
From: Steven Garner [REDACTED]
Sent: 26 July 2017 17:51
To: McClue, Jonathan
Cc: Planning

Dear Mr McClue,

I wish to object to the following application:

**[100 AVENUE ROAD, SWISS COTTAGE, NW3 3HF](#) APPLICATION REF: [2017/4036/P](#) S96A
NON-MATERIAL AMENDMENT APPLICATION**

The details included in this application clearly constitute material amendments to the existing planning permission and should be rejected.

1. Changes to the entrance arrangements, particularly the ‘poor doors’ arrangement for the affordable units, the internal layouts, changes to the elevational treatment and to the glazing detail are not within the spirit of the existing planning permission. They do not, as the developer’s allege in their cover letter, offer ‘an improvement’. They change fundamental elements of the internal and external design. They impact differently upon adjoining occupiers and the surrounding environment. Most importantly they raise important safety concerns which have not been addressed in this application.

2. Changes to the internal floor-plans appear to use ‘excess’ hallways to increase unit size. This results in a dangerous reduction in hallway space, particularly within the tower. **It appears that London Fire Brigade have not been consulted on this change.**

Of

particular concern

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s that in a tower designed with only one stairwell, reducing the hall space still further increases the problems of an evacuation. This is a material change.

3. Changes to the glazing, the ‘means of opening windows’ and the ‘positioning of the balconies’. Without assurances from London Fire Brigade on the new window opening arrangements and their impact on fire safety in a tower designed with only one stairwell, we have concerns that these changes could impact on fire safety. This is a material change.

4. ‘Changes to the affordable entrance doors’. These changes are material in that they introduce ‘poor doors’ to this part of the development. In the proposed changes, the developers say the entrance to the affordable units will be altered simply to provide, ‘more attractive retail units’. Camden Council should not be permitting developers to change their planning permission in order to introduce ‘poor doors’. Stigmatising any group through housing design is unacceptable. This is a material change.

5. Removal of the rooftop maintenance unit in the tower due to ‘changes in window cleaning strategy’. This is a material amendment to the granted permission which stated that the glazing on the tower would be kept well maintained. The current application offers no information about how the windows will be kept clean without this rooftop maintenance unit. This a material change.