

Gentet, Matthias

From: [REDACTED]
Sent: 07 November 2013 17:25
To: Planning
Subject: Ref application 2013/6326/P

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[REDACTED]
To: Camden Council Planning- Application 2013/6326/P- Leeder House

I have lived in Primrose Hill for over 20 years and care about the area. I feel the Council must try to safeguard the interests of local residents and workers through maintaining local facilities and ensuring all developments are in keeping with the overall appearance and 'spirit' of primrose hill.

I object to the change of use from commercial to residential.

1) I feel there is adequate residential property in the area and therefore no reason for change of use. Maintaining or increasing commercial activity in the area, especially small businesses, will help local life and us local residents in keeping the few basic retail/service shops we still have. The area is in danger of becoming a mere tourist attraction with solely high-end retail and/or cafes with diminishing facilities for those who live and work here. The main attraction of primrose hill is arguably its 'village' feel which helps to foster a community.

2) The present layout, scale and function of the entire site seems to me perfectly adequate and well in keeping with the area, it is not obtrusive and an interesting little enclave within the heart of primrose hill.

3) Related to point 2 above is the fact that there have been numerous applications for the different blocks on this site. I have found it impossible to envisage the scale and appearance of the site should all the plans go through. It seems to me entirely possible that each application is influenced by the fact that plans have been approved for other blocks - which then may be withdrawn or changed. Surely it would be better for a reassessment of the entire site - so it is clear as to the costs and benefits of the entire development: whether economic in terms of net increase/decrease employment, structural - whether the proposals will result in taller/larger buildings or the plus/minus in terms of environmental impact. This would then enable local residents to assess the likely impact on local life.

4. I am not an expert but based on just the outward appearance) it would appear that the buildings have not been that well maintained long-term. I appreciate the right of the owner to renovate/repair to maintain the value of the property. However, It is unfortunate if owners allow property to deteriorate and then present 're-development' usually larger in scale than existing facilities, as the only option.

Thank you for your attention,
[REDACTED]