

Planning Department
London Borough of Camden
Town Hall
5th Floor
Argyle Street
London WC1H 8EQ

Dear Sirs,

Re: Studio 63, 63 Chetwynd Road London NW5

I write in reference to the above premises which you are currently reviewing in respect of its use as a training facility for local residents.

Whilst I am sure there are considerations that you may wish to apply to the historic use of these premises, it is undeniable that retail in general, and these premises in particular, have been, and continue to be, affected by structural changes in the wider economy, and it would be somewhat unclear as to why the Council's staff feel that there is a prospect of retail use continuing at this site.

This shop was previously occupied by 2 national chains of off-licence operators, neither of whom could in recent years sustain its uneconomic performance. Occupancy was then taken by a small convenience store operator and it, too, closed as there was insufficient custom to sustain its operation.

The area already has a range of useful 'village' shops, comprising a butcher, a small general store, a dry-cleaner, a delicatessen, an Indian restaurant and a Turkish coffee shop (both closed), an Indian takeaway store, an estate agent, and a pub which, between them, satisfy enough residents to be viable. So there is very little realistic possibility if any that any tenant could run this site as a successful shop as the competition already exists and is well-established. It is worth pointing out that these local facilities provide residents with the opportunity of avoiding travel further afield to do their household shopping.

There are already a number of non-retail units in the very local area too. A beauty salon, a publishers office, a vets clinic with some animal products on sale, a chiropractors' clinic, and a post shop.

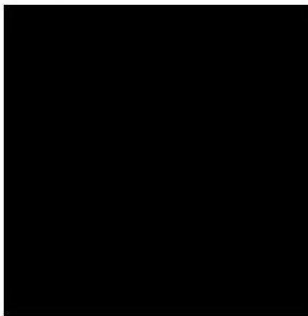
It goes without saying, although it is worth pointing out, that these shops all pay rates to the Council and help sustain its income levels.

The owner of Studio 63 is a local young man, born and educated locally, and having worked for neighbouring fitness studio (in a former photographers studio premises!) it is not surprising that he wishes to have his own local business providing a local service to residents. As part of his costs he of course will pay rates just like any other business and be a contributor to and supporter of the local economy.

is not affiliated to any other business or organisation and I, as a resident of over 20 years, fully support his ambition and his part in helping the local community broaden the range of services available. From time to time I have been a customer of his and think his service is a useful addition to our local facilities.

I suspect that the man was poorly advised when he first opened, and I ask that you do give every active consideration to the continued operation of Studio 63 and for you to be as supportive as you can in helping to resolve this.

We need enthusiasm and diversity or we would otherwise have no local shops at all but outposts of national chains.



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August 21st. 2013

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The area already has a range of useful 'village' shops, comprising a butcher, a small general store, a dry-cleaner, a delicatessen, an Indian restaurant and a Turkish coffee shop (both now closed), an Indian takeaway store, an estate agent, and a pub which, between them, satisfy enough residents to be viable. So there is very little realistic possibility if any that any tenant could run this site as a successful shop as the competition already exists and is well-established.

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He is not affiliated to any other business or organisation and I, as a resident of over 20 years, fully support his ambition and his part in helping the local community to broaden the range of services available. From time to time I have been a customer of his and think his service is a useful addition to our local facilities.

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We need enthusiasm and diversity in the range of services we have or we would otherwise have no local shops at all, but outposts of national chains.

