

From: peter symonds [REDACTED]
Sent: 12 November 2019 16:42
To: McClue, Jonathan [REDACTED]
Cc: 100avenueroadCMP [REDACTED]
Subject: Objection 100 Avenue Road CMP



Dear Mr Mclue

This association wishes to object in the strongest possible terms to the latest amended CMP which has been submitted to Camden Council by Essential Living.

It is beyond belief that the many cogent, well researched and valid objections originally raised by Save Swiss Cottage and residents associations such as ours, during earlier Planning Committee hearings, have continued to be discounted by Camden officers who, we now see have, all along, been only too ready and willing to ignore their very own planning guidelines so as to facilitate Essential Living's every demand and suggestion. The objections of hundreds of local residents have been ignored as though of no value, and Councillor Adam Harrison's 'so-called' campaign to reduce local pollution, is now seen for the hypocritical and mendacious sham it clearly is.

With Nitrogen Dioxide levels in the Swiss Cottage Open Space already nearly 65% about the EU limit, it is ludicrous that Camden Planning pretend to care for the environment while at the same time even considering allowing Essential Living to increase current already dangerous pollution levels with the employment of 25 construction vehicles - 11 of them 54ft articulated lorries - passing every day through Swiss Cottage for the next two years. Does anybody at Camden Council give a thought to the inevitable negative cumulative impact on the health of the children whose playground and sports field are directly adjacent to the site? Is the health of local residents who daily use the open space or who are forced to travel through, and live in, the immediate Swiss Cottage area, of no consequence to Camden Planning Department?

One begins to wonder if Camden's planning officers have ever actually carried out a proper, in-depth examination of any of EL's previous construction management plans. Had they done so they would surely be as astonished as we are at discovering a proposed incredible 415% increase on the originally detailed 7 smaller 34ft lorries that EL stated were to be used on the development. This increase in pollution and noise from such a number of vehicles will have a profoundly disturbing on the residents of Winchester Road, the square and, very particularly, on the elderly residents of Mora Burnet House.

Furthermore, this version of the CMP does nothing to address the significant and unfair inconvenience this version will cause pedestrians. At the same time, TfL has failed to supply any data on the impact it, if implemented, will have on adjoining streets of drivers trying to avoid the inevitable traffic jams on the A41. There is no doubt that there will be an increase of over 100 construction lorries a day on the A41 Swiss Cottage gyratory, and this does not take into account the additional traffic generated by works on HS2.

Save Swiss Cottage, CRASH and numerous other local residents' associations articulated these objections, as well as many others, at each of the many public Planning Committee meetings necessitated by EL's determination to ride roughshod over the wishes of local residents and see their reviled tower block built. None of Essential Living's subsequent amended CMP's have ameliorated to the slightest degree any of the concerns we had then or continue to have now. Indeed, many of us forewarned Council of the likelihood of such unrestrained excesses and increases on the part of Essential Living. Had the Camden planning committee given proper - and indeed a fairer, less self-interested - consideration and evaluation of our objections then, and recognised them for their valid concerns, Swiss Cottage might have been saved from the disastrous consequences of the increased pollution which will inevitably infect Swiss Cottage for the next two years, if this CMP is approved.

It is time Camden Council stood up for it's residents rather than the interests of developers, and refused permission for this CMP as it presently stands.

Yours,

Peter Symonds

Chair

The Combined Residents' Associations of South Hampstead.