

**Dike, Darlene**

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**From:** ANTHONY KAY [REDACTED]  
**Sent:** 20 February 2017 15:36  
**To:** Cassidy, Michael  
**Cc:** Planning  
**Subject:** 100 Avenue Road NW3 3HF ref 2016/6699/P

ANTHONY H. KAY LLB.  
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[REDACTED]

20 February 2017

VIA EMAIL

Michael Cassidy Esq.  
Planning Officer  
London Borough of Camden

Dear Sir,

**100 Avenue Road NW3 3HF  
Planning Application ref 2016/6699/P**

I am writing to register my objection to the above application, in particular to what appears to have been described as a discharge of condition 31, but which would seem to be in reality an attempt at a major variation.

As mentioned previously with regard to the several prior attempts to have this condition varied, in particular I would refer to the following objection that the major engineering feat of building a 81 metre tower directly above Swiss Cottage tubes southbound tunnel on soft London clay with a tendency for subsidence and currently insufficient piles to take such a structure may turn out not to be feasible or viable for the planned development to go ahead at all. If this condition were to be varied it may result in the demolition of the existing buildings being now permitted, which could result in an empty site for many years, with all the adverse consequences set out in many previous objections.

In addition it is now proposed that the Eton Avenue and Avenue Road entrances of Swiss Cottage Underground station are to be closed for an unspecified period, which will mean only limited access will be possible from the other western side of Finchley Road. Also it is proposed that all the demolition trucks will access the site from Avenue Road near the library and exit through the pedestrianised area at the western end of Eton Avenue. My wife and I live in Crossfield Road about a minutes walk away from the above site, and we are continually walking through this area at all times of the day, to Swiss Cottage Underground Station, to the Library, and to get to Finchley Road and its shops. Given our circumstances my wife and I will be greatly affected by all the above, which will considerably adversely affect our own ability to safely get about. In addition the closure of several of the most used exits to a busy underground station could have safety implications, as well as HGVs going through a busy pedestrianised area, quite apart from how this is going to tie in with the functioning of the market.

Generally I consider it is important that all planning conditions are strictly adhered to, prior to Essential Living being allowed to start any development such as the demolition of the existing buildings, which should not be allowed until it is clear that Essential Living will in fact be able to fulfil all the planning conditions. Accordingly they should not be allowed to make a start with demolition while it is still unsure whether they will be able to comply with all the planning conditions, and piece meal applications for amendments such as this should be refused. Accordingly unless this application is rejected, being of such significance it is important that it is referred to a hearing by the members of the Planning Committee.

Yours faithfully,

A.H.Kay