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6 November 2013  
Your Ref: 2013/6326/P

Dear Sir/Madam

## Representations to Planning application 2013/6326/P - 6 Erskine Road

### Overview

On behalf of our client Triyoga (UK) Limited, (Triyoga), we are writing to respond to the planning application (2013/6326/P), which is currently pending consideration with the London Borough of Camden (LBC).

Triyoga strongly objects to the application for the following reasons:

- The application will displace Triyoga's car parking provision and seriously prejudice the operation of the yoga studio;
- The application does not comply with adopted employment policy DP13;
- The application proposal will harm the character and appearance of the Primrose Hill Conservation and is contrary to Policy DP24 and the NPPF;
- The application does not comply with policy DP31 on the provision of outdoor space and recreation facilities;
- The application does not provide for contributions to community facilities as set out in Policy CPG8;
- The residential component is of a type where an affordable housing contribution should be sought;
- Further information is required on the applicant's BRE analysis including an overshadowing study;
- The application site should be considered comprehensively with Unit 4 at 6 Leeder Road in order for the full impacts of the proposal to be assessed.

Further details of these objections are set out below together with further information about Triyoga and the background to this objection.

## Triyoga

Triyoga is a yoga centre in Primrose Hill, located at 6 Erskine Road (Building 4). The centre has been open since 2000 and offers a wide variety of yoga and pilates classes. Over 120 classes a week are offered with 45 different types of treatments. There are between 400 to 500 visitors to the centre most days including children, pregnant women and the elderly.

Triyoga is considered to be one of the world's leaders in its field. The centre is an integral part of the Primrose Hill community and provides an important local health and wellbeing facility. Triyoga is not a pure membership centre and the general public can attend classes on a pay per visit basis.

The centre provides around 200 full and part-time jobs and is a significant local employer. It runs teacher training programmes and offers scholarships. Guest teachers include world leaders in specialist fields including yoga for anxiety, depression and insomnia, yoga for people with disabilities or suffering trauma.

One of Triyoga's key values is accessibility to many sectors of the community. The centre offers and supports the local community through the following classes and courses:

- daily community/half price classes
- special discounts for seniors, full time students and those seeking employment
- concession clinics for treatments and therapies
- pre and post natal programme
- toddler classes
- kids and teens classes (it was the first London yoga centre to offer this)
- special seniors class
- kids yoga teacher training programme
- pregnancy yoga training
- a yoga in the community programme.

The Unit that Triyoga occupies (Unit 4) is the subject of an existing planning consent (2012/0284/P) granted on 20 March 2012. Unit 4 is not included within the current planning application, but land used by Triyoga for car parking under the terms of its lease is included within the redline (see attached plan at Appendix 1). The lease provides Triyoga with the right to park up to three cars in the crosshatched area. If the current application is granted consent this parking area would be lost as built development is proposed in this area. This will seriously prejudice Triyoga's operation.

## Background

The Triyoga centre is part of a collection of buildings which are located at 6 Erskine Road. The buildings at this site have historically been used for employment purposes. Building 4, where Triyoga is located, has the benefit of consent for use as a yoga institute, granted in August 1999. The remainder of the buildings at 6 Erskine Road, including Leeder House, Caretakers Lodge and Buildings 2, 3 and 5 are in employment use.

The site benefits from an extensive planning history as set out in the applicant's Planning Statement. This includes an extant planning permission (2012/0284/P) for the change of use of Building 4, from leisure studio (Class D2) to office use (Class B1) and development work including a three storey extension to the east elevation. This has not been implemented.

There is strong community objection to the potential loss of the yoga studio. Triyoga was not served notice of the planning application in 2012 and was only made aware of it very late in the process a few days before it was determined. Although an objection was made by Triyoga, on the basis that the loss of a community use in terms of the yoga studio and all the associated jobs was unacceptable, the application was nevertheless granted consent.

Policy DP15 states that the Council will protect existing community facilities by resisting their loss unless a replacement facility that meets the needs of the local population is provided, or the specific community facility is no longer required. The same policy states that the Council will protect existing leisure facilities by resisting their loss unless adequate alternative facilities are already available in the area and, therefore, no shortfall in provision will be created by the loss, or the leisure facility is no longer required.

Triyoga is operating under a D2 Use Class. It is a leisure facility but also undoubtedly operates as a very well used community facility. As such we consider that both tests in DP15 were applicable to the planning application for Unit 4. The Officer's Report on the application concluded that Triyoga was a leisure use only and applied the relevant test stating that **"there are adequate alternative facilities available in the area and there is not considered to be a scarcity of alternative leisure facilities in the immediate area"**. Officers therefore concluded that the change of use from leisure to offices was acceptable and in accordance with DP15.

We consider that this assessment demonstrates a lack of understanding of the nature of the Triyoga operation and its role within the community. The previous section of this letter sets out the range of community functions that the yoga centre offers and explains the range of its classes which promote physical and emotional health and well-being. There are no comparable facilities in the Primrose Hill area.

The Officer's report on the 2012 application states that **"From undertaking a search of facilities in the immediate area it is considered that there is adequate alternative provision of leisure facilities near primrose Hill – e.g.: there is a gym in the Marriott Hotel on King Henrys Road; there is a women's only 'Fitness First' gym on Chalk Farm Road opposite the Roundhouse, whilst Soho Gym is situated opposite Camden tube station."**

None of these facilities provide anything remotely similar to the nature and range of health and well-being services that Triyoga offer to so many sectors of the community ranging from toddlers to the elderly.

We consider that this application should have been assessed in terms of the loss of a community facility and part c) of Policy DP15 which states that a replacement community facility should be provided. Even being assessed as a leisure facility under part e) of the policy we consider that the Officer's assessment that adequate alternative facilities exist was incorrect.

It is considered that the current planning application for Leeder House and the other units at 6 Erskine Road has been brought forward separately in order to detach it from consideration of the locally important

and contentious issue of the loss of the yoga studio, when in fact the two are linked and in effect will form a comprehensive development proposal for the site.

## **Massive Local Support to Keep Triyoga**

Considerable confusion has been caused in the local community by this piecemeal approach. Many people were not aware of the 2012 planning application and hence are only objecting to the loss of the yoga studio now in their objections to the current scheme. As of today 560 objections to the application were logged on the Camden website and the majority of these include an objection to the loss of the yoga studio. In addition, we are aware of at least a further 700 objections that will be submitted.

We understand that it is the intention of the applicants to implement the consent at Building 4 following the grant of planning permission for the scheme currently pending consideration for the remainder of 6 Erskine Road as stated at paragraph 3.4 of the Planning Statement. It is considered that in order to fully consider the land use issues the proposals should be brought forward as a comprehensive scheme for all the land and buildings at 6 Erskine Road.

The result of both schemes being implemented at 6 Erskine Road will be that Triyoga will no longer have a home in Primrose Hill and will need to find alternative premises elsewhere. Triyoga has been seeking alternative premises in the local area for the last 12 months and has failed to find any suitable premises.

For the last year, the commercial agents Shelley Sandzer have been searching for alternative premises for Triyoga. Primrose Hill is a small area and finding a vacant site with a floor area greater than 1,500 sq.ft, adequate floor to ceiling or and/ or configuration has not been successful. Over the last 6 months Shelley Sandzer have widened the search to include Camden, Chalk Farm, Belsize Park, and Hampstead. They have sent out requirement flyers across the Estate Agents Clearing House monthly (targeting both Office and Leisure Estate agents) trying to find a premises that can provide Triyoga's ideal unit size of c. 7,500 sq. ft., or any suitable premises of over 1,500 sq. ft.

On the odd occasion that a potentially suitable property has been found, it has become apparent that the site is already earmarked for residential conversion or office development. For Triyoga to either rent or attempt to purchase this became entirely cost prohibitive. Furthermore, agents instructed on these properties were reluctant to consider offers that were conditional on getting a D2 use.

## **The Loss of Triyoga**

Therefore, if Triyoga is forced to leave Unit 4 it will be forced to leave Primrose Hill and its environs and this valuable community health and well-being facility will be lost to the local community, together with the benefits it brings in terms of employment (200 full and part time jobs) and support to local shops and services.

The loss of Triyoga will have a considerable impact on the local economy as the studio's many clients provide a strong support for local shops and services (see attached articles from the Ham and High and the Camden New Journal at **Appendix 2**).

Therefore, Triyoga strongly object to the piecemeal fashion in which the proposals have been brought forward and considers that the sites should be considered comprehensively.

## The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with the statutory Development Plan, unless material considerations indicate otherwise. The Development Plan for the area consists of the London Plan (2011), the LBC Core Strategy (2010) and LBC Development Policies (2010).

The Local Planning Authority must decide the application in accordance with the Development Plan and afford adopted policies suitable weight. Although permitted development rights exist for the change of use from B1 (a) (offices) to residential, this does not apply to B1(c) (light industrial). The application does not confirm the existing use classes on the site other than calling them offices and small workshops (Planning Statement paragraph 2.2). The small workshops would be considered a B1 (c) light industrial use and permitted development rights would not apply. The applicant should be asked to clarify the quantity of B1 (c) floorspace on the site and the application should be assessed in terms of Policy DP13 and the other relevant policies set out below.

## Change of Use of Leeder House and Policy DP13

We note that the application proposals include the Change of Use of Leeder House from B1 Use Class to C3 Use Class. Adopted Policy DP13 states that the Council will retain land and buildings that are suitable for continued business use and will resist a change to non-business unless:

- a) It can be demonstrated to the Council's satisfaction that a site or building is no longer suitable for its existing business uses; and
- b) There is evidence that the possibility of retaining, reusing or redeveloping the site or building for similar or alternative business use has been fully explored over an appropriate period of time.

We note that the applicant makes no attempt to justify that Leeder House is not suitable for business use; in fact they state at paragraph 7.4 of the Planning Statement that it is still suitable as office floorspace. There is also an extant permission on the site (2011/6306/P) which allows for the retention and refurbishment of Leeder House as a business use. It is clear that Leeder House is a building which is capable of being retained and reused as business floorspace.

Policy DP13 goes on to say that, where premises or sites are suitable for continued business use, the Council will consider redevelopment proposals for mixed use schemes provided that:

- c) The level of employment floorspace is maintained or increased;
- d) They include other priority uses, such as housing and affordable housing;
- e) Premises suitable for new, small or medium enterprises are provided;
- f) Floorspace suitable for either light industrial or warehousing uses is re-provided where the site has been used for these uses or for offices in premises that are suitable for other business uses;
- g) The proposed non-employment uses will not prejudice continued industrial use on the surrounding area

In response to point c), the applicant sets out (paragraph 7.5 of the Planning Statement) that in order to satisfy the requirements of Policy DP13, despite the loss of business floorspace at Leeder House, there is an overall uplift in office floorspace (433sqm) across the application site.

Although the PKS floorspace comparison table submitted with the application indicates an overall uplift in gross external floorspace of 433sqm, it is evident that a significant proportion of the uplift is due to the provision of three new large service cores which accommodate stairs, lifts and toilets. Although this results in uplift in gross B1 area, it is not clear whether there is an uplift in net usable floorspace. From studying the plans we consider that this is unlikely. Employment yields from a site are typically related to the net usable floorspace rather than the gross area. Therefore, if the net useable B1 area decreases the potential employment generation will too. We consider that the applicant should clarify the change in net internal (useable) area B1 floorspace so that the impact of the scheme on potential employment generation can be fully assessed.

In response to point d), although the proposal is providing residential accommodation, it is not providing any affordable housing (see our further comments on this topic below).

In response to point e), Policy DP13 requires that schemes should provide premises suitable for new small or medium sized enterprises (SMEs). Although the new floorspace being provided could be suitable in size for SMEs, a related point is the affordability of the floorspace. This point has not been addressed in the planning application material and as such we consider the proposal is contrary to this aspect of Policy DP13. Should the Council be minded to grant consent we consider that a Section 106 Agreement should be used to ensure affordable rents for SMEs are offered on the site.

In response to point f), there is no breakdown of the type of B1 floorspace provided on site at present. The application does not confirm the existing use classes on the site other than calling them offices and small workshops (Planning Statement paragraph 2.2). As stated above the workshops are a B1(c) use. Therefore, the proposed scheme should re-provide the same quantity of workshop/light industrial (B1(c) floorspace. The application does not refer to the re-provision of B1(c) workshops and is therefore contrary to this aspect of Policy DP13.

We understand from the pre-application advice letter (4<sup>th</sup> July 2013), attached to the Planning Statement, that the Council is keen to encourage more space in Classes B1(c) and B8 of which there is a demonstrable shortage in the Borough – particularly in the Camden/Chalk Farm area which this site is close to.

As noted above, the Permitted Development Rights for Change of Use from B1(a) offices to C3 residential would not apply to a B1(c) use.

We also consider it inappropriate for the Applicant to refer to the change of use already permitted at Building 4 (2012/0284/P) to help support the change of use proposals at Leeder House (Planning Statement paragraph 7.5). This is a permission that has already been granted and involves the change of use from a yoga studio to B1 offices. This planning consent, if implemented, would result in 828 sqm (GEA) of B1 floorspace being created. As a broad estimate using an employment density for an office use of one job per 19 sqm, this might result in 44 full time jobs being created. As set out above the existing yoga studio use of the premises results in approximately 200 full and part time jobs. Therefore, it is misleading to conclude that the change of use on Unit 4 will generate an uplift in employment on this site. It is considered that taking the two schemes together there will be an overall loss of employment across the 6 Leeder Road site once the employment generated by Triyoga is lost.

If the applicant wishes to cross refer to an uplift in employment floorspace created by another site it would be appropriate to prepare a comprehensive scheme for the site rather than the piecemeal approach which has been adopted.

Taking all of the above points together, it is clear that the current planning application does not comply with the tests in Policy DP13 and it should be refused on this basis alone.

## Heritage

We note that the site is partly located in the Primrose Hill Conservation Area and that Leeder House is identified within the category of 'unlisted buildings which make a positive contribution to the special character and appearance of the area.' For this reason Leeder House and the Conservation Area should be considered as Heritage Assets in the consideration of this application.

The NPPF states at paragraph 131:

***"In determining planning applications, local planning authorities should take account of:***

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- *the desirability of new development making a positive contribution to local character and distinctiveness."*

Paragraph 133 states:

***"Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss"*** or all of a list of criteria apply.

Paragraph 134 states:

***"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use."***

In the case of either substantial or less than substantial harm, the test that must be met includes that any harm should be weighed against the public benefits of the scheme. The application scheme does not offer any public benefits.

Within The Camden Development Policies adopted Policy DP24 'Conserving Camden's Heritage' states that LBC will only permit development within conservation areas that preserves and enhances the character and appearance of the conservation area.

The application proposes to make a number of changes to Leeder House, the most significant being the change of use from employment to residential. We understand that is a Victorian Industrial building,

forming part of the historical development of Primrose Hill. Historically the building has always been in employment use, its change of use and associated internal changes to the plan form to bring the building into residential use would be out of character for the building and would result in the loss of its historic association to industry and would cause harm to the character of the conservation area.

We note that the pre-application response, appended to the Planning Statement, in discussing the buildings at 6 Erskine Road, states:

***"In addition to their architectural appearance, the buildings, by way of their business/light industrial usage, also contribute to the mixed use nature of the area which is stated in the CA statement as making up part of the areas particular character"***

It is noted in the response that historic records show that Leeder House was originally occupied by a cabinet maker and organ manufacturer.

In addition, the proposed physical alterations to the external facades, including lowering of the windows on the principal elevation and the addition of balconies to the rear façade are considered not to be in keeping with the style and character of the existing building and these modern alterations will cause harm to the character and appearance of the conservation area.

In conclusion, it is considered that the proposals for Leeder House are out of character with the historic industrial use of the building and out of keeping with the style and architecture of the building and as a result would cause harm to the character and appearance of the conservation area. As such they are contrary to Policy DP24. They are also contrary to the NPPF as there are no public benefits of this scheme that would outweigh the harm caused.

As previously mentioned, there is an extant planning permission on the site (2011/6306/P) which allows for the retention and refurbishment of Leeder House as a business use and its sensitive refurbishment with minimal interventions. This demonstrates a more appropriate and suitable approach to regenerating this important building and ensuring it continues to contribute to the character and appearance of the conservation area for future generations to enjoy.

Although Leeder House is not a listed building at present it does have many merits and would be worthy of inclusion on Camden's local list and possibly the statutory list.

## **Sunlight/daylight**

We have reviewed the Daylight and Sunlight report which accompanies the application. We do not consider that sufficient information has been provided in the report to allow a thorough assessment of the scheme on daylight and sunlight of the neighbouring occupiers. In particular, we note that an overshadowing analysis has not been included, this is essential in assessing the impact of the development proposals on the neighbouring gardens of the residential properties at Ainger Road, King Henry's Road and Regent's Park Road. We request that this information is supplied by the applicant.

In addition, we note that the report states that there is 100% compliance for site facing habitable rooms by reference to the BRE guidelines. We note that where it has not been possible to gain access to surrounding properties details of internal layouts have been assumed. The results table lists the room



'type' as unknown on all occasions other than for bathrooms, many of which fail against the BRE Standards. If the internal layouts are unknown we query how the assessment can conclude that only bathrooms are failing. We consider further detail of internal layouts is provided to allow a complete assessment of the proposals on neighbouring properties.

## **Residential Proposals**

We note that the change of use of Leeder House will provide 4 residential units (951 sqm).

Policy DP3 on affordable housing states that the Council will expect all residential developments with a capacity of 10 or more additional dwellings to make a contribution to the supply of affordable housing. The supporting text at paragraph 3.8 explains that the Council considers that a floorspace of 1,000 sqm gross is capable of providing 10 family dwellings and will expect all residential development of 1,000 sqm to make a contribution to the supply of affordable housing. The text also states that the Council may seek a contribution to the supply of affordable housing from development adding less than 1,000sqm gross residential floorspace if other considerations suggest that the site has capacity for 10 dwellings.

In this case the residential floorspace comes in at just under the 1,000 sqm threshold at 951 sqm GEA. However, it is clear that the 4 units that are proposed will be very large. Paragraph 4.4 of the Planning Statement states that the proposed dwellings range in size from 120 sqm to 225 sqm, providing 3 x 3 bedroom units and 1 x 2 bedroom unit. These will be high value units and it is considered that these circumstances would warrant a contribution to the supply of affordable housing in the Borough.

In addition, we consider that new residential accommodation should seek to meet all LBC environmental and sustainability standards.

We note the supporting text to Policy DP31 'Provision of and improvements to open space and outdoor space and recreation facilities' states that developments providing 500sqm or more floorspace that are likely to increase the resident, worker or visitor population are required to make a contribution to open space. This application will increase the resident population of the area. The Planning Statement (paragraph 6.37) states that while no provision for open space is made onsite, the site lies within 300m of Primrose Hill which provides adequate open space for all to enjoy. We do not consider that it is appropriate to rely on an existing open space such as Primrose Hill, which is already well used by thousands of local residents and those from the wider area, and a contribution should be sought if this scheme is granted consent.

## **Planning Obligations**

We note that no Heads of Terms has been submitted with the application. Camden Planning Guidance 8 (CPG8) Planning Obligations sets out that major commercial development (more than 1000sqm) may be required to provide contributions to community facilities. Given the loss of the yoga studio and the high level of community objection to this, we consider there is a clear case for a contribution towards community facilities should the scheme be granted consent.

As stated above, we also consider that a Section 106 Obligation ensuring affordable rents for SMEs would be appropriate, in addition to a payment of lieu of the provision of onsite open space and the provision of affordable housing.

Limited car parking provision is proposed on site with 2 spaces for the 4 residential units. A Section 106 obligation would also be needed to restrict the residential occupiers from obtaining on street parking permits.

## Conclusion

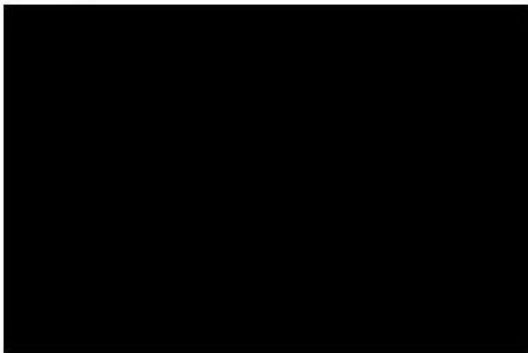
On behalf of Triyoga we have reviewed the planning application (2013/6326/P) pending consideration with LBC. The scheme is contrary to a range of Camden's planning policies and should be refused for these reasons.

In addition, we ask LBC to consider the wider implications of the unsatisfactory piecemeal approach to the site. In order to fully consider the land use issues (e.g. the loss of car parking for Triyoga and the real impact of the two development schemes on employment generation) the proposals should be brought forward as a comprehensive scheme including Building 4.

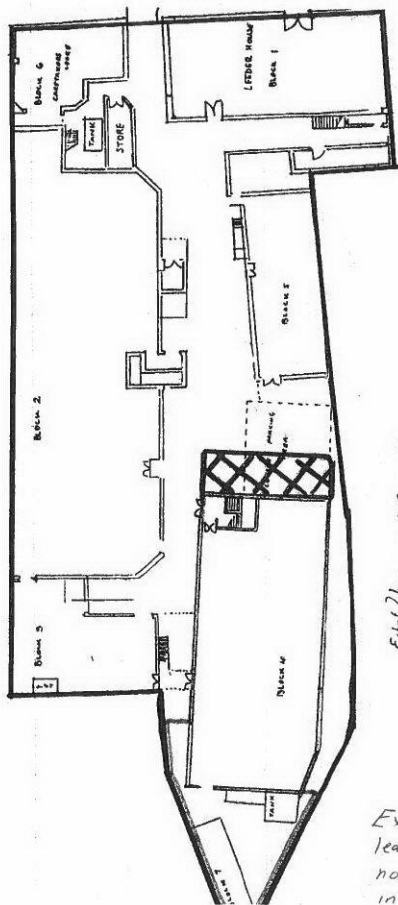
The current application, if implemented, would remove Triyoga's parking spaces and this would seriously prejudice the operation of this important and strongly supported community facility. The current application together with the consented scheme for Unit 4, if implemented together, will result in an overall loss of employment (in terms of number of jobs) and the loss of a valuable community health and well-being facility from the local area. This will have an associated impact on local shops and services in terms of loss of trade.

Triyoga wishes to be kept informed on the progress of this application. Therefore, please notify us of any amendments that are made to the application and the date of the Planning Committee that will consider the application.

If you would like to discuss any points raised in this letter please do not hesitate to contact me or my colleague Vicky Woollett (020 7303 4172).

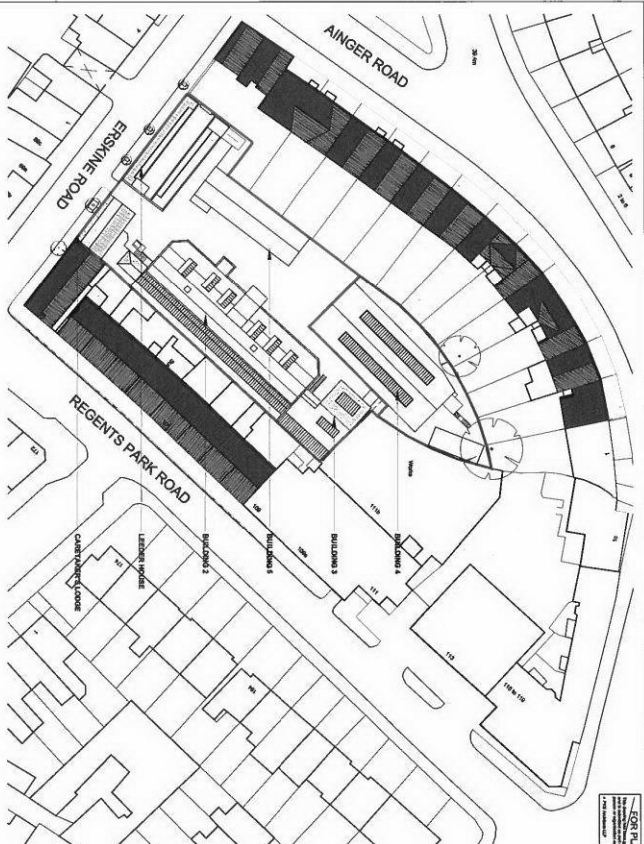


**Appendix 1**



Estate known as 6 EXETER RD  
 NOT TO SCALE  
 FOR IDENTIFICATION ONLY.

Extract from Triyega  
 lease: Right to park  
 not more than 3 cars  
 in the crosshatched area.



FOR PLANNING APPLICATION PURPOSES ONLY  
 This plan has been prepared for the purposes of the Planning Act 2008 and is not to be used for any other purpose.  
 Date: 2010

**PLANNING**

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**Appendix 2**

### Trivoga the final straw?

**Q** THE possible closure of Trivoga at Primrose Hill could prove to be the final straw in the fight to maintain the vibrant quality of an area that attracts so many visitors and inspires the passion of residents.

Government recently revised policy on use of commercial units to be easily changed to residential with a view to providing much needed housing. Long-term vacant shops and offices without hope of future tenants can be "recycled" into accommodation. Sounds like a great idea!

Unfortunately it appears to be well-intentioned but ill-conceived legislation. Landlords and developers are taking advantage of these new laws by abusing them in the most cynical way to hurt old viable, vibrant businesses.

Trivoga alone is responsible for around 400 people a day visiting Primrose Hill. Their clients deliver significant trade to cafes, clothing shops and studios of various kinds on streets of renewed energy and local economy.

Planning application objections may be the key to stopping this madness in its tracks.

The future of Trivoga and what implications will be viewed by November Council on Newham 7.

If you want to influence a decision that will affect businesses, residents and visitors alike, for years to come, visit [www.camden.gov.uk/planningletter](http://www.camden.gov.uk/planningletter) ref 2013/63267 and make your opinion known.

**PILL CRAMER**  
Abset Press, Essex

# A vibrant and dynamic local business

**Q** I WAS recently made aware of plans to redevelop the site at 600 Enskine Road in the heart of Primrose Hill.

I am stunned at some of the inconspicuous decision-making which has ultimately led to the potential demise of Trivoga at the site. I am a local landlord and fully understand the need for a sound business case to underpin any proposed planning investment.

However, I am also a local resident and appreciate the subsequent need to balance this investment with the impact of planned works on incumbent tenants, businesses and the wider community.

And there's the rub. Trivoga is a vibrant, dynamic and successful business which has arguably been the beating heart of Primrose Hill for over a decade.

This business brings something in the region of 400 people a day into Primrose Hill, a demographic which consists largely of women

in their 20s and 30s. The future of Trivoga and what implications will be viewed by November Council on Newham 7.

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**PILL CRAMER**  
Abset Press, Essex



John Gulliver, October 24

with a decent disposable income. That's almost 3,000 people a week... buying coffee for green buying books, clothes and household items from other local businesses.

Some of these businesses have enjoyed growth and, in some cases, hung on for dear life during the deepest recessions I have known - with the help of this very same football.

Porters: Places where the Trivoga centre are vital investment. However, I am also a local resident and appreciate the subsequent need to balance this investment with the impact of planned works on incumbent tenants, businesses and the wider community.

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### Fight for area

**Q** I TOTALLY support local concerns about the potential loss of Trivoga (Porters) centres like the Trivoga Centre are vital, October 24) and am

meeting fellow councillors and residents to try to mount a rescue. It's true we are hamstrung by old

**PILL CRAMER**  
Abset Press, Essex

Take Enskine Road, for example. This road would obviously be a quiet street off the main drag were it not for the Trivoga centre.

On that road alone there are three businesses directly linked to the Trivoga client demographic.

Has anyone stopped to consider the impact of the loss of Trivoga on these businesses?

I'd quote a direct reference from Camden's planning department in relation to the application: "In hand use terms the proposed loss of the existing use was considered to be acceptable."

Let us not be so myopic as to look at this in "hand use terms" but let us be sensitive and look at the social and economic impact. I invite Camden's planners to stand in front of the hundreds of local residents and tell them that these plans are "acceptable" and wait the response; I can assure you there would be a tidal wave of opposition.

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and services during the day and fewer people on the street creating a vandalism and crime. Primrose Hill has a special mix of social, housing and private home owners of business and residential. We must all do everything we can to fight for that.

**PILL CRAMER**  
Abset Press, Essex

Trivoga is the only tenant on the planned redevelopment site which has a protected lease under the Landlord & Tenant Act.

How on earth did Camden council get to the stage where it has essentially overturned the intended premise of this act, an act which the government created specifically to protect commercial tenants from unscrupulous and greedy landlords?

We have just experienced the worst economic slump in over 80 years.

The commitment and rhetoric from the government to haul us out of this recession via the active support to small and medium enterprises has been rife.

Sadly is the local government sanctioning plans which will not only see the death knell for one business but seriously impact the profitability of many others?

It is beyond me and I refuse to sit idly by and watch it happen. **BOB STONEY, Primrose Hill**

working there every day and also supporting local shops and services, of course. Under what seem crazy and unrealistic rules and regulations, these successful businesses can be checked out and the premises converted to expensive flats. Which will mean more pressure on parking

and services during the day and fewer people on the street creating a vandalism and crime. Primrose Hill has a special mix of social, housing and private home owners of business and residential. We must all do everything we can to fight for that.

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**PILL CRAMER**  
Abset Press, Essex

### A well run hostel? No!

**Q** CARL MICHAEL's letter (Generator is well run, October 24) was a particularly galling example of what local residents have contended with for the past 15 years.

Mr Michael and his company have over-identified the use of a building until up to 900 hovers - rate possible party-seekers are pouring in and out of its doors, failed to pay sufficient heed to local residents over the past decade and a half and then blamed Camden Council when Camden

by several family over-enthusiastic groups. Mr Michael sends his love.

He calls this terrible hostel "well run" because he doesn't deal with the multiple ranges of screaming teenagers pouring in and out of their late-night bar of the Generator staff - both my wife and I have been confronted at well past 2am when we looked out to photograph the

disturbances; another staff member recently told one of our residents that if she didn't like the noise girls were making he "showed"

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