

Dike, Darlene

From: Felix Ko [REDACTED]
Sent: 20 December 2017 14:59
To: McClue, Jonathan
Cc: Planning; Planning Obligations
Subject: Objection to 2017/6884/P 100 Avenue Road Demolition Notice

Dear Mr McClue,

I am a resident of Cresta House, which is located directly across the street from the 100 Avenue road site. I am writing to object Essential Living's recent demolition work of 100 Avenue Road, as I am aware that they have not received permission from Camden Council. Their removal of the ramp and stairs on 100 Avenue Road is a blatant attempt to undermine and circumvent the planning process.

I have written in the past to the Council regarding this matter and I once again would urge the Council to insist that EL must gain approval of the Construction Management Plan [CMP] before they can demolish 100 Avenue Road.

It is evident that this property developer (EL) had been aggressive and ruthless in pursuing their commercial interest, without paying any respect to the planning permission process. Their unreasonable behaviour must be curbed, and proper planning permission process must be followed, to ensure the interests of the local neighbourhood are considered and duly protected.

I very much hope the Council can act on this before a bad precedence is set. Otherwise, I fear other property developers will see other potential sites within borough of Camden as easy targets to circumvent planning processes.

Regards,

Felix Ko
Flat 19 Cresta House, 133 Finchley Road, London NW3 6HT

Dike, Darlene

From: Aimee Birnbaum [REDACTED]
Sent: 04 January 2018 09:01
To: 100avenueroadCMP
Cc: theatresquare@essentialliving.uk.com; Planning
Subject: 'Ref: 2017/6884/P 100 Avenue Road'

Dear Camden Planning,

I am a local resident to the proposed building works on 100 Avenue Road, and I write here to object to the plans. I object due to the disruption of quality of life for the residents, and environmental reasons .

Sincerely,

Aimee Birnbaum
12 St. Mark's Crescent
London, NW1 7TS

Dike, Darlene

From: Patrick Meier [REDACTED]
Sent: 04 January 2018 10:00
To: McClue, Jonathan
Cc: Planning
Subject: Ref: 2017/6884/P 100 Avenue Road'

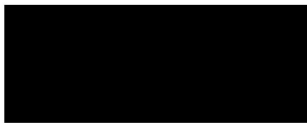
Dear Sir

I was appalled to learn that the developers have started work on demolition without appropriate permission. This sounds like an attempt to comply with time requirements and is totally underhand

I trust that you will be enforcing the permissions rigorously

Yours sincerely

Patrick Meier
139 King Henry's Road
London NW3 3RD



Dike, Darlene

From: jane johnson [REDACTED]
Sent: 04 January 2018 10:21
To: McClue, Jonathan
Cc: Planning
Subject: ref 2017/6884/CMP 100 Avenue Road

Hello,

Unauthorized, unacceptable demolition work has been started at 100 Ave Rd, with the removal of steps and a ramp without permission.

This is in direct contravention of Camden's advice to the developers, and shows their desperation to begin work at all cost in the face of local objections which could delay the start until the critical date of Feb 2019

This must not be allowed to bounce the Council into acceptance of the developers' outrageous CMP which would shatter our lives and all peace locally for 3 years at least.

Yours

Jane Johnson
27 Adamson Rd
NW3 3HT

Dike, Darlene

From: Alison Holmes [REDACTED]
Sent: 04 January 2018 10:45
To: McClue, Jonathan
Cc: Planning
Subject: 'Ref: 2017/6884/P 100 Avenue Road'

Dear Mr McClue

It has been brought to my attention that unauthorised demolition has commenced at 100 Avenue Road. This comes as no surprise as they as they would appear, from what I have heard, to be a particularly difficult development company that consistently pushes boundaries.

I object to this demolition - please enforce regulations and advise them to cease. It seems that planning rules are constantly flouted by large companies - and they get away with it.

yours sincerely
Alison Holmes

Dike, Darlene

From: [REDACTED]
Sent: 04 January 2018 12:09
To: McClue, Jonathan
Cc: Planning
Subject: Ref: 2017/6884/P 100 Avenue Road

Dear Mr McClue,

I am writing to register my objection to the recent application by Essential Living for retrospective approval for their unauthorised demolition of part of the existing building at 100 Avenue Road, which they undertook by stealth in early December 2017.

In their submission (Ref. 2017/6884/P) submitted after the event, and seeking retrospective approval, they quote the Construction Management Plan (CMP) for 100 Avenue Rd.

The CMP is a requirement of a Section 106 legal agreement between Camden and Essential Living which clearly states: "**Not to Implement or permit Implementation of the Development until such time as the Council has approved the Construction Management Plan as demonstrated by written notice to that effect.**" [3.5.2]. Therefore there can be no question of justification for Camden to grant this application.

The developers' legal Counsel's advice to the developer, and then to Camden for this application, is based on the misinformation from the developer as their Principal, that the "Section 106 legal agreement...pre-commencement stipulations...have now been satisfied, insofar as they would have precluded a lawful start on site by demolition."

In fact, the Construction Management Plan; the Service Management Plan; the Travel Plan and the External Public Open Space Plan are all Section 106 pre-commencement conditions that have not yet been satisfied, with the latest draft CMP only having been lodged with the Camden planning dept. in mid-December, and not yet having been reviewed or approved by Camden.

It is obviously important that no one, including major developers, should be above the law. There has been no explanation by Essential Living as to why they could not apply for planning permission in the proper way.

I would ask you to enforce Camden's planning regime with the same stringency, that you would for any ordinary resident of the Borough.

Kind regards,

Eric Peel

Swiss Cottage Ward resident.

-----Original message-----

From: [REDACTED]
Date: 30/12/2017 - 01:33 (GMTST)
To: [REDACTED] theatresquare@essentialliving.uk.com
Cc: 100AvenueroadCMP@camden.gov.uk, Jonathan.McClue@camden.gov.uk
Subject: Re: 100 Avenue Road

Dear Mr Jameson,

Thank you for this update.

However, I was most surprised to see this update sent so close to the holiday break- clearly an attempt to "bury bad news", in the best PR tradition, and moreover "after the event" of commencement of demolition of part of the existing building on the site in early December 2017.

You must be fully aware that, until the Construction and Management Plan (CMP) for 100 Avenue Rd has been completed following full consultation with all local stakeholders and affected parties, and agreed with Camden, there are not supposed to be any demolition works carried out. The draft CMP was only submitted to Camden on 7th December 2017, after not yet complete consultation, and has certainly not yet been fully reviewed or approved by Camden.

It would appear therefore that EL have jumped the gun here in starting demolition on 8th December 2017 and, to add insult to injury, are now retrospectively seeking to gain approval for the work, only registering the application with Camden on 18th December. Sadly this seems to be yet another example of the apparent contempt in which you and your Principal hold the local residents and the due processes that Camden have required to be followed.

My comments on the first draft CMP have already been sent to you/EL back in October, but my comments on the draft version now lodged with Camden will be sent shortly, following further detailed review of that, and assuming that most of the issues previously raised have not yet been satisfactorily addressed, which - sadly- I fear may be the case.

Regards,

Eric Peel

Resident of Swiss Cottage Ward

-----Original message-----

From : [REDACTED]
Date : 23/12/2017 - 09:10 (GMTST)
To : [REDACTED]
Subject : 100 Avenue Road (Theatre Square)

Dear Sir/Madam,

On behalf of Essential Living ('EL'), we write with an update on the above.

Recently, certain works have been undertaken at the site for which EL has made an application to the London Borough of Camden ('LBC') for a Certificate of Lawful Existing Use or Development ('CLEUD'). A decision on this is a matter of legal interpretation.

LBC has registered the CLEUD application and it is available for anybody to view on the Council's website as reference 2017/6884/P. The issuing of the CLEUD will mean that the planning permission at the site has been implemented.

At the same time, EL is fully committed to progressing the Construction Management Plan and will be working closely with LBC to reach agreement on this so that the demolition of existing buildings at the site can commence expeditiously and thereafter the construction of the new buildings.

Kind regards,

Lee Jameson



Consultant

Public Affairs

**Level 1
Devonshire House
One Mayfair Place
London W1J 8AJ**



Dike, Darlene

From: [REDACTED]
Sent: 04 January 2018 13:21
To: McClue, Jonathan
Cc: Planning
Subject: Ref:2017/6884/P 100 Ave Rd Unauthorised Demolition

4th Jan 2018

Dear Mr McClue, Here in this unauthorised demolition of the steps and access ramp at 100 Ave rd., just before Christmas, we have yet another example of this developer's blatant disregard for the local community and the process of democratic consultation.

I wish to have my outrage and objection to this demolition noted and recorded. It would be useful to have this present objection sit beside my last month's two part objections to the CMP on 10th Dec and 24th Dec.2017. This would then serve to show what little regard is already going to be paid to those earlier objections by me. (and of course others.)

This demolition was carried out against the council's advice, using a specious clause CLEUD to assist in Essential Living's determination to ruin our neighbourhood and to continue dogmatically to ignore our concerns. Is it now sufficient to view their disregard for our community as a human rights abuse? If built the abuse will not stop because the design itself is made to used Winchester rd as the driveway to the tower, and its horizontal build, and to service the entire new build with it's commercial outlets. Perhaps Camden would give consideration to this aspect of the law. The law is noted for its flexibility of interpretation. So far, it flexibility has been utilised by the unbalanced power and disgraceful cronyism between an ex-mayor Boris and an ex-Secretary of State, Greg Clark given to developers, in this case Essential Living, right up to the present with a remarkable disregard for the democratic process. Time to pull the stops out Camden, you have the entire neighbourhood behind you.

Ms E. Chambers, Chair Winchester Rd Residents Assoc (WRRRA)

Dike, Darlene

From: Olga Pavlova [REDACTED]
Sent: 04 January 2018 14:52
To: McClue, Jonathan
Cc: Planning
Subject: Ref: 2017/6884/P 100 Avenue Road

Dear Mr McClue

I am writing to notify Camden Council to a serious breach of planning control by Essential Living at 100a Avenue.

EL have recently demolished the steps and the ramp to the building in breach of the CMP requirement (Section 106). We understand that EL is applying retrospectively for an approval of the carried out works. According to Section 106, EL is clearly in breach of the council rules and has no justification to receive Camden planning approval.

It is obviously important that no one are above the law and it looks like EL acts as if they were. There has been no explanation given by them why they could not apply for planning permission in the proper way as we, local residents, always do.

I would ask you to consider this case very carefully and enforce Camden's planning regime with the same level of professionalism as you normally do with the local residents.

Best wishes
Olga Pavlova,
21 Belsize Square

Dike, Darlene

From: Katya Gurova [REDACTED]
Sent: 04 January 2018 16:23
To: onathan.mcclue@camden.gov.uk
Cc: Planning
Subject: Ref: 2017/6884/P 100 Avenue Road

Unauthorised Demolition. Application Ref: [2017/6884/P](#) 100 Avenue Road

Dear Mr McCLue,

I am writing to alert Camden Council to a serious breach of planning control. I understand that EL have recently carried out a partial demolition and are applying to Camden for a certificate for retrospective approval that will implement full planning permission.

The CMP is a requirement of a Section 106 legal agreement which clearly states: "Not to Implement or permit Implementation of the Development until such time as the Council has approved the Construction Management Plan as demonstrated by written notice to that effect." [3.5.2]. Therefore there can be no question of justification for Camden to grant this application.

I would ask you to enforce Camden's planning regime.

Best regards,

Ekaterina Gurova

***Flat A, 59 Eton Ave.
NW3 3ET, London
UK***

Dike, Darlene

From: Parry-Wingfield, Simon [REDACTED]
Sent: 04 January 2018 17:09
To: McClue, Jonathan
Cc: Planning
Subject: Ref: 2017/6884/P 100 Avenue Road

I was shocked to hear that Essential Living started certain demolition works at 100 Avenue Road in contravention of the planning permission and before the CMP has been approved. I do hope that you will be firm with them that they need to act in accordance with the rules and that you will not give them retrospective permission for this which I feel would set a terrible precedent both for this site but more generally for others in Camden.

On the back of EL's failure to consult properly with local residents around the CMP this shows further disregard for the planning process and the primacy of Camden Council.

As regards the CMP it is critical that all demolition traffic is routed along the A41 and not in the already congested Winchester Road and Swiss Cottage Green Space / Hampstead Theatre area. Having up to 12 large trucks going in this already crowded area which is a key open space for children and others to play and congregate not only deprives locals of critical open areas but also risks a major accident.

Please do not let there be gradual creep in what EL are demanding to be able to do and stop letting them disregard planning procedures.

Many thanks

Simon Parry-Wingfield



Dike, Darlene

From: John Hersov [REDACTED]
Sent: 04 January 2018 18:01
To: McClue, Jonathan
Cc: Planning
Subject: "Ref: 2017/6884/P 100 Avenue Road"

Dear Mr McClue,

I want to register my objection to the construction management plan (CMP) proposed by the owners of the 100 Avenue Road site.

I am a regular user of the Swiss Cottage Leisure Centre and can see the massive disruption that the current plan will cause to local residents, school children and everyone going about their daily lives in this area.

As local campaigners have stated " the only way to protect the Swiss Cottage Green, Open Space and amenity is that all demolition and construction traffic must be routed exclusively via the A41"

Can you please ensure that the Council rigorously examines the CMP from the perspective of the quality of life of those directly affected by the noise and pollution of these proposed works?

Yours sincerely,

John Hersov
[REDACTED]

Dike, Darlene

From: Olivier Gers [REDACTED]
Sent: 04 January 2018 19:07
To: McClue, Jonathan
Cc: Planning
Subject: Ref: 2017/6884/P 100 Avenue Road

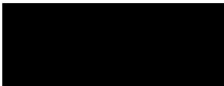
As a resident at 8 Belsize Square, NW34HT, I strongly object to the lack of due process in the current proposed construction at 100 Avenue Road.

It is Camden Council's duty to ensure that

- all proper processes of consultation be followed to ensure compliance
- no construction be authorized without review of the Construction Management Plan
- Swiss Cottage open sapce be protected. In my opinion, the only way to protect the Swiss Cottage Open Space and the amenity is to have all demolition and construction traffic be routed exclusively via the A41

Sincerely,

Olivier Gers



Dike, Darlene

From: karin fernald [REDACTED]
Sent: 05 January 2018 10:12
To: Planning
Subject: Fwd: Ref.2017/6884/P 100 Avenue Road

----- Forwarded Message -----

Subject:Ref.2017/6884/P 100 Avenue Road

Date:Fri, 5 Jan 2018 10:09:03 +0000

From:karin fernald [REDACTED]

To:jonathan.mcclue@camden.gov.uk

From Karin Fernald, 2 Daleham Mews NW3 5DB

January 5th 2018

Dear Camden Planning,

I am writing to protest against EL's plan to route up to 14 demolition trucks per day for 3 years over the heavily-used spaces, some of them pedestrian, around Swiss Cottage. These demolition and construction trucks are proposing to go along narrow Winchester Road; along the widely-used Eton Avenue pedestrian space; and around the Swiss Cottage Green Space, the one vital lung of our increasingly badly polluted area, every day for 3 years. It really is unthinkable. The only bearable alternative is to route all demolition and construction traffic exclusively via the A41.

We residents all understand that Camden has tough choices to make. Money is urgently needed and this need will increase. Nonetheless, the health hazards of EL's current scheme are obvious and it would be irresponsible of Camden to ignore these.

I wish to protest equally strongly against EL's unauthorized demolition of the steps and access ramp to 100 Avenue Road, in breach of the advice they had received from your office.. This unauthorized step was disrespectful of Camden and augurs badly for your future dealings, in which there will need to be some measure of trust.

Yours sincerely,

Karin Fernald.

Dike, Darlene

From: Thomas Massey [REDACTED]
Sent: 06 January 2018 19:17
To: McClue, Jonathan
Cc: Planning
Subject: Ref; 2017/6884/P 100 Avenue Road NW3 3HF

Dear Sirs

6th January 2018

Dear Sirs

Ref: 2017/6884/P 100 Avenue Road
NW3 3HF

Please reject the retrospective planning application for approval of the unauthorised demolition of the steps and access ramp at 100 Avenue Road. In particular, please bear in mind that this demolition flouted the condition of the original planning permission which made it clear that no work could start until the council approved the Construction Management Plan. No such approval has been given and the required Construction Management Plan is still to be considered.

Yours faithfully,

T&S Massey.

Dike, Darlene

From: Lois George [REDACTED]
Sent: 07 January 2018 20:00
To: McClue, Jonathan
Cc: Planning
Subject: 100 Avenue Road NW3 3HF

Dear Jonathan McClue,

Ref: 2017/6884/p 100 Avenue Road NW3 3HF

I am writing to request the rejection of the above retrospective planning application. they are seeking approval retrospectively for the unauthorised removal/demolition of the steps and access ramp to 100 Avenue Road. Was this done to secure the time in which to start work from lapsing and then having to put in for planning permission again?

This demolition flouted the condition of the original planning permission which made it clear that No work could start until the council approved the Construction Management Plan. Has there been proper, formal consultation with local people about the proposed CMP as it is a prerequisite.

The CMP is still to be approved by the council therefore no work should have been started prior to approval by the council. No such approval has been given by the council.

I object to work having been started at 100 Avenue Road and would request a rejection of the retrospective planning application.

Yours faithfully, Lois George

Dike, Darlene

From: Mantegna [REDACTED]
Sent: 08 January 2018 00:06
To: Planning
Subject: ref 2017/6884/P re 100 Avenue Road

Dear Mr McClue

Further to the very controversial building application for the site of 100 Avenue Road, I understand that 'Essential Living' developers have undertaken a part demolition at 100 Avenue Road and are applying to Camden for a retrospective approval . Of course you know that the CMP is a requirement of Section 106 legal agreement and its details. Kindly look into the details.

This site is of enormous importance to all of us living in this area and beyond. I hope all rules and regulations will be applied and no exception made for 'Essential Living'. At this time I don't see why and how approval can be granted for the demolition of the wheelchair ramp in the absence of a construction management plan. I hope you will refuse the application.

Yours sincerely
Shahnaz Bagherzade
49 Elsworthy Road
NW3 3BS

Dike, Darlene

From: Helen Weavers [REDACTED]
Sent: 08 January 2018 10:53
To: McClue, Jonathan
Cc: Planning
Subject: Ref 2017/6884/P 100 Avenue Road

As a local resident I am concerned yet again by the behaviour of the developer who will rebuild this site. I see they have started unauthorised demolition by removing the steps and access ramp. I believe this is in breach of the regulations since the CMP has not yet been approved. This company do not seem to be trustworthy and responsible with respect to how this project is proceeding and I would like the council to play very close attention to their behaviour and regulate where necessary.

Regards, Helen Weavers
118 Goldhurst Terrace, NW6 3HR

Dike, Darlene

From: Owen Rossan [REDACTED]
Sent: 08 January 2018 13:26
To: jonathan.mcclue@camden.gov.uj
Cc: Planning
Subject: Ref:22017/6884/P100Avenue Road

Dear Sir,

I write to you to object to the CMP for 100 Avenue Road because of a breach in planning obligations—A FAILURE TO CONSULT PROPERLY WITH LOCAL PEOPLE.

The disruption due to the entire neighbourhood and the surrounding matter is a disaster, and the effects should be taken into account for any decision on this matter.

I do hope you reconsider any decisions that are involved in this "development"

Thank you.

Sincerely,

**PROFESSOR OWEN ROSSAN
66 FELLOWS ROAD
LONDON NW3 3LJ**

Dike, Darlene

From: Karin von Abrams [REDACTED]
Sent: 09 January 2018 09:16
To: jonathanmcclue@camden.gov.uk
Cc: Planning
Subject: 2017/6884/P 100 Avenue Road

Dear Jonathan McClue,

I'm a local Swiss Cottage resident, and I want to register my strong objections to the behavior of Essential Living contractors at this site, where demolition of the front steps and wheelchair ramp took place last month.

This action was entirely contrary to an agreement with Camden Council that NO work would be undertaken at the site until a Construction Management Plan was approved. As you are aware, that has not happened, for the very good reason that EL have not supplied sufficient detail to meet Council requirements, or a Plan that meets the reasonable needs of the community. The initial demolition looks much more like a cynical attempt to "start work" on the site so that the original planning permission does not become obsolete.

Please do everything you can to enforce the proper standards of legality and accountability at this site! There are thousands of people like me who simply want you and Camden to hold developers to such standards when they propose major works in the community.

Many thanks,
Dr Karin Dosaj

Flat 1
69 Greencroft Gardens
London NW6 3LJ

4th January 2018

Attention: meclue@camden.
gov.uk cc: planning@camden.
gov.uk

Dear Sir

Ref 2017/6884/P Avenue Road

I should like to register my very strong
protest against the proposed construction
management plan suggested for the
above development.

All demolition and construction
traffic must be routed exclusively
via the A41. Any other plan as
suggested is much too dangerous
for all users of the area including
children, elderly people etc.

Yours faithfully

CR Caplan (Mrs.)

I use the area to go swimming Man-Frid!