



Sent: 07 October 2018 10:02

To: McClue, Jonathan <Jonathan.McClue@camden.gov.uk>

Subject: Objection: 100 AVENUE ROAD, SWISS COTTAGE, NW3 3HF APPLICATION REF: 2018/4239/P

Dear Mr McClue,

I wish to object to the following application:

**100 AVENUE ROAD, SWISS COTTAGE, NW3 3HF APPLICATION
REF: 2018/4239/P**

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

Changes to the entrance arrangements, particularly the 'poor doors' arrangement for the affordable units, changes to the internal layouts, in particular the removal of fire exits and the removal of the bin storage in the 'affordable' section 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 and issues linked to social justice which have not been addressed in this application.

1. 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 commented in detail or advised on this particular change. I have particular concerns that, in a tower designed with only one stairwell, reducing the hall space still further increases the problems of an evacuation particularly for wheelchair and buggy users. I have concerns that these changes could impact on fire safety.

2. 'Changes to the affordable entrance doors'. These changes are material in that they exacerbate the effect of the 'poor doors' policy in this part of the development and raise safety concerns for the residents in 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'. The change consists of reducing the number of exits to the so called affordable block to just one exit on Avenue Road. The exit along the East side has disappeared. This change raises safety concerns for residents of the so-called 'affordable' block who now only have one exit.

Moreover, it appears from the plans submitted with the application that reductions in the basement area have led to the bin storage area in the affordable section disappearing completely. This is clearly an issue of social justice as the developers offer no information as to how tenants in the affordable block will be able to safely dispose of their rubbish. Moreover, the removal raises real issues of sustainability. How will residents recycle their rubbish with no dedicated bin storage? How can the developers assure the local community that the development with such poor rubbish storage facilities will not contribute to fly-tipping around the green space.

As Councillor Phil Jones, the former cabinet member for planning said in 2015: "Stigmatising any group through housing design is unacceptable. We want development in Camden to be 'tenure blind'..." (28/7/2015 Ham and High). There can be no greater stigmatisation than to reduce the number of safe exits and dispensing with dedicated bin storage for less wealthy residents.

3. The application makes material changes to the nature of the design externally as well as internally, particularly the impact on Swiss Cottage

Green Space. The changes introduce new stairs in the basement of the development which would surface on the pathway near the Swiss Cottage Green Space. This creates new disturbances on the Green space. As a result, the impact on the Green Space will be substantially worse than in the original planning application. Given that the Inspector reached an 'on balance decision' on the basis of the material presented, these new changes constitute a material change.

In conclusion, this application should be rejected due to the real concerns about safety, the impact on social justice and for harmful impact on the green space all of which run contrary to the original planning application.

Yours sincerely,

Sarah Gottlieb

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