



**In order to restore public trust and transparency, Camden Council must take these measures:**

- This application, number 2016/6699/P must be re-registered and sent, per Camden's obligations, to all those registered for planning e-alerts.
- Because of new proposals including the closure of the market and tube entrances, this application is a 'variation', therefore must be made a public consultation.
- 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.

This would not only restore democracy but also, more crucially, ensure the safety of Swiss Cottage tube users, nearby pedestrians and residents of the yet to be built tower.

On top of this Camden Council has cut our refuse collection to every fortnight without consultation of residents. Lets be fair to the residents of Camden.



Dear Michael Cassidy,

As a long-term Swiss Cottage inhabitant, I am appalled to hear, quite suddenly, of Essential Living's renewed proposal to demolish the above perfectly good building and build a 24-storey tower over our tube station.

I understand this will involve heavy use of the public space currently occupied by our market, together with temporary closure of the tube entrance on the north side.

I have been receiving Camden's notifications of planned works and this is not on it. Why? .


Please make Essential Living re-register and send out those e-alerts.

Please have a public consultation on the planned disruption of the street market and the closure of one or more tube entrances.

And please get final detailed plans and an independent assessment.

In allowing this plan to go ahead without those steps, Camden will be acting in an irresponsible and dangerous manner. Besides which, the current 100 Avenue Road has many excellent points which this tower will not have.

Yours sincerely,  
Karin Fernald  
2 Daleham Mews NW5DB



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  
NW33HJ

NW3 3HJ



Just found the email PlanAlerts sent to me at 18.42 this evening Thurs 2nd Feb. Previous explorations of spam had not revealed any. There is no reference to 100Ave in this alert and nothing to click on to reveal it, no truncations! It looks as though things are partially fixed.

Before seeing these late Alerts in spam, at an earlier point this evening, I re-registered for a wider area. I don't mind if the previous list is used or the new one just so that I get the Alerts.

I will report back tomorrow. Regards Elaine Chambers

In a message dated 02/02/2017 18:31:10 GMT Standard Time, Elizabeth.Beaumont@Camden.gov.uk writes:

Dear Elaine,

Thank you for your email. Our records show that an email was sent to you at 6:13 this morning including 100 Avenue Road. I also personally signed up for the Swiss Cottage ward to ensure I could check if there were any issues and I received my email this morning at 06:13 which is attached.

In order to assist at working out what the issue is please can you confirm if you have another email address we can use to create a new alert and see if this works for you.

Kind regards,

Elizabeth

Elizabeth Beaumont  
Team Manager, Planning Solutions (West Team)

Telephone: 020 7974 5809

[\[See the attached file\]](#) [\[See the attached file\]](#) [\[See the attached file\]](#)



Dear All, **Again I am still not getting any Planning Alerts.**

I have not changed my IP provider nor my email address. As there was no previous difficulty in sending me Plan Alerts previous to the glitch, it cannot be a problem that stems from my email provider!

I have been informed that Ms Beaumont has instructed the Planning dept to re-register the Applic from E.L. re:100Ave Rd. Thank You.

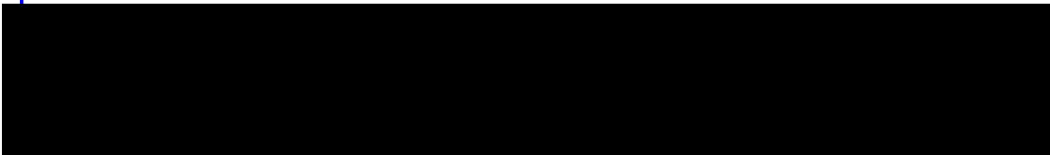
However, I have no email alerts with or without 100AveRd and I so my democratic right to be informed is failing dismally and daily.

I would appreciate your techs phoning me in order to sort out this problem.



Regards, Elaine Chambers

This e-mail may contain information which is confidential, legally privileged and/or copyright protected. This e-mail is intended for the addressee only. If you receive this in error, please contact the sender and delete the material from your computer.



New and updated planning applications within the following wards:

**Swiss Cottage**

**New applications (2)**

**162A Goldhurst Terrace London NW6 3HP**

Amendment to skylight of approved application granted on 11/10/2016 (ref: 2016/4716/P for the erection of a single storey rear extension to flat.)

Application number: 2017/0554/P

Application type: Historic application

[View Application](#)

**100 Avenue Road London NW3 3HF**

Details pursuant to Condition 31 (outline method statement) of planning permission 2014/1617/P dated 18/02/16 for demolition of existing building and redevelopment for a 24 storey building comprising a total of 184 residential units and flexible commercial and community use with associated works.

Application number: 2016/6699/P

Application type: Approval of Details

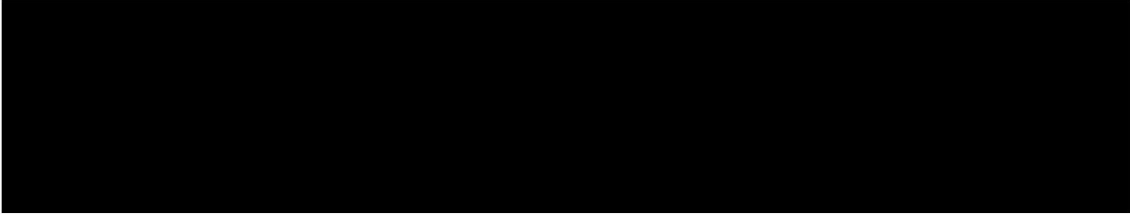
[View Application](#)

Please [give feedback](#) to help us improve this service.

If you no longer want to receive emails from us regarding these criteria you can [unsubscribe](#).



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I complain most strongly regarding the above application for planning as follows-----

1. The application has not been widely distributed by Camden Council.
2. Essential Living are still seeking to demolish the existing buildings on the site even though this has been refused.
3. Essential Living is still seeking to build a 24 storey tower block above Swiss Cottage Station even though their foundation plans have been found inadequate both by yourselves and Transport for London and even dangerous
4. The plans for 100 Avenue Road will not benefit anybody living in the area

Sincerely

Caroline Caplan  
Flat 1  
69 GREENCROFT GARDENS  
NW6 3LJ

Sent from my iPad



**Re: application: 2016/6699/P 100 Avenue Rd .  
Developers Essential Living**

**Plans for this Applic are not complete.** No decision can be made by Camden until all plans are completed. I wish to be reassured in writing by Mr Cassidy (or any replacement for him who might claim not to have known) and also backed up by Ms Beaumont that Camden will carry out its responsibility on this matter.

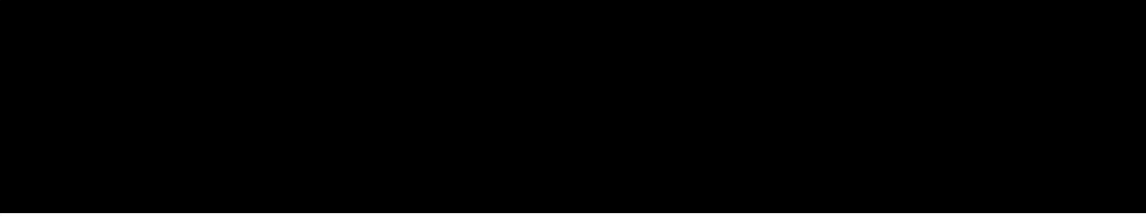
This **application has been extended** by the developers adding closure of the market, change of access to Swiss Cottage tube.

Please note, and again acknowledge in writing to me this **Variation** on the original application should and must now be properly **re-registered**. Consequently this then must become open to **public consultation**, site notices, press notices, will be needed and the new application brought to the **planning committee again** for thorough consultation.

I shall also expect to see my concerns here set up on the website within the next few days.

Regards, Elaine Chambers





Dear Mr Cassidy,

**OBJECTIONS: 100 Avenue Road Application 2016/6699/P**

As a long-term Belsize Park/Hampstead/Swiss Cottage resident I am shocked to hear out of the blue quit of Essential Living's renewed proposal to demolish the above perfectly good building and build a 24-storey tower over our tube station.

I understand this will involve heavy use of the public space currently occupied by our market, together with temporary closure of the tube entrance on the north side.

I have been receiving Camden's notifications of planned works and this is not on it. Why is this? .

Please will you personally take all necessary steps to ensure that Essential Living re-registers and please also send out those e-alerts.

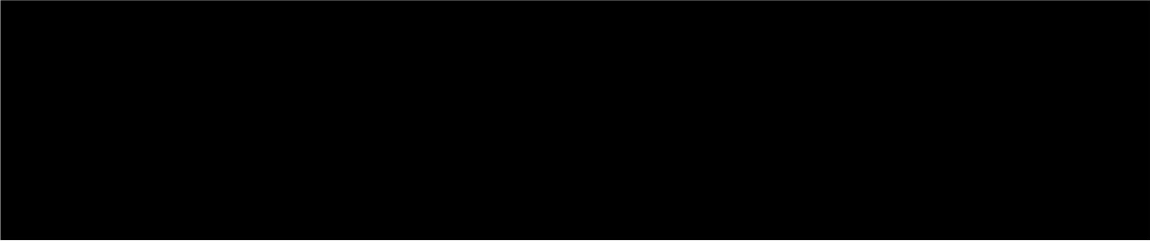
I would ask that we should have a public consultation on the planned disruption of the street market and the closure of one or more tube entrances.

And please provide all interested rate-payers with the final detailed plans together with an independent assessment.

In allowing this plan to go ahead without those steps, Camden will be acting in an irresponsible and dangerous manner. Apart from which, the current 100 Avenue Road has many excellent points which this tower will most assuredly not have.

Yours sincerely,

Jenny Fasal  
Flat 1, 20 Daleham Gardens, London NW3 5DA



Dear Mr Cassidy,

**100 Avenue Road**

Easy Living are again trying to bypass due process (Condition 31) by applying to demolish this property before full detailed plans for the construction and piling of the proposed tower block have been agreed by TFL and approved by Camden Council.

Please assure me that Camden will prevent the demolition of 100 Avenue Road until TFL has produced and published its assessment of the detailed foundation, piling and construction plans for the site when they are submitted.

Yours sincerely,

Anne Charvet  
60 Compayne Gardens  
NW6 3RY



Dear Mr Cassidy,

In the email I sent you on the 11th I put an incorrect name for the developer. I have amended it in the copy below.

Yours sincerely,

Anne Charvet  
NW6 3RY

Begin forwarded message:



Dear Mr Cassidy,

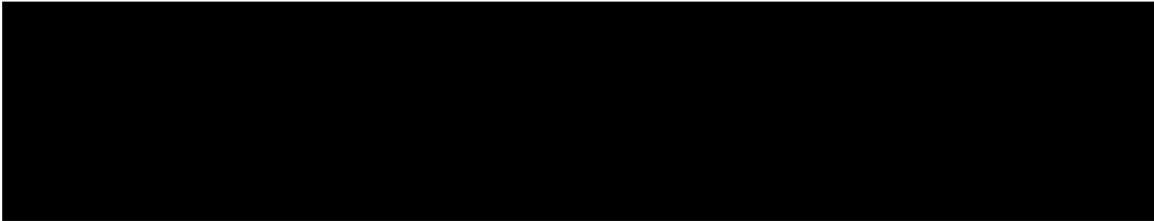
**100 Avenue Road**

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Please assure me that Camden will prevent the demolition of 100 Avenue Road until TFL has produced and published its assessment of the detailed foundation, piling and construction plans for the site when they are submitted.

Yours sincerely,

Anne Charvet  
60 Compayne Gardens  
NW6 3RY



I wish to object to the application to discharge condition 31 on the following grounds:

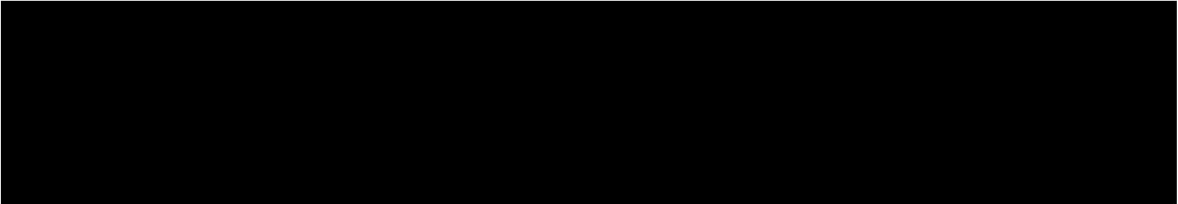
The submitted plans are incomplete, surely they must be complete before any decision is made.

There are new additions to the application such as access to Swiss Cottage Tube and closures to the market. This is a variation subject to a Public Consultation entailing proper Site and Press notices.

We need to see independent expert verification from external experts such as Civil Engineers etc.

Regards

Lorayne Duggan



The purpose of this letter is to **STRONGLY** oppose the application to discharge condition 31, and recommend it be disallowed. Instead, a proper, public consultation should be done as a variation - and not in the middle of the summer when few residents are here.

My family and I, including our young children, live on Adamson Road, within meters of this development.

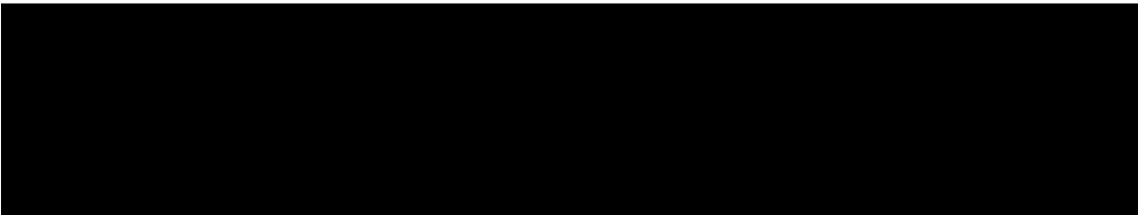
Both engineering science and common sense say that foundations are the critical part of any building, whether a tool shack or a skyscraper. What makes 100 Avenue Road unique of course, is the extremely sensitive nature of those foundations, sitting directly on top of underground transportation lines - tube, train, and pedestrian - and squarely in the middle of a high density urban area. This development is also right in the heart of our Swiss Cottage neighbourhood - our leisure centre, library, Hampstead theatre, several schools like the Hall, UCL, and Swiss Cottage School, the Odeon cinema, and major transportation links in/out of London. With HS2 and CS-11 proceeding, despite community opposition, and forcing severe disruption on our small community, especially a very tight residential road network, discharging this condition now on top of those two projects, is condemning Swiss Cottage, plain and simple. Although it is bad enough that the present building sits vacant, it was be far worse to demolish it now, without detailed planning 100% complete, reviewed, and approved by all vested parties, given the sensitive nature of the foundations. I cannot condone the apparent strategy of the applicant to just 'lets tear it down now, and we'll figure out the important details later'. It doesn't take a rocket scientist to figure out the recklessness of this approach.

I am shocked to understand that the basic amenities, like our community market (for which people's livelihoods depend!) and underground access would be lost or severely curtailed. I am also shocked at the use of residential roads and the pedestrian plaza for heavy lorry traffic - such a plan is simply not compatible or practical in this area. These plans are unacceptable. I do not want a demolition site sitting there for potentially years while 'the details' are agreed. The amount of noise and particle pollution would be obscene, not to mention safety issues.

Please **DO NOT** approve this discharge and instead, have a full and open consideration of this important request as a variation.

If 100 Avenue is to proceed, it must be done correctly, safely, and transparently.

Charles Rozes  
Connie Rozes  
Aidan Rozes  
Jason Rozes



I see Essential Living has again applied to waive the planning permission to start work on demolishing the building at 100 Avenue Road before full approval has been given for the foundation work.

As this involves the tube at Swiss Cottage surely it would be more sensible to wait for the approval of the relevant authorities?

It would appear that Camden have abrogated all responsibility for this site and simply want to be done with it regardless of the problems which will arise should they simply roll over and let Essential Living get away with whatever they propose.

I realise there is no longer any point in still protesting against the whole scheme but PLEASE protect us from being ridden over rough shod by this company.

Stand up for the borough for once.

Norma Papp.



Dear Michael Cassidy,

Ref. Planning Application No.2016/6699/P

I am writing to ask you urgently to ensure that Essential Living and their agents do not commence any work or demolitions on 100 Avenue Road until all detailed foundation plans are fully complete and approved.

The above Planning Application needs immediate re-registration as a 'variation' and not a 'discharge' of 'Condition 31'.. An independent assessment of any further plans submitted ny Essential Living, or its agents, is of primary importance and before the Council makes its decision on this matter -which is of great importance to those who live in this area - a public consultation must be held.

I hope to hear that the Council has agreed to the above.

Yours sincerely,

*Shirley Malin*