

**Date:** 4<sup>th</sup> December '24  
**Our reference:** ES/I&M/ED/4/24/S247

**Engineering Service**  
 Supporting Communities  
 London Borough of Camden  
 Room 4N/5PS  
 Town Hall  
 Judd Street  
 London  
 WC1H 9JE  
 Phone: 020 7974 4444  
 camden.gov.uk

Dear Sir / Madam,

**ETON AVENUE AND AVENUE ROAD: FORECOURT LAND AT 100 AVENUE ROAD**

**IMPORTANT- THIS COMMUNICATION AFFECTS YOUR PROPERTY**

Attached you will find a copy of the official notice, plans and draft orders detailing the closure of some land the rear of the footway at the above site. Please note that majority of the footway width will remain as shown on the plan.

The closure is required to allow the re-development of 100 Avenue Road, Swiss Cottage, London NW3 3NR to take place.

The proposal is as follows:

**Areas of Highway/ Public Right of Way to be Stopped Up**

Avenue Road and Eton Avenue: Forecourt outside 100 Avenue Road, Swiss Cottage London NW3 3NR as set out below as shown in drawing CA5352/004:

Ref. no.	Length (metres)	Width (metres)	Area (m <sup>2</sup> )	Terminal points (see plan)	
				From	To
A	22.55	19.63	154.67	Eton Avenue	Avenue Road
B	8.44	3.64	28.36	Avenue Road	
C	41.34	3.56	78.17	Avenue Road	
<b>Total Area</b>			<b>261.20</b>		

We enclose a copy of the notice and draft order in respect of the order to be made by the Council for your attention. Please read the notices and draft orders carefully. If the order is made the land will cease to be a public right of way/ public highway. Please note that areas to be closed are very small and predominant located on private land.

Could you kindly reply to Elliott Della by e-mail to [StoppingUp@camden.gov.uk](mailto:StoppingUp@camden.gov.uk) or to Engineering Service, Room 4N/5PS, Town Hall, Judd Street, London WC1H 8EQ by 9<sup>th</sup> **January 2025** as we are allowing an extra week due to the Christmas and New Year holidays, and confirm as to whether or not you have any objections to the proposed order.

**PLEASE NOTE RESPONSES ARE REQUESTED TO BE BY E-MAIL**

If you require any further information, please do not hesitate to contact, Elliott Della, on 020 7 974 5138.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Elliott Della', with a long horizontal flourish extending to the right.

Elliott Della  
Senior Engineer  
Environment and Transport

Reference: ES/I&M/ED/4/24/S247

**Section 247 of the Town and Country Planning Act 1990**

**ETON AVENUE AND AVENUE ROAD: FORECOURT LAND AT 100 AVENUE ROAD**

The London Borough of Camden being satisfied that it is necessary to enable development to be carried out in accordance with planning permission granted under Part III of the Town and Country Planning Act 1990 hereby gives notice that it proposes to make an Order under Section 247 of the Town and Country Planning Act 1990 (as amended) to authorise the stopping up of the highway described in the First Schedule, namely the part of the open and accessible forecourt and part of the adopted highway outside 100 Avenue Road, London NW3 3NR.

If the Order is made, the stopping-up will solely be authorised in order to enable the development described in the Second Schedule to this notice to be carried out in accordance with the planning permission granted by the Secretary of State for Communities and Local Government on the 18<sup>th</sup> February 2016 under reference 2014/1617/P and APP/X5210/W/14/3001616, and for no other purpose.

Copies of the draft Order and relevant plan may be inspected during normal opening hours for a period of 28 days commencing on **5<sup>th</sup> December 2024** at St Pancras Library, 1<sup>st</sup> Floor, 5 Pancras Square, Kings Cross, London N1C 4AG or [www.camden.gov.uk/stopping-up](http://www.camden.gov.uk/stopping-up)

Any Person may object to the making of the proposed Order by writing to the Director of Environment & Sustainability, London Borough of Camden, Room 4N/5PS Town Hall, Judd Street, London, WC1H 8EQ or [StoppingUp@camden.gov.uk](mailto:StoppingUp@camden.gov.uk) quoting reference ES/I&M/ED/4/24/S247. The departmental contact for any queries relating to this publication is Elliott Della telephone number 020 7974 5138.

**PLEASE NOTE RESPONSES ARE REQUESTED TO BE BY E-MAIL**

**IN PREPARING AN OBJECTION IT SHOULD BE BORNE IN MIND THAT THE SUBSTANCE OF IT MAY BE IMPARTED TO OTHER PERSONS WHO MAY BE AFFECTED BY IT AND THAT THOSE PERSONS MAY WISH TO COMMUNICATE WITH THE OBJECTOR ABOUT IT.**

**THE FIRST SCHEDULE**

**Areas of Highway to be Stopped Up**

Avenue Road and Eton Avenue: Forecourt outside 100 Avenue Road, Swiss Cottage London NW3 3NR as set out below as shown in drawing CA5352/004/B

Ref. no.	Length (metres)	Width (metres)	Area (m <sup>2</sup> )	Terminal points (see plan)	
				From	To
A	22.55	19.63	154.67	Eton Avenue	Avenue Road
B	8.44	3.64	28.36	Avenue Road	
C	41.34	3.56	78.17	Avenue Road	
<b>Total Area</b>			<b>261.20</b>		

**THE SECOND SCHEDULE**

**The Location**

100 Avenue Road, London NW3 3HF

**The Development**

Demolition of existing building and redevelopment for a 24 storey building and a part 7 part 5 storey building comprising a total of 184 residential units (Class C3) and up to 1,041sqm of flexible retail/financial or professional or café/restaurant floorspace (Classes A1/A2/A3) inclusive of part sui generis floorspace for potential new London Underground station access fronting Avenue Road and up to 1,350sqm for community use (class D1) with associated works including enlargement of existing basement level to contain disabled car parking spaces and cycle parking, landscaping and access improvements.

Richard Bradbury  
Director of Environment & Sustainability

**LONDON BOROUGH OF CAMDEN  
TOWN AND COUNTRY PLANNING ACT 1990  
SECTION 247  
GREATER LONDON AUTHORITY ACT 1999**

**THE STOPPING UP OF HIGHWAYS  
(LONDON BOROUGH OF CAMDEN) (NUMBER 4) ORDER 2024  
MADE:**

**ETON AVENUE AND AVENUE ROAD: FORECOURT LAND AT 100 AVENUE ROAD**

The London Borough of Camden makes this order in the exercise of its powers under Section 247 of the Town and Country Planning Act 1990 as amended by Section 270 and Schedule 22 of the Greater London Authority Act 1999 and of all other enabling powers: -

The London Borough of Camden authorises the stopping up of the areas of highway described in the First Schedule to this Order and shown on the attached drawing solely in order to enable the development described in the Second Schedule to this Order, to be carried out in accordance with the planning permission, granted under Part III of the Town & Country Planning Act 1990, by the Secretary of State for Communities and Local Government on the 18 February 2016 under reference 2014/1617/P and APP/X5210/W/14/3001616 for the works described in the Second Schedule to this Order.

1. This Order shall come into force on ## ##### 202# and may be cited as the Stopping Up of Highways (London Borough of Camden) (Number 4) Order 2024.
2. This order will not change the rights of any statutory utilities to access and maintain their plant or equipment.

**THE COMMON SEAL OF THE MAYOR )  
AND BURGESSES OF THE LONDON )  
BOROUGH OF CAMDEN was hereunto)  
Affixed by Order:- )**

.....  
**Authorised Signatory**

## THE FIRST SCHEDULE

### Areas of highway to be Stopped Up

- Avenue Road and Eton Avenue: Forecourt outside 100 Avenue Road, Swiss Cottage London NW3 3NR as set out below as shown in drawing CA5352/004/B:

Ref. no.	Length (metres)	Width (metres)	Area (m <sup>2</sup> )	Terminal points (see plan)	
				From	To
A	22.55	19.63	154.67	Eton Ave	Avenue Rd.
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<b>Total Area</b>			<b>261.20</b>		

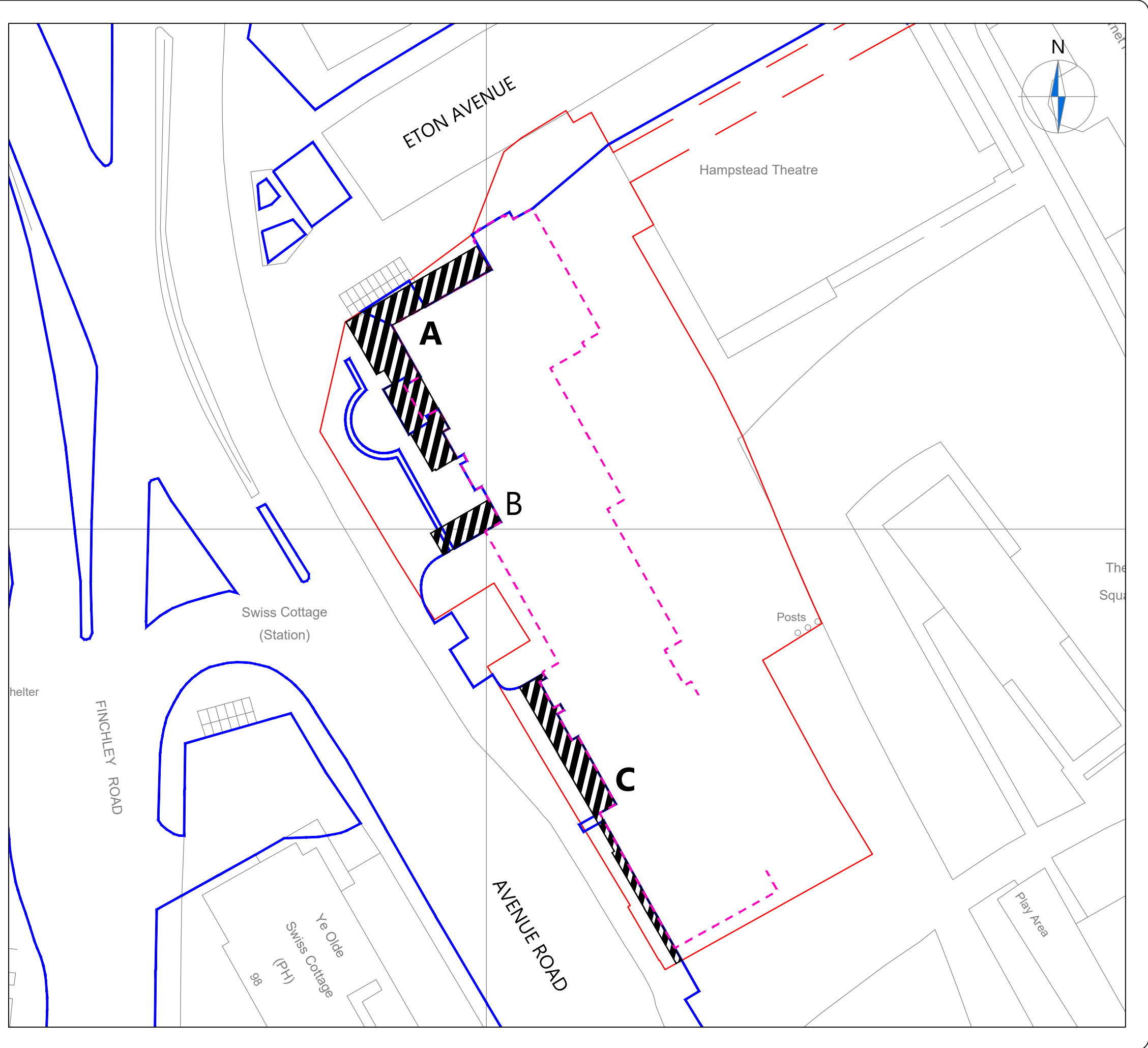
## THE SECOND SCHEDULE

### The Location

100 Avenue Road, London NW3 3HF

### The Development

Demolition of existing building and redevelopment for a 24 storey building and a part 7 part 5 storey building comprising a total of 184 residential units (Class C3) and up to 1,041sqm of flexible retail/financial or professional or café/restaurant floorspace (Classes A1/A2/A3) inclusive of part sui generis floorspace for potential new London Underground station access fronting Avenue Road and up to 1,350sqm for community use (class D1) with associated works including enlargement of existing basement level to contain disabled car parking spaces and cycle parking, landscaping and access improvements.



**NOTES**

1. Do not scale from this drawing.
2. This drawing to be read & printed in colour.
3. This drawing is for illustrative purposes only.

**KEY:**

	ADOPTED HIGHWAY TO BE STOPPED UP
	PLANNING APPLICATION BOUNDARY
	HIGHWAY BOUNDARY
	TOPOGRAPHICAL SURVEY DEMOLISHED BUILDING LINE

STOPPING UP AREAS	
AREA A	154.67m sq
AREA B	28.36m sq
AREA C	78.17m sq
TOTAL	261.20m sq

Rev	Details	Drawn	Checked	Date
B	Revised stopping up areas & existing building line added.	HE	GS	07.11.2024
A	Additional information added.	HE	GS	23.05.2024

**REVISION HISTORY**

Status:

<input type="checkbox"/> Preliminary	<input type="checkbox"/> For Approval	<input type="checkbox"/> For Construction
<input checked="" type="checkbox"/> For Information	<input type="checkbox"/> For Tender	<input type="checkbox"/> As Built

Client:  
**Regal Avenue Road Limited**

Project:  
**100 Avenue Road  
Camden**

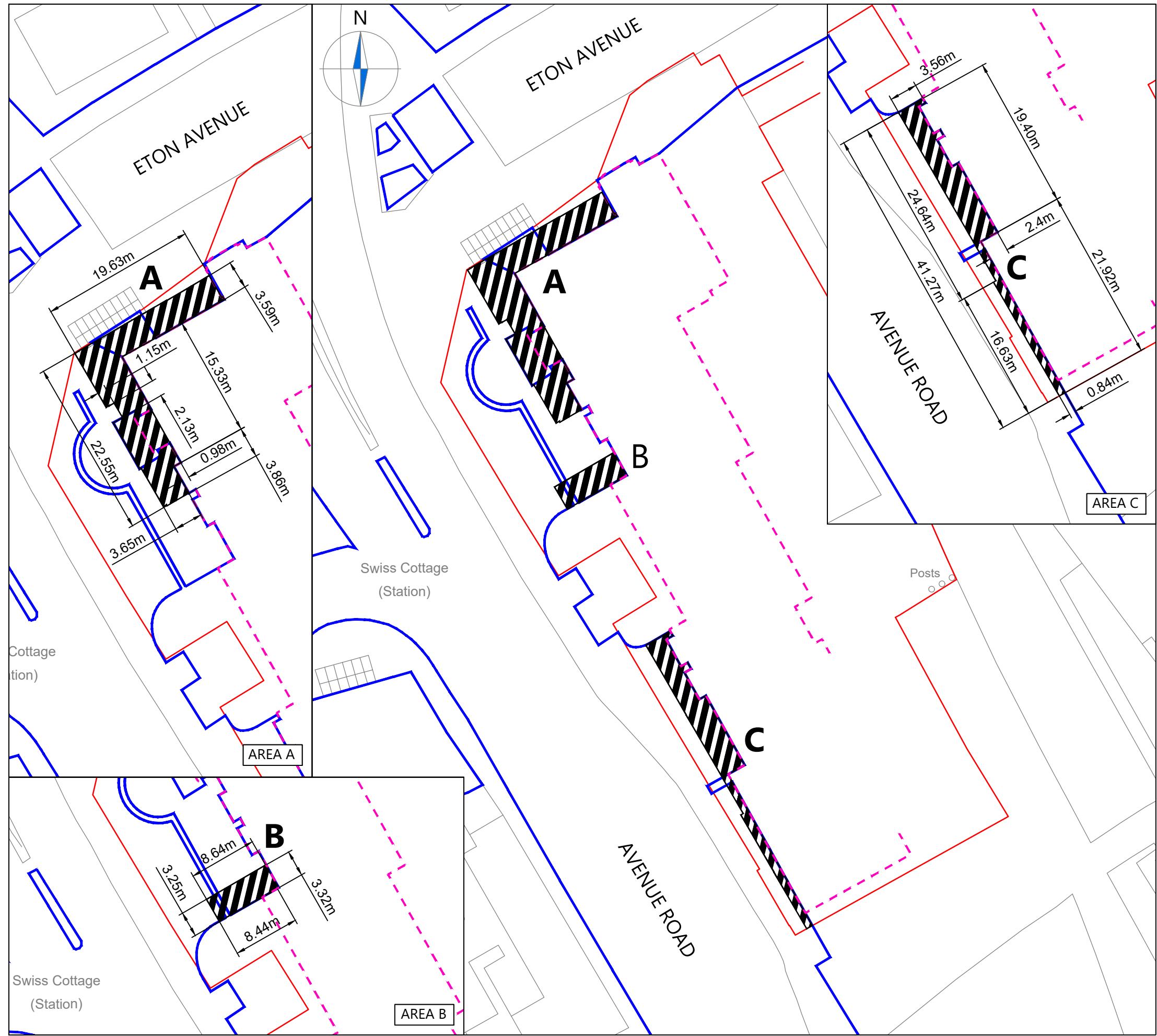
Drawing Title:  
**Stopping Up Plan**

Scale: **1:500** Size: **A3**

Drawn by: **HE** Checked by: **GS** Date: **08.04.2024**

**CANEPARO ASSOCIATES**  
Transport Planning & Highway Design  
21 Little Portland Street • London • W1W 8BT • Tel. 020 3617 8200

Scheme Ref: <b>CA5352</b>	Drawing No: <b>004</b>	Sheet: <b>1 of 3</b>	Rev: <b>B</b>
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**KEY:**

	ADOPTED HIGHWAY TO BE STOPPED UP
	PLANNING APPLICATION BOUNDARY
	HIGHWAY BOUNDARY
	TOPOGRAPHICAL SURVEY DEMOLISHED BUILDING LINE

STOPPING UP AREAS	
AREA A	154.67m sq
AREA B	28.36m sq
AREA C	78.17m sq
<b>TOTAL</b>	<b>261.20m sq</b>

Rev	Details	Drawn	Checked	Date
B	Revised stopping up areas & existing building line added.	HE	GS	07.11.2024
A	Additional information added.	HE	GS	23.05.2024

**REVISION HISTORY**

Status:  Preliminary  For Approval  For Construction  
 For Information  For Tender  As Built

Client: **Regal Avenue Road Limited**

Project: **100 Avenue Road Camden**

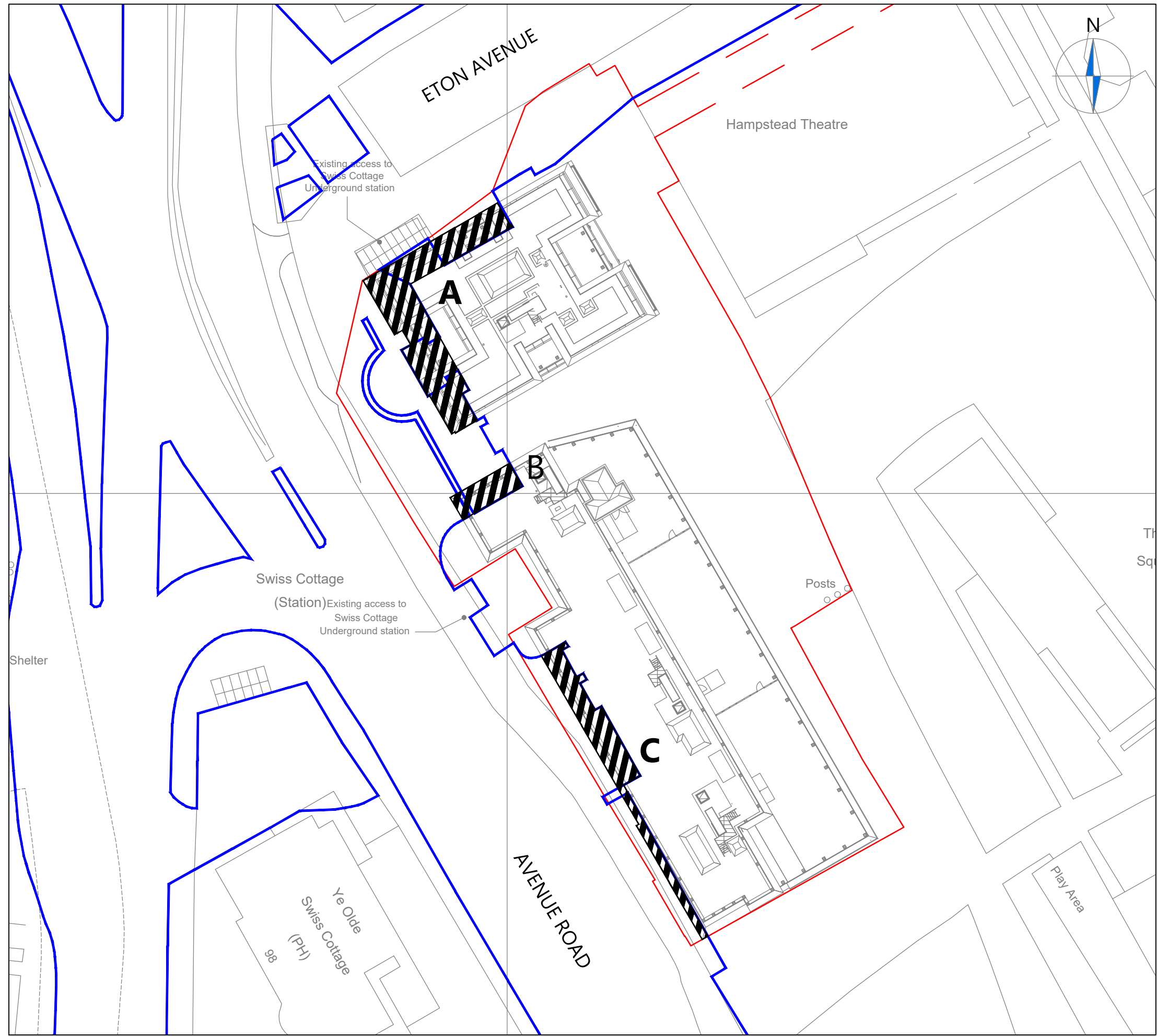
Drawing Title: **Stopping Up Plan**

Scale: **1:500** Size: **A3**

Drawn by: **HE** Checked by: **GS** Date: **08.04.2024**

**CANEPARO ASSOCIATES**  
 Transport Planning & Highway Design  
 21 Little Portland Street • London • W1W 8BT • Tel. 020 3617 8200

Scheme Ref: **CA5352** Drawing No: **004** Sheet: **2 of 3** Rev: **B**



**NOTES**

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3. This drawing is for illustrative purposes only.

**KEY:**

	ADOPTED HIGHWAY TO BE STOPPED UP
	PLANNING APPLICATION BOUNDARY
	HIGHWAY BOUNDARY

STOPPING UP AREAS	
AREA A	154.67m sq
AREA B	28.36m sq
AREA C	78.17m sq
<b>TOTAL</b>	<b>261.20m sq</b>

Rev	Details	Drawn	Checked	Date
B	Revised stopping up areas & existing building line added.	HE	GS	07.11.2024
A	Additional information added.	HE	GS	23.05.2024

**REVISION HISTORY**

Status:  Preliminary  For Approval  For Construction  For Information  For Tender  As Built

Client: **Regal Avenue Road Limited**

Project: **100 Avenue Road Camden**

Drawing Title: **Stopping Up Plan with Proposed Scheme**

Scale: **1:500** Size: **A3**

Drawn by: **HE** Checked by: **GS** Date: **08.04.2024**

**CANEPARO ASSOCIATES**  
 Transport Planning & Highway Design  
 21 Little Portland Street • London • W1W 8BT • Tel. 020 3617 8200

Scheme Ref: **CA5352** Drawing No: **004** Sheet: **3 of 3** Rev: **B**

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CA5352\_004 B - STOPPING UP PLAN.DWG



Reference: ES/I&M/ED/4/24/S247  
Section 247 of the Town and Country Planning Act 1990

**ETON AVENUE AND AVENUE ROAD:**

**FORECOURT LAND AT 100 AVENUE ROAD NW3 3NR**

Stopping Up Additional Location Information:

Co-ordinate Locations:

A: 51.543608, -0.174519

B: 51.54305, -0.174318

C: 51.54296, -0.17403

Streetview link

A and B

[https://www.google.co.uk/maps/@51.5435543,-0.1747172,3a,75y,86.55h,85.7t/data=!3m8!1e1!3m6!1s9HEDyHliToayVtcL7YFgIA!2e0!5s20180301T000000!6shttps:%2F%2Fstreetviewpixels-pa.googleapis.com%2Fv1%2Fthumbnail%3Fcb\\_client%3Dmaps\\_sv.tactile%26w%3D900%26h%3D600%26pitch%3D4.3037274134758405%26panoid%3D9HEDyHliToayVtcL7YFgIA%26yaw%3D86.54519862238166!7i16384!8i8192?coh=205410&entry=ttu&q\\_ep=EgoyMDI0MTAyOS4wIKXMDSOASAFQAw%3D%3D](https://www.google.co.uk/maps/@51.5435543,-0.1747172,3a,75y,86.55h,85.7t/data=!3m8!1e1!3m6!1s9HEDyHliToayVtcL7YFgIA!2e0!5s20180301T000000!6shttps:%2F%2Fstreetviewpixels-pa.googleapis.com%2Fv1%2Fthumbnail%3Fcb_client%3Dmaps_sv.tactile%26w%3D900%26h%3D600%26pitch%3D4.3037274134758405%26panoid%3D9HEDyHliToayVtcL7YFgIA%26yaw%3D86.54519862238166!7i16384!8i8192?coh=205410&entry=ttu&q_ep=EgoyMDI0MTAyOS4wIKXMDSOASAFQAw%3D%3D)

C:

[https://www.google.co.uk/maps/@51.5429808,-0.1742018,3a,75y,61.64h,84.31t/data=!3m8!1e1!3m6!1snPKDqNHs7DaoPUU\\_P6GzFA!2e0!5s20180301T000000!6shttps:%2F%2Fstreetviewpixels-pa.googleapis.com%2Fv1%2Fthumbnail%3Fcb\\_client%3Dmaps\\_sv.tactile%26w%3D900%26h%3D600%26pitch%3D5.68964568213994%26panoid%3DnPKDqNHs7DaoPUU\\_P6GzFA%26yaw%3D61.64152895216323!7i16384!8i8192?coh=205410&entry=ttu&q\\_ep=EgoyMDI0MTAyOS4wIKXMDSOASAFQAw%3D%3D](https://www.google.co.uk/maps/@51.5429808,-0.1742018,3a,75y,61.64h,84.31t/data=!3m8!1e1!3m6!1snPKDqNHs7DaoPUU_P6GzFA!2e0!5s20180301T000000!6shttps:%2F%2Fstreetviewpixels-pa.googleapis.com%2Fv1%2Fthumbnail%3Fcb_client%3Dmaps_sv.tactile%26w%3D900%26h%3D600%26pitch%3D5.68964568213994%26panoid%3DnPKDqNHs7DaoPUU_P6GzFA%26yaw%3D61.64152895216323!7i16384!8i8192?coh=205410&entry=ttu&q_ep=EgoyMDI0MTAyOS4wIKXMDSOASAFQAw%3D%3D)