands of people PER HOUR use this route!.

Then these massive trucks will be sent down through the pedestrianised area of Eton Avenue (outside the Hampstead Theatre) where markets run 5 days a week!

There is no discussion of how this traffic will be able to do that without massive safety implications, unless the whole area is closed. This would mean the closure of the markets, including the very popular Farmers' Market on Wednesdays when the area is COMPLETELY FULL so trucks will not be able to get through at all!

Similarly, on the other days, Thursday to Sunday, there can be a dozen stalls and vehicles in the area as well as thousands of people passing through and across the area including hundreds of students at the Central School for Speech and Drama and the patrons of the Theatre. Groups of schoolchildren also pass through the area on their way to and from the Library, the leisure facilities and the Community Centre.

The people planning the demolition and construction, John F Hunt Demolition Ltd, FAIL TO EVEN MENTION the use of the local roads, here is what they say:

The designated traffic routes to and from the site and to and from the originating and final locations are to be determined using the following philosophy:

The avoidance of using residential roads particularly those with sensitive areas such as schools, hospitals,

community centers etc.
Avoiding any school starting and finishing times
The routing to the major A roads as quickly as possible
Avoiding routes through any residential areas

NONE OF THESE POINTS CONSIDERS THE ACTUAL FACTS OF THE AREA!

Access to the site HAS TO BE from Avenue Road, between the Library and the current building, the main pedestrian route through the Park. Then the trucks will travel THROUGH THE PARK up to the PEDESTRIANISED section of Eton Avenue from which the only EGRESS is through the Market Square which is in use all the time.

Traffic then emerges at the crossroads of Eton Avenue and Winchester Road and Adamson Road, and the only way out from there is down the streets mentioned which all POSE MAJOR PROBLEMS: Eton Avenue has several schools along its length and ends at a congested junction with England's Lane; Winchester Road goes south to Adelaide Road, again to a busy junction controlled by traffic lights. Jams are already frequent here, all year round; exiting via Adamson Road is even more complex, with several junctions and local roads needing to be used which are impassable by large trucks.

In addition, while the claim to want to avoid 'sensitive areas' on the corner of Eton Avenue and Winchester Road is the Mora Burnett Residential Home for mostly housebound older people, AND the Swiss Cottage Community Centre is on Winchester Road, and the Adelaide Road has the newly opened Swiss Cottage Academy school. ALL OF THESE ARE MASSIVELY SENSITIVE AREAS AND CANNOT BE AVOIDED, WHICH IS WHY THESE PLANS SHOULD NEVER HAVE BEEN ALLOWED IN THE FIRST PLACE.

Allowing heavy trucks to use this area will be a disaster, so I have to ask why Camden planners have classed this application as a 'discharge' of planning condition 31, when it is a blatant attempt to VARY Condition 31.

This requirement was set by the Planning Inspectorate after the major Public Inquiry in 2015, subsequently approved by the Secretary of State, and should not be changed without proper consultation of all those affected.

Camden Council has failed in its duty to publicise this application and to give people an opportunity to comment on the application as a result of the total suspension of all planning email alerts since early January.

The offer to extend the consultation period is totally inadequate given that many local people still have received no detail of the planning application. At a minimum, Camden Council must ensure that this application is re-registered so that a full notification can be sent in the proper way to local people.

Given the unusual circumstances, site notices should also be displayed AND PROMINENTLY, not just a notice stuck on a window no one passes near.

Camden Council must obtain and publish an independent assessment/report of the final, detailed foundation plans for 100 Avenue Road, from a trustworthy, independent, external civil engineering company. Anything less would be unacceptable, the Council MUST ensure the safety of ALL USERS of the Swiss Cottage facilities including tube users, pedestrians, visitors and residents.

Your planners already failed us in not ensuring a building of value to the community was preserved and developed, it is now up to our democratically elected councillors to make the developers give the local community some respect.

David Reed
Treasurer, Save Swiss Cottage Action Group

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Tel: 020 7722 2907; **Mobile:** [REDACTED]
Email: [REDACTED]

Enirayetan, Oluwaseyi

From: Agnes Balint [REDACTED]
Sent: 07 February 2017 20:11
To: Cassidy, Michael
Cc: Elizabeth.Beaumont@Camden.gov; Planning
Subject: Fwd: 100 Avenue Road - App.No. 2016/6699/P

Dear Mr. Cassidy,

I sent you the email below on 2nd February but did not receive confirmation that it was received.

- nor is it on any of the lists of Responses of your website.

Perhaps my letter was not read - so I am sending it again.

Once again I would like to say that I object to Essential Living proposing to prematurely demolish the existing building without having complied with Condition 31 and on top of it planning to close the Eton Avenue Tube entrances as well as planning to obstruct the marketplace with demolition truck and other equipment..

Kind regards

Agnes Balint
24 Eton Court
NW3 3HJ

-----Original Message-----

From: Agnes Balint <balintagi@aol.com>
To: Michael.Cassidy <Michael.Cassidy@camden.gov.uk>
Sent: Thu, 2 Feb 2017 13:21
Subject: 100 Avenue Road - App.No. 2016/6699/

Dear Mr. Cassidy,

I was advised rather belatedly by an e alert from Camden Planning Office on 27th January at 21:50, that an application has been made to demolish the existing building on 100 Avenue Road, with the final date for objection on 7th February. This leaves residents only 11 days to contact you which does seem a rather short time and really, rather strange!

I do strongly object to demolition work being started before Essential Living gets the approval from the London Underground, Building Control and Highways Authority. .

This may take many months or even years, and we residents of the Swiss Cottage community would be left with an ugly, derelict space for a long and indeterminate period of time.

Also, without the protection of the existing building neighbourhood residents would be subject to increased pollution from traffic, dust and debris of Finchley Road for many months or even years..

Rather than pleasing - or buckling under pressure from some off-shore company like Essential Living you should abide by condition 31 and be concerned for the welfare and safety of our community.

Kind regards,

Agnes Balint

24 Eton Court
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