

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/6699/P	Peter Symonds, CRASH	48 Canfield Gardens London NW6 3EB	19/02/2017 15:44:17	OBJ	<p>CRASH (The Combined Residents" Associations of South Hampstead) objects in the strongest possible terms to this application to discharge Condition 31 so as to allow the existing building at 100 Avenue Road to be demolished before detailed below ground construction method and design appraisals - with all the serious implications for piling above the tube station which lies immediately beneath the site -, have been completed, supplied, examined by experts and approved by TfL the Highways Authority and Camden"s own Building Control.</p> <p>Camden should not need reminding that Condition 31, imposed by the secretary of state, requires that "no demolition or above or below ground development may commence until full detailed engineering plans for foundation and piling works have been submitted, agreed by TfL and approved by Camden Council". That Camden planning officers continued pre-planning advice to EL allows these developers to believe they have the right to ignore and so circumvent this important legal condition is deeply concerning, as is Camden"s apparent willingness to allow Essential Living to register this application as a "discharge". The new requirements of the closure of entrances to the tube station, the interference with the street market caused by the access of demolition trucks crossing the pedestrian area of Eton Avenue, and the disruption to the life of residents and businesses in the immediate area - all of which have been added to this application since EL"s last abortive attempt to discharge condition 31 - clearly make this a "variation".</p> <p>CRASH members, like local Swiss Cottage residents in general, have, from the very first EL application, had very serious doubts about Camden"s transparency in their dealings with these developers and their apparent readiness to side with them rather than the concerns of local residents. Our scepticism about Camden"s motives has been further increased by the apparent IT "wipe-out" which prevented any email alerts being sent out through January, thereby ensuring that residents were not made aware of EL"s latest application until it was almost too late to object. Camden"s "mistake" has given rise to a suspicion that the "glitch" was nothing more than a blatant attempt to smuggle this latest application through the planning process before any resident noticed.</p> <p>In order to restore public trust and convince increasing numbers of sceptical residents of Camden"s complete transparency in this issue, council should ensure that this application is re-registered as a "variation, ensure that the applicant complies with the secretary of states condition 31, and that Camden now engages the service of an external civil engineering company to produce and publish an independent assessment of the detailed foundation, piling and construction plans for the site when Essential Living finally deigns to submit them. Residents will be satisfied with nothing less!</p> <p>We have legal advice confirming that any decision which allows EL to ignore Condition 31 and demolish the existing building at 100 Avenue Road before the necessary detailed foundation and construction plans have been approved would open Camden up to legal action.</p> <p>We respectfully request that application 2016/6699/P be refused.</p> <p>Peter Symonds Chair The Combined Residents" Associations of South Hampstead.</p>

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2016/6699/P	Stephen Williams for and on behalf of Netherhall Neighbourhood Association	Little Hosse A 16A Maresfield Gardens London NW3 5SU	16/02/2017 23:33:33	OBJ	<p>The Netherhall Neighbourhood Association note that the Developers for 100 Avenue Road have submitted to you to discharge Condition 31 of their Approval in which they are required to provide a Method Statement.</p> <p>Unfortunately the Applicant's plans are incomplete and they are therefore not in compliance with the requirements of Condition 31 requiring complete plans to be submitted.</p> <p>The Applicant has also now submitted proposals that will force the closure of the Swiss Cottage Street Market and closure of an access to the Jubilee Underground Station. These proposals are new and were not revealed in the original application. The market is an essential element of our way of life in our Area and its loss will have a major detrimental affect on our community. The loss of an access to the Jubilee line will cause severe disruption and inconvenience to people using public transport. Any proposal should avoid the closure of the Market and Tube Station access.</p> <p>The introduction of such new major changes is not suitable to be dealt with simply as a discharge of Condition 31.</p> <p>The application ought to be both revised and re-registered as a variation to make it a Public Consultation which would entail proper site and press notices, and the opportunity for it to be brought to planning committee.</p> <p>We therefore oppose the discharge of Condition 31.</p> <p>Netherhall Neighbourhood Association</p>
2016/6699/P	Francoise Findlay Chairman Elsworthy Residents Association , BCAAC member	1 Lower Merton Rise NW33RA	17/02/2017 10:55:51	COMMNT	<p>This above application appears to be yet another attempt to demolish the existing building before completing the detail of the future construction, particularly that of the foundations/basements. In order that the building is not demolished and the site allowed to remain derelict behind a hoarding and thus blighting the communal areas that lie all round the site for an indeterminate length of time, full permission with all the detail must be agreed.</p>