

I am writing to object to the development of Leeder House and 6 Erskine Road on the following grounds:

- A comprehensive approach should be taken to the development of all land/buildings at 6 Erskine Road, including Triyoga so that the impacts can be fully understood and assessed.

- The development will have a **hugely negative impact on the High Street, at a time when many independent businesses in the area have already started to close (Lost in Beauty, Primrose Interiors, Troyka, Sesame)** as the loss of businesses from the site and in particular Triyoga will have an enormous impact on footfall to the area.. This will have a direct impact on other small businesses like Prim and Press and other independent shops and businesses on the High Street. Primrose Hill has successfully retained a good mix of independent businesses until now, due to the number of non-residential buildings in the area (on the Triyoga site, Bibendum, Utopia Village etc), ensuring 7 day support for local businesses and good weekly and weekend foot fall to the area.

- The loss of Triyoga in particular will have a hugely negative impact on the local community because:

(i) it is used by a huge portion of the Camden population for some reason or other - be it yoga, pilates, physiotherapy, post natal care or alternative therapies.

(ii) **loss of triyoga will clearly have a direct impact on the health and wellbeing of a huge number of Camden residents. Camden's Core Planning Strategy states that: Community facilities and services should be supported and that Camden's health and wellbeing should be improved. Preservation of the centre is line with both these strategies.**

**(iii) Triyoga acts as a community centre for people of all ages in the area. It is more used by Camden residents than any pub or church in the area and encourages community engagement and spirit more than any other business or community project in the area. Someone from pretty much every house in our street uses the centre. The positive impact that it has on the area goes well beyond people's health and wellbeing.**

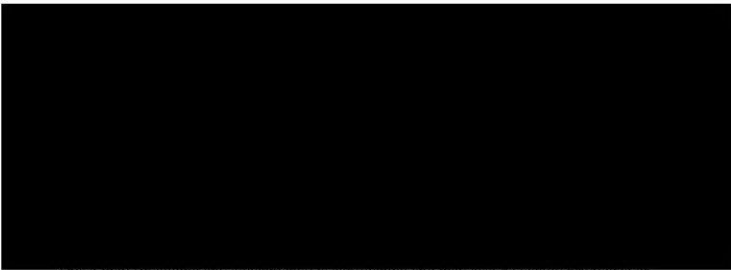
- More generally, Triyoga is a **centre of excellence for yoga and alternative therapies** of which Camden should be proud. **It is exactly the kind of independent business that Camden Council should be looking to encourage to and promote.** People come from all over London and from around the world to use what is a world famous facility. Camden Council should do everything that it possibly can to ensure that it is allowed to remain.

In addition, I would note that:

- Leeder House and the other units are suitable for continued business use and should be protected as such as indicated by policy DP13.

- The site is within the Primrose Hill conservation area. The change of use and the proposed physical alterations are out of keeping with the character and appearance of the Conservation Area. The site is of

particular importance given that it is just off the High Street.



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