



Dear Camden Council,

Further to my email of yesterdays date which I re-attach at the bottom of this page, I would like to point out two errors (in my email):

- 1) The 3 shops that have been closed recently - (on the shopping area of Primrose Hill Village on Regents Park Road) - due to greedy landlords DOUBLING the rents- still remain empty six-12 months after closure. Only one of the three has been taken and the others remain empty.
- 2) Literally HUNDREDS of people visit Primrose Hill every day to enjoy TRI-YOGA. Each class takes about 30 people and there are (approx) 20 classes per day. Therefore, multiply that by seven days a week and you will see the number of people drawn into Primrose Hill because of Tri-Yoga numbers several thousand or more, benefiting businesses in the whole of he village itself. Replace that with ten flats with two people in, 20 people will not replace the business lost to the area.

I do so hope Camden Council support it's residents in this matter and do not succumb to private interests on behalf of said landlord who I doubt even lives in Primrose Hill!!)

Thank you for your consideration. I am now attaching yesterdays email to save you cross referencing.

Dear Camden Council,

As a long term resident of Primrose Hill, I am very concerned about the impact GREEDY LANDLORDS are having on our small village community. Several important local shops, including the Health food shop, an art shop and an extremely popular cafe have recently had to shut because greedy landlords have DOUBLED their rents - thus driving out necessary facilities and sadly replacing them with unnecessary up-market products or services for which the locals have NO REAL NEED.

Primrose Hill is a VERY SMALL village which depends on visitors and tourists to keep the community supplied with fresh faces and to keep the area vibrant - both socially and economically. This is being destroyed.

Primrose Hill DEPENDS on suitable local amenities and good management in keeping with the area to ensure the area remains one of the most popular areas to visit - particularly in the summer months when visitors flock in to Primrose Hill itself as well as London Zoo and Regents Park.

During the winter months it gets quieter, but thanks to TRI YOGA, it

ensures visitors come to Primrose Hill on a DAILY basis to visit the centre and spend money in the local shops. TRI YOGA is also an INVALUABLE local facility that serves the people well as there are few health amenities available.

TRIYOGA is at the VERY HEART of Primrose Hill and its ETHOS and it's FACILITIES ensure the continuation and well being of both the local community and local business -as visitors from all over and beyond come precisely to visit TRIYOGA - and the knock on effect is that other local businesses benefit from their custom.

I feel TRIYOGA is very much in keeping with the character of the area, and as you may know - Primrose Hill has a very illustrious history - once a place of spiritual pilgrimage and later owned by King Henry VIII and Queen Elizabeth 1 who used it as hunting grounds. I feel it is our duty to maintain and add to this special local history - and NOT to destroy it and its legacy.

I believe without TRIYOGA, the heart and soul of our community, and with the new proposed development in which ANOTHER GREEDY LANDLORD - who has no care for the area or its residents needs and who merely wishes to maximise his/her own PROFIT at whatever cost to the local businesses or residents, is simply not good planning, good economics or good morality.

Primrose Hill depends on visitors during the winter months to keep the community fresh and the local shops busy and TRIYOGA does just that. It is the HEART AND SOUL of this community and if you take that away, Primrose Hill will become stagnant, and even more business will fail due to the loss of incomers to the area all year round. If it is replaced by flats, those tenants will no doubt be elsewhere working all day and WILL NOT ADD to local business. On the contrary, the loss of visitors and custom will destroy more local shops.

Primrose Hill is famous the world over - let us maintain that which visitors come from miles around and thousands of miles away - to enjoy - a small relaxed informal unspoiled vibrant eclectic historic area with LOTS TO OFFER.

Take away TRIYOGA - you will just put another nail in the coffin of this area and before you know it we will have MORE shops shutting due to the 'greedy landlord syndrome' and before long, the exclusive area of Primrose Hill on Regents Park Road shopping area, will find all its small local shops have been replaced by American chain stores like Starbucks and McDonalds instead of local businesses which serve the community well and help keep local business and tourism flourishing.

Primrose Hill is an IMPORTANT part of London, and an important part of CAMDEN. Tourists come from all over to Primrose Hill itself and to enjoy our local facilities. Take these away and slowly but surely you will destroy Primrose Hill and the knock on effect will be that the rest of Camden and the tourist industry here (Camden Market etc) will suffer.

We ask Camden Council in all good faith to DENY planning application that will result in the closure of TRIYOGA and the further destruction of our local community and tourist facilities.

