



Sent: 17 March 2017 13:18
To: Planning
Subject: FW: Your Ref. 20403-SI-B111 - Application 2016/6699/P - 100 Avenue Road
London NW3 3HF
Attachments: image001.wmz; image003.wmz; image005.wmz; LONO Planning submission.pdf

Hello,

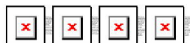
Please could you redact and upload this response (including email below) onto HPE Records Manager under application 2016/6699/P - 100 Avenue Road.

Thanks,

Michael

Michael Cassidy
Principal Planner

Telephone: 0207 974 5666



From: Location Enquiries [Redacted]
Sent: 13 March 2017 11:13
To: Cassidy, Michael
Subject: RE: Your Ref. 20403-SI-B111 - Application 2016/6699/P - 100 Avenue Road London NW3 3HF

Michael,

The below email was sent to you on 9th March 2017. I will appreciate if you acknowledge receipt.

Kind regards
Shahina

From: Brierley Peter
Sent: 09 March 2017 16:03
To: 'Michael.Cassidy@camden.gov.uk'
Cc: Location Enquiries
Subject: RE: Your Ref. 20403-SI-B111 - Application 2016/6699/P - 100 Avenue Road London NW3 3HF

Michael

I reviewed the proposed redevelopment of 100 Avenue Road and London Underground (LU) are content that the developer has met the requirements of condition 31. I provided a letter to the developer to this effect dated 19th July 2016. The developer subsequently made minor amendments to their impact assessment that do not affect the previous acceptance given.

To address the 4 requirements in detail:

- ∞ The developer have provided LU with details of all the structures adjacent to Swiss Cottage and there are no permanent structures above the station or running tunnels.

- ∞ The proposed structures do not have a detrimental effect on LU assets or operations. This will be monitored by LU works inspectors.
- ∞ The developer has undertaken a ground movement assessment which demonstrates that there will not be any damage to LU assets or interfere with LU operations. There is a monitoring action plan in place to confirm the assessment.
- ∞ The developer has proposed suitable mitigations against vibration and noise effecting the adjacent station. In this situation there is no risk of electromagnetic compatibility issues.

I confirm that there will be no entrances moved or new ones built as a result of this development and that access will be maintained at all times from the development side of Finchley Road. LU reserve the right to operate the station as it sees fit.

To address the competency of the reviewer (myself): I am a Chartered Engineer and Member of the Institution of Civil Engineers with 6 years' experience with London Underground. London Underground operate an accredited competency assurance system to cover

Regards

Peter Brierley CEng MICE
Outside Parties Engineer | Infrastructure Protection

 **London Underground** | Albany House Floor 3 | London SW1H 0BD
Email: Peter.Brierley@tube.tfl.gov.uk Mob: [REDACTED]

Find out more about Infrastructure Protection - <https://youtu.be/0hGoJMTBOEg>



Mitigating risk - while helping London develop.

Please consider the environment before printing this e-mail

From: Cassidy, Michael [mailto:Michael.Cassidy@camden.gov.uk]
Sent: 13 March 2017 10:55
To: Location Enquiries
Subject: RE: Your Ref. 20403-SI-B111 - Application 2016/6699/P - 100 Avenue Road London NW3 3HF

Dear Shahina,

Your Ref. 20403-SI-B111 - Application 2016/6699/P - 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.

Thank you for your recent email. Is it possible you could send me a copy of the comments from your colleague Peter Brierley (the Engineer in charge of this site) as these have not been received yet?

Kind regards,

Michael

Michael Cassidy
Principal Planner
Development Management
Supporting Communities
London Borough of Camden

Telephone: 0207 974 5666
Web: camden.gov.uk

5 Pancras Square
London N1C 4AG

Please consider the environment before printing this email.

From: Location Enquiries [<mailto:SMBLocationEnquiries@tfl.gov.uk>]
Sent: 10 March 2017 08:45
To: Cassidy, Michael
Subject: RE: Your Ref. 20403-SI-B111 - Application 2016/6699/P - 100 Avenue Road London NW3 3HF

Michael,

I believe this has now been addressed by my colleague Peter Brierley who is the Engineer in charge of this site.

Kind regards
Shahina

From: Cassidy, Michael [<mailto:Michael.Cassidy@camden.gov.uk>]
Sent: 01 March 2017 14:25
To: Location Enquiries
Cc: [REDACTED]
Subject: Your Ref. 20403-SI-B111 - Application 2016/6699/P - 100 Avenue Road London NW3 3HF

Dear Shahina,

Your Ref. 20403-SI-B111 - Application 2016/6699/P - 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.

Thank you for your comments of 20 February 2017 in connection with the above application (ref. 2016/6699/P) which seeks to discharge Condition 31 of planning permission 2014/1617/P, dated 18/02/16, which states the following:

31. Before development commences detailed design and assessment reports and outline method statements (in consultation with London Underground) for all of the foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent), shall be submitted to and approved in writing by the Local Planning authority, such reports shall:

- *provide details on all structures over and adjacent to LU assets*
- *accommodate the location of the existing London Underground structures and tunnels*

- accommodate ground movement arising from the construction thereof
- mitigate the effects of noise and vibration arising from the adjoining operations within the structures and tunnels and mitigate against any EMC (Electromagnetic Compatibility) issues arising from the construction of the new plant.

The development shall thereafter be carried out in all respects in accordance with the approved design and assessment report, method statements and subject to an agreed monitoring strategy, and all structures and works comprised within the development which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied.

Whilst no reason for Condition 31 is stipulated within the Inspector's appeal decision granting permission (see page 16 of the copy attached), it is clear that the reason for the condition is to make sure that the development will not adversely impact on the existing London Underground structures and tunnels.

I have some 35 objections at present from local residents to the details submitted (these can be viewed on the Council's website – see link [here](#)) raising concerns that the information submitted does not fully address the requirements of the condition and that the details have not been considered by a suitably qualified engineer. In order to address these concerns, I would be grateful if you could expand on your comments of 20th February setting out how the 4 individual parts of the condition (see above) have been met and confirmation that the information has been reviewed by TfL's engineers.

In addition, a local resident has sent me a copy of an email they received from London Underground (see below) confirming that no entrances are being moved at Swiss Cottage station and no new ones are being proposed. I would be grateful if you could also confirm whether this is still the case and if the tube access stairs on Eton Avenue and Avenue Road are likely to be closed at certain stages of the proposed demolition works? Residents' main concern is that there will, as a result of the proposed works, be no access to Swiss Cottage tube on this side of Finchley Road. It would be helpful to have an understanding from you as to how any disruption to the access to the tube is likely to be managed so that I may advise them accordingly.

Happy to discuss any points.

Kind regards,

Michael

Michael Cassidy
Principal Planner
Regeneration and Planning
Supporting Communities
London Borough of Camden

Telephone: 0207 974 5666
Web: camden.gov.uk

5 Pancras Square
London N1C 4AG

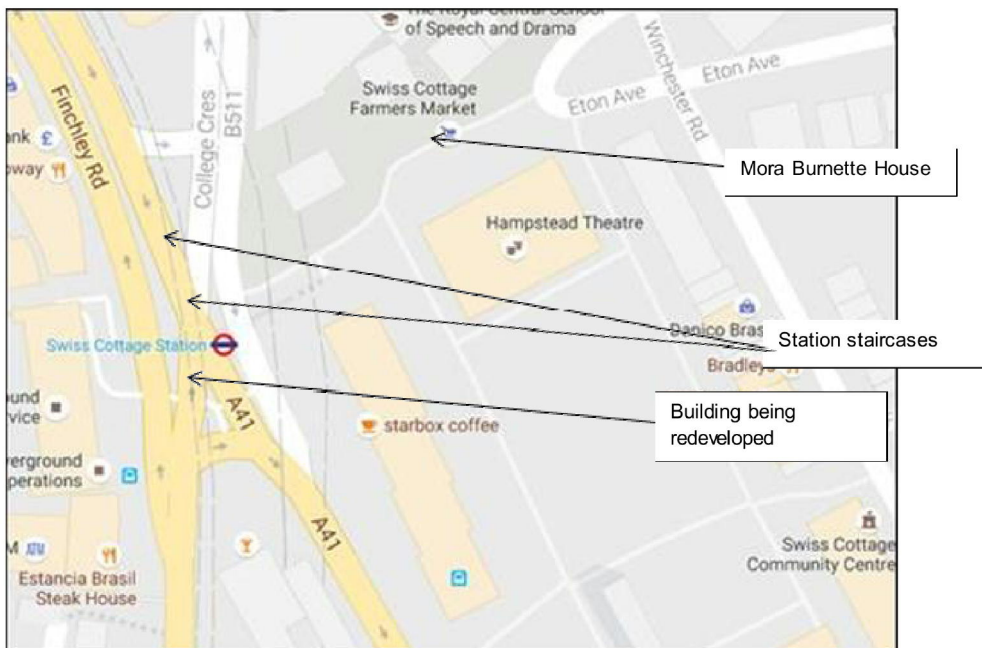
Please consider the environment before printing this email.

From: Cartwright Jonathon [REDACTED]
Sent: 25 October 2016 10:46
To: [REDACTED]
Cc: Beaumont, Elizabeth; Cassidy, Michael; Planning
Subject: RE: potential new underground station

[REDACTED]

Your email to the Mayor below has been forwarded to the Managing Director of London Underground's office to look into the matter you have raised and for us to reply to you directly.

The map below shows the distance of our station in relation to Mora Burnette House and the proposed development. The scheme being developed has received planning approval but we are not the developer. Our only role is to ensure our structures are properly protected. No entrances are being moved at Swiss Cottage station and no new ones are being proposed.



Night Tube has already started on the Jubilee line. If residents in the area are disturbed by our night time service, we ask they contact Customer Service team via Phone: 0343 222 2424 (24 hours), E-mail: contactus@tfl.gov.uk or by writing to TfL Customer Services, 4th Floor, 14 Pier Walk, London, SE10 0ES. All complaints are fully investigated and we will reply to all those who contact us with concerns.

I do hope this information is helpful to you.

Kind regards,

Jonathon



Jonathon Cartwright | MD Correspondence
LU Managing Director's office
Rail & Underground, 11th Floor, 11B4

Palestra, 197 Blackfriars Road, London SE1 8NJ
Email: JonathonCartwrightTi@tfl.gov.uk

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