

[REDACTED]

From: Cassidy, Michael
Sent: 12 April 2017 18:00
To: Planning
Subject: FW: 100 Avenue Road (Case Ref: ZA2846) # 2016/6699/P
Attachments: 100 Avenue Road - SDS Comments on LUL response re 2016-6699-P FINAL.pdf; 100 Avenue Road - Structural Engineering comments on the Planning Application 2016-6699-P Final 1.pdf

Hello,

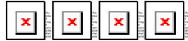
Please could you redact and upload onto website under planning application 2016/6699/P.

Thanks,

Michael

Michael Cassidy
Principal Planner

Telephone: 0207 974 5666



From: Edie Raff [REDACTED]
Sent: 12 April 2017 17:54
To: Cassidy, Michael; Planning
Subject: Fwd: 100 Avenue Road (Case Ref: ZA2846) # 2016/6699/P

Dear Michael

I am disappointed that my letter of April 4 to David Joyce has not yet appeared on the website.

As Camden has not yet reached any decision on this application I am assuming you are still allowing the public to see all the communications in regard to it.

Please confirm that you will see to it that it is put up on your planning site.

Thank you

Edie Raff
Chair, CHRA

----- Forwarded message -----

From: Edie Raff [REDACTED]
Date: 4 April 2017 at 14:06
Subject: Fwd: 100 Avenue Road (Case Ref: ZA2846) # 2016/6699/P
To: david.joyce@camden.gov.uk
Cc: "Beaumont, Elizabeth" <elizabeth.beaumont@camden.gov.uk>, michael.cassidy@camden.gov.uk, "Freeman, Roger (Councillor)" <roger.freeman@camden.gov.uk>, "Leyland, Claire-Louise (Councillor)" <Claire-Louise.Leyland@camden.gov.uk>, planning@camden.gov.uk

Dear David Joyce

I am writing to you in regard to your response to the letter Tulip Siddiq wrote you on behalf of the local community - citing their concerns about whether the conditions in Condition 31 have been met in full prior to the Council granting permission for early demolition.

Please see attached the Structural Engineer's Report, and also his further Comments to LU's 09/03/2017 email to Michael Cassidy, that the local community commissioned and funded because Camden did not commission their own independent report. Nowhere in your response do I see mention of these reports - and yet they demonstrate conclusively that not all the conditions have been met.

It appears to me that your over-riding concern is that London Underground is satisfied that all the necessary preconditions have been met and that Camden Council rubber stamps this satisfaction.

*"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 ...:***

I cannot understand how you are not, at the least, curious as to what a commissioned report on current compliance with Condition 31 has to say before you agree that the Application be approved.

I question your assumption that the conditions in Condition 31 were only laid down "following a request from London Underground ... to protect their assets, structures and tunnels" an assumption which - if true - would make them the final and only arbiter as to whether these conditions have been satisfactorily met.

While it is clear that Camden is to be the final arbiter in this matter - it surely has to consider not only London Underground's satisfaction [CS11 and the new Swiss Cottage gyratory await!] but the opinions of other interested party's whose opinion, welfare and safety are crucial.

I do not see that you have taken on board the applicants' own report (AECOM) that says that *HS2 has "potential for damage to new building from future HS2 tunnel construction" and that "ground impact assessment to meet HS2 requirements" must be "undertaken"*.

Nor I do not see that you have taken on board the AECOM report and its conclusions that many of the plans are still incomplete, and that various essential matters have not even been started.

Taking on board these other issues can only mean that the Council must acknowledge, but not make paramount - London Underground's acquiescent opinions because London Underground's views are not consistent with the facts or with the requirements of Condition 31, as drafted.

I would wish that you would now agree, therefore, that Camden Council has no alternative but to refuse this Application no. 2016/6699/P

Kind regards

Eddie Raff
Chair CHRA
Save Swiss Cottage