

Gentet, Matthias

From: [REDACTED]
Sent: 31 July 2017 16:52
To: McClue, Jonathan
Cc: Planning
Subject: 100 AVENUE ROAD NW3 3HF Application Ref 2017/4036/P - Objection

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) Proposed changes to the internal floor-plans appear to use 'excess' hallways to increase unit size. This will result in a dangerous reduction in hallway space, particularly within the tower, where with only a single staircase there will be excessive crowding in the event that there has to be an emergency evacuation. One only has to observe the recent tragic events at Grenfell Tower to see that constricting the flow of people in an emergency situation, and not allowing London Fire Brigade staff easy access to the higher floors in the other direction, could easily result in similar potentially tragic consequences to what happened there.

It appears that the London Fire Brigade have not been consulted on this change and it is entirely appropriate that Camden should insist on the developer doing so, with demonstrable assent from the LFB being given, before any approval is given.

Reducing the hall space still further increases the problems of an evacuation. This is a material change.

2) Changes to the entrance arrangements, particularly the separate "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.

3) Changes to the glazing, the "means of opening windows" and the "positioning of the balconies". Without assurances from the 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 separate "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 socially divisive and 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 is a material change.

Thank you in advance for ensuring that these points are addressed.

Yours sincerely,

Eric Peel

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