



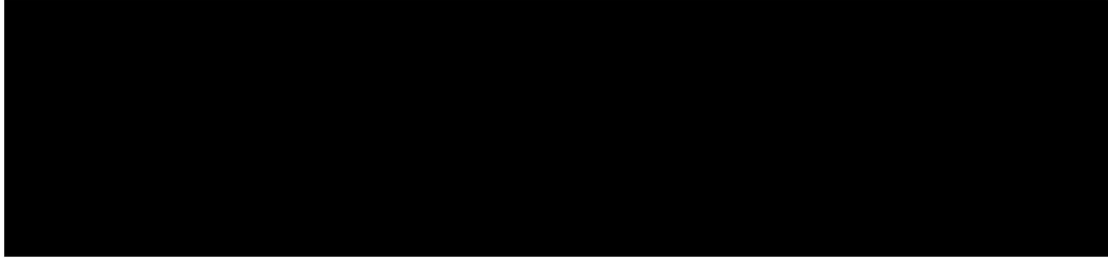
Dear Michael

This is to advise that we object to Essential Living's request for permission for early demolition.

In particular, in light of the report by SDStructures Ltd and having failed to comply with Condition 31, neither Camden Council nor London Underground Ltd can justify approval of Essential Living's latest application.

We do hope that you will act accordingly.

Yours sincerely
Peter & Debbie Bello




Dear Mr Cassidy,

in light of the report by SDStructures Ltd and having failed to comply with Condition 31, neither Camden Council nor London Underground Ltd can justify approval of Essential Living's latest application.

I therefore urge you that the application be rejected forthwith.

Best regards
Elisa Battaglia Trovato



Dear Michael Cassidy,

Application no. 2016/6699/P

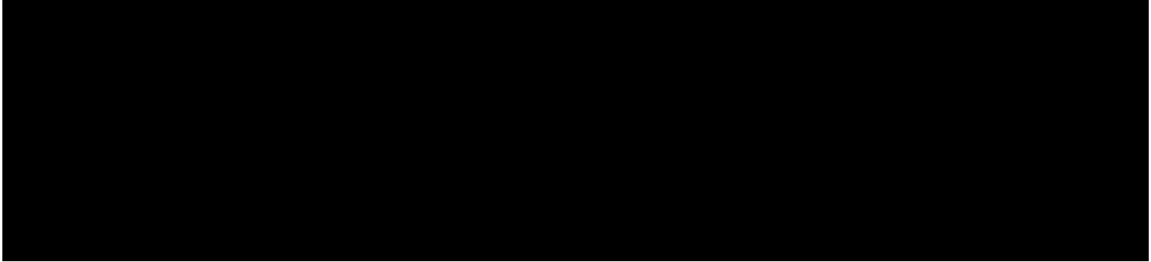
I am extremely concerned about the proposed demolition of 100 Avenue Road !

In light of the **report by SDStructures** and having **failed to comply with Condition 31**, neither Camden Council nor London Underground Ltd can justify approval of Essential Living's latest application. This is extremely worrying and it is now urgent that this application should be rejected forthwith.

I have seen what the result of a tower block collapsing into an underground station could entail and as a regular traveller from Swiss Cottage tube station, I would be in continuing trepidation, knowing that proper demolition and planning conditions had not been safely met.

Please reject this Application!

J. Sandler
109 Canfield Gardens
NW6 3DY



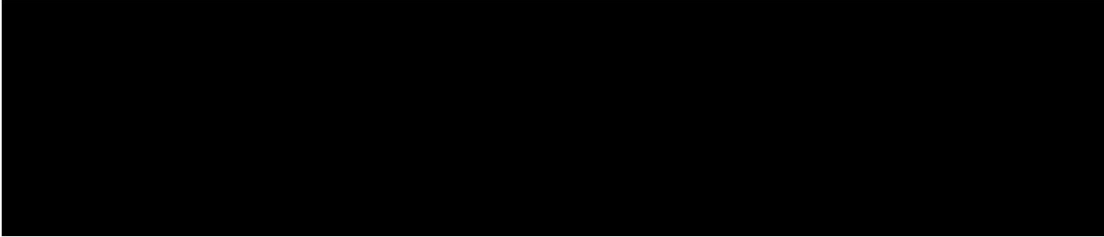
Dear Mr Cassidy,

Re: Application no. 2016/6699/P – 100 Avenue Road

In light of the report by SD Structures Ltd. and, having so far failed to comply with Condition 31, my view is that neither Camden Council nor London Underground Ltd. can justify approval of Essential Living's Application no. 2016/6699/P. I therefore urge that Camden Council reject the application forthwith.

Yours sincerely
Christopher Gill

9 Adamfields
28 Adamson Road
London
NW3 3JB



"In light of the report by SDStructures Ltd., and, having so far failed to comply with Condition 31, neither Camden Council nor London Underground Ltd. can justify approval of Essential Living's Application no. 2016/6699/P. We urge that the Application be rejected forthwith."

Sandra Shulman and David Montague
Garden Flat
92 Goldhurst Terrace
London NW6 3HS



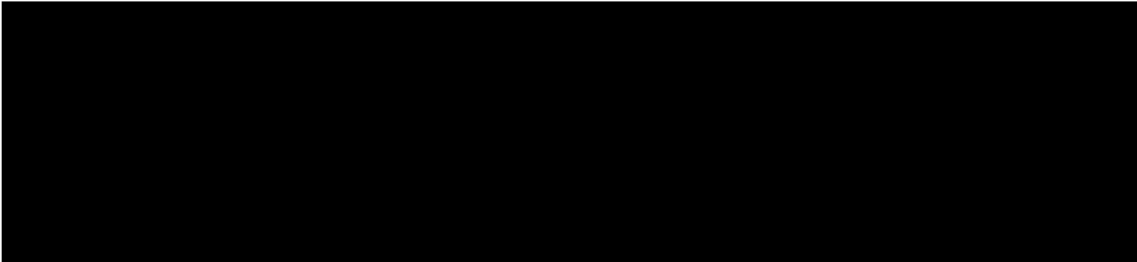
Dear Michael Cassidy

As a Camden resident living within 100 yards of the site, and a regular user of Swiss Cottage station, I would like to express my deep concern about the potential hazard posed by Essential Living's application to demolish 100 Avenue Road before essential detailed safety and engineering investigation has been carried out by London Underground. The developer may be attempting to ignore undertakings given during the planning application for the development itself, but Camden Council has a duty, on behalf of residents, to make sure those undertakings are not breached.

I direct your attention to the recent report by SDStructures Ltd. It is clear to me that, having so far failed to comply with Condition 31, neither Camden Council nor London Underground Ltd. can justify approval of Essential Living's Application no. 2016/6699/P. I urge that the Application be rejected forthwith.

With kind regards

Judith Gubbay
(Swiss Cottage resident and member of Belsize Residents Association)



Dear Michael Cassidy,

Further to our previous representations, we reiterate that the development is counterproductive for the entire population of Swiss Cottage and for the London Borough of Camden.

Our major request is the immediate refusal of the application and then if can be further materialised to re look in to our previous representation to acquire the plot, incorporate it in to the existing green by converting it to a lovely park which this part of Camden separately needing.

Camden as a flagship equality Council, must have commissioned an independent engineering survey in for this project in addition to public need, for health and safety and environmental degradation reasons.

The report in your possession from the SD Structure Limited has proved that there is no compliance of condition 31, therefore neither Camden Council nor London Underground can justify the approval of Essential Living Plan.

It is therefore, in this spirit and in the best interest of Camden Council and in particular to Swiss Cottage Communities, that the application must be refused.

In our previous detailed representation submission regarding the 100 Avenue Road, it's still not too late, if the Camden Council with the support of Central government and GLA and Parks Green Environment department to look in to the 100 Avenue Road plot and to acquire the same incorporating it with the existing green to develop in to a new Swiss Cottage Park, blocking Avenue Road traffic at junctions of Fitzjohns Avenue and Adelaide Road making it part of this new park. This can become a lively thriving park with educational and entertainment facilities for the whole community including children families in Swiss Cottage and Camden.

We look forward to your serious consideration on refusing the application and looking in to converting it in to a new project of Swiss Cottage Park : its consultation and further development.
Yours faithfully,

Dr M.A.Zaheer Afridi
Mrs Rashda Afridi
Zalan Khan Afridi
49 Goldhurst Terrace
London NW6 3HB

Sent from my iPhone

Sent from my iPhone

Sent from my iPhone



Dear Mr Cassidy,

Re: Application no. 2016/6699/P – 100 Avenue Road


In light of the report by SD Structures Ltd. and, having so far failed to comply with Condition 31, it is my strong opinion that neither Camden Council nor London Underground Ltd. can justify approval of Essential Living's Application no. 2016/6699/P. I therefore urge that Camden Council reject the application forthwith.

Yours sincerely
Gail Jammy

9 Adamfields
28 Adamson Road
London
NW3 3JB

General enquiry form - Ref. 20917002

Customer

<i>First Name</i>	Beatrice
<i>Name</i>	Wober
<i>My enquiry is</i>	To Camden Planning Department. We are long term residents in the Belsize CA. Both I and my husband are very opposed to Essential Living being given permission to demolish the building at 100 Avenue Road before all the plans for the foundations of the new building, and the associated engineering issues, have been thoroughly resolved and approved. In the light of the report by SDStructures Ltd., and, having so far failed to comply with Condition 31, neither Camden Council nor London Underground Ltd. can justify approval of Essential Living's Application no. 2016/6699/P. We urge that the Application be rejected forthwith. Yours sincerely Mr and Mrs JM Wober NW3 4EU
<i>I would like to be contacted by</i>	
<i>Email</i>	
<i>Phone</i>	
<i>Address</i>	NW3 4EU Flat C 17 Lancaster Grove London NW3 4EU

About this form

<i>Issued by</i>	Council and Democracy Camden Town Hall Judd Street London WC1H 9JE
<i>Received on</i>	19/03/2017

<i>Form reference</i>	20917002
<i>Contact method</i>	Self service



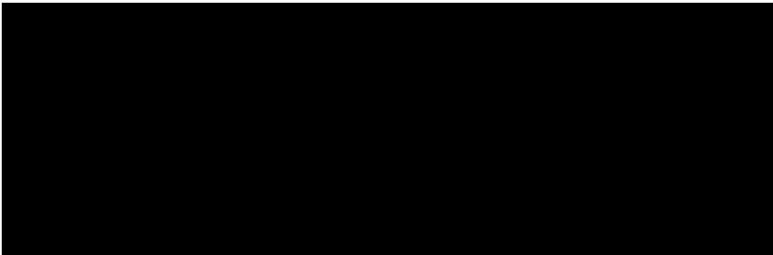
Dear Mr. Cassidy,

Writing as a member of CRASH and as a concerned citizen and rate-paying resident, I wish to object to Essential Living's blithe disregard of safety and due diligence. As our CRASH report comments: "**Essential Living, in breach of safety requirements (Condition 31) applied by the Secretary of State, are once more attempting to demolish the existing building **before** all their foundation plans are complete, in place, and approved by London Underground Ltd - which is what Condition 31 demands of them.**"

Beyond the matter of public safety, In another sense, it is the utter disrespect for public process, enabled by our Council, that I find especially appalling.

With kindest regards,

Norbert Hirschhorn MD
115 Greencroft Gardens
London NW6 3PE UK





To: Mr Michael Cassidy

Re: Objection to Application No. 2016/6699/P – 100 Avenue Road

Dear Mr Cassidy,

In light of the recent report by SDStructures Ltd., and, having *so far* failed to comply with Condition 31, neither Camden Council nor London Underground Ltd. can justify approval of *Application no.2016/6699/P*.

I therefore continue to strongly object to this application (2016/6699/P) to discharge Condition 31.

Condition 31 requires that all detailed foundation plans must be fully complete before demolition work, of any kind on the existing building at 100 Avenue Rd. is permitted. As a reminder, Condition 31 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 (London Underground Ltd) and approved by Camden Council'*.

The further rationale and full context behind this continued strong objection is contained in the article copied-in below my letter, which was published in both the Ham & High Express and the Camden New Journal on 16th March.

The above Objection supplements my earlier Objection to this Planning Application, already submitted to you on 20th February 2017, prior to the recent publication of the report from SDStructures Ltd and with rationale summarized as follows:

- 1) Ensure that Essential Living and their agents do not commence any work or demolitions, until ALL detailed foundation plans are fully complete and approved.
- 2) Immediately re-register this application No. 2016/6699/P as a “variation” not a “discharge” – due to the addition of new proposals such as closures to the market and tube entrances- and so make this a public consultation.
- 3) Obtain and publish an independent assessment/report – via sealed bids – of the final, detailed foundation plans form a reputable, external civil engineering company.
- 4) Reintroduce the Council’s original offer of “a further Condition to ensure a contractor is in place ready to erect the approved building following demolition” – to give some assurances that demolition would likely be followed by construction without undue hiatus”.

Please be sure to take all these objections and concerns on board in deciding on this Application. Your local Camden residents are watching and depending on you to protect their interests.

Yours sincerely,

Eric Peel

Swiss Cottage Ward resident

Extract from recent article in Ham & High Express and Camden New Journal of 16th March 2017:

In breach of requirements by the Secretary of State and the Inspector under "Condition 31", Camden Council were, apparently, all set to agree to offshore property developers Essential Living's plans for a controversial tower block above Swiss Cottage Underground Station, before Essential Living's foundation plans had received London Underground Ltd's "full approval."

London Underground's most recent letter to Camden offers the planning department – and the travelling public – little reassurance: it merely states that LU's engineers are "in communication" with Essential Living, with "no comment to make on the application except that the developer should continue to work with LU engineers." [20.02.2017]

Concerned for the many millions who use the Jubilee Line, local groups commissioned and presented Camden's planning department with an external and independent structural engineer's report 24 hours before Camden's consultation period formally ended.

It is abundantly clear from our report by SDStructures Ltd. (SDS) that there are many serious omissions throughout Essential Living's plans:

"The information provided in the application is in our view far short in terms of content and detail as to what is properly required in terms of discharging Condition 31 as drafted" [<http://tiny.cc/2016-6699-P-08/02/2014>].

In particular, SDS draws attention to how Essential Living's own report admits that the "High Hazard" potential impact from HS2 works to the 100 Avenue Road building and its foundations is yet to be resolved.

Suspensions that Camden's planning team had failed to comply with Condition 31 during the consultation period of this controversial Planning Application were confirmed when the planning department immediately passed SDS's damning report to London Underground before posting it on its own website.

Remarkably, Camden have so far made no effort to produce a report of their own.

In 2014 Camden's planning committee rejected this development in support of massive objection from Camden's residents. The secretary of state overruled that decision in February 2016.

It beggars belief that Camden should abdicate its duty of care to the public like this – when the demolition process alone could cause severe damage to a major Underground line, as well as numerous public buildings and amenities.



Dear Mr Cassidy,

In light of the report by SDS Structures Ltd and having failed to comply with Condition 31, neither Camden Council nor London Underground Ltd can justify approval of Essential Living's latest application, and I would therefore urge that the application be rejected forthwith.

Valerie Bello
60 Avenue Close
Avenue Road
NW8 6DA.



Dear Michael Cassidy,

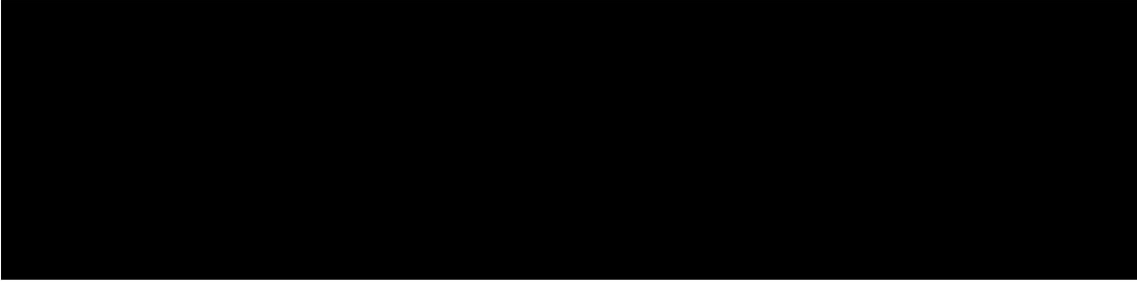
I am very shocked that Crash has needed to get independent advice from a structural engineer SDStructures Ltd to the effect that Camden Council and London Underground would be in breach of the safety requirements(Condition 31) if they accede to Essential Living's proposal to demolish the building before their foundation plans are complete, in place and approved by London Underground,as Condition 31 requires.

It seems that development firms such as Essential Living have the money to outflank the representaves of the local people and to impose their grotesque towerblock on our streets and our horizon. I hope the Council will heed what local ratepayers feel on this matter.

Best Wishes

Jane Temperley

89 Canfield Gardens



Dear Sirs

Application no. 2016/6699/P – 100 Avenue Road

This latest move is appalling. In view of the report by SDStructures Ltd., and, having so far failed to comply with Condition 31, surely neither Camden Council nor London Underground Ltd. can safely justify approval of Essential Living's Application no. 2016/6699/P?

I most strongly urge that the Application be rejected.

Yours
Freda Hooberman Deere
NW3 3HX



Dear Michael Cassidy

We have seen the report by SDStructures Ltd. and, as they have failed to comply with the Secretary of State's condition 31, we can not see how the Council

can possibly grant Essential Living's application to go ahead with early demolition. Would such granting even be legal?

R.C. and A.A.E Kernick

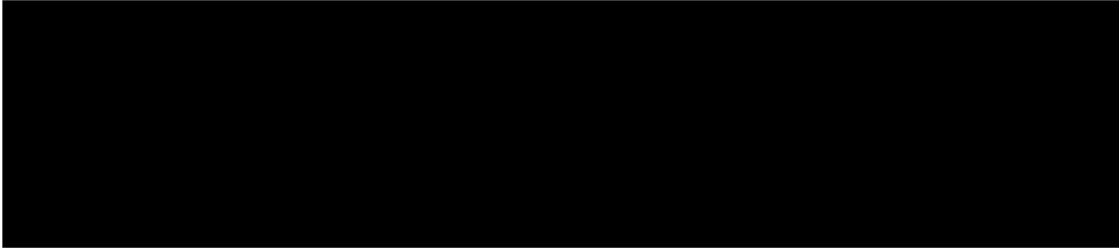


Dear Michael

I am writing to urge you to reject the application. It is clear that Condition 31 was put there for a reason, and I do not think we should have to put up with a hole in the ground, or barricaded-up building site, for years between demolition and the resolving of the plans by London Underground.

The report by SDStructures Ltd adds strength to rejecting the application.

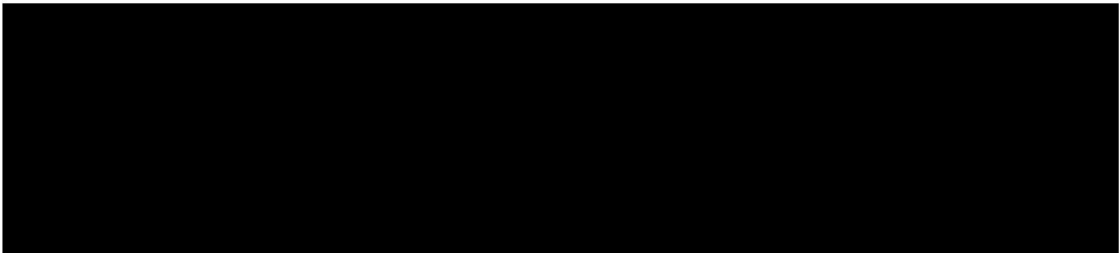
thanks
Michael Jampel



Dear Sir,

In light of the report by SDStructures Ltd., and, having so far failed to comply with Condition 31, neither Camden Council nor London Underground Ltd. can justify approval of Essential Living's Application no. 2016/6699/P. We urge accordingly that the Application be rejected forthwith.

**Yours faithfully, Ernest Keeling and Ninette Quinn, 55
Belsize Lane, NW3 5AU.**



Dear Michael Cassidy,

I write to let you know that I entirely agree that "in the light of the report by SDStructures Ltd., and, having so far failed to comply with Condition 31, neither Camden Council nor London Underground Ltd. can justify approval of Essential Living's Application no. 2016/6699/P"

I urge that the Application immediately be rejected.

Shirley Malin



I can't believe that early demolition of 100 Avenue Road is back on the agenda.

It is inconceivable, based on the findings of the report by SSD Structures Ltd, and having failed to comply with Condition 31, that Camden Council and London Underground are considering approving Essential Living's latest application for early demolition of 100 Avenue Road.

As a Camden resident who is living within a short distance of this site, I most strongly object to this proposal and urge you to reject it.

Elizabeth A Fenner
35 Fairfax Place
NW6 4EJ



REF - 100 Avenue Road - Essential Living's Application no. 2016/6699/P

Subsequent to the report by SD Structures Ltd and in consequence of Essential Living's failure to comply with Condition 31, it is obvious that there is no justification for approval of Application no. 2016/6699/P to be granted by either Camden Council or London Underground.

Clearly the Application must be rejected.

Regards,

Roger Perrin
35 Belsize Road
London NW6 4RX

