

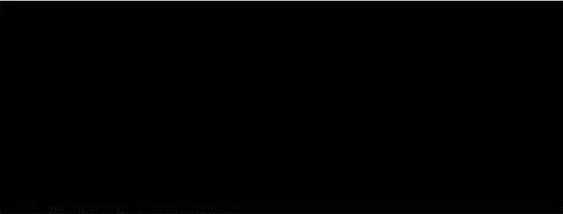


To whom it may concern

I am writing to object to the change of use of Leeder house from commercial to residential, specifically for the impact to TriYoga as well as the wider community.

In particular:

1. Leeder House and the other units (including triyoga) are suitable for continued business use and should be protected as such as indicated by policy DP13.
2. 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.
3. 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 e.g. employment lost aside from what we believe will be the huge negative impact on the High Street and its daily trade.



To whom it may concern:

I would like to object to the planning application for the development of Leeder House and 6 Erskine Road.


The sight is within the Primrose Hill Conservation Area and the change would congest the area and would be out of character with the conservation area.

The change of use of the area would mean that there would be substantial loss of regular jobs and triyoga provides a very important facility to a great many people from all over London every week.

It will also effect the local shops and restaurants that are inhabited by many of the people who visit triyoga from other parts of London.

Looking forward to hearing from you

Yours sincerely





Flag Status: Orange

I would just like to voice that I am horrified to hear there is a planning application for Leeder House and 6 Erskine Road.

I would like to object to the application on the grounds that the area already provides a large amount of jobs and activities for a wide range of people of nationalities and ages.

Please notify me that you have received this email.



Vickers, Ben

From: Anony Mous [justaprivateperson@gmail.com]
Sent: 27 October 2013 08:49
To: Planning
Subject: Case 2013/6326/P TRI-YOGA
Follow Up Flag: Follow up
Flag Status: Orange

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 I 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.

Thank You.


A Primrose Hill Resident.
Regents Park Road.



Good morning,

I would like to comment on the planning proposal for the development of all land/buildings at 6 Erskine Road. Currently the building hosts Triyoga one of the best yoga studios in Europe. As a person with a family living in Camden I attend classes in Triyoga most days either on my own or with my little baby boy. I believe that the planning proposal will have a devastating impact on trade on the High Street, considering that many of the yoga students frequently visit the many café shops and a restaurants there. I know from my experience that the pregnancy yoga, mummy and me and baby massage classes bring many mums to the area and frequently the mums (and the expecting once) will go out for coffee, lunch or dinner afterwards. This is just one example. On the weekends the studio hosts many workshop and teacher training programmes which also bring many people to the area that often do not attend classes at the studio otherwise. Triyoga's ability to attract world class teachers from around the world therefore brings a lot of trade to the High Street on the weekends.

I hope you take this into consideration





I live in Primrose Hill and I am a regular user of Triyoga and love the rich and unique contribution this amenity brings to our community.

I am concerned that if the buildings that are currently used for business are turned into housing, there will no longer be any amenities for local residents and visitors to enjoy. Leeder House and the other adjoining units (including triyoga) are entirely suitable for continued use as business properties, and should be protected by policy DP13.

The site is part of the Primrose Hill Conservation Area; a change of use and the proposed alterations are completely out of keeping with the character and appearance of the Conservation Area.

Camden planners should take a more comprehensive approach to the development of all the buildings and land at 6 Erskine Road, so that any changes and subsequent impacts can be fully understood and assessed. For example, local employment will be lost, as many users of Triyoga go on to shop and eat on the high street. If the restaurants, cafes and shops are not being visited, they will have to close.

Please do pay attention to the views and needs of the local community.




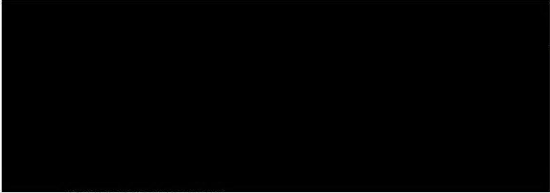


to whom it may concern,

I would like to raise my concerns about the above mentioned planning application.

The alteration of the current site is very likely to negatively affect the whole of the primrose hill area. A potential later impact to the triyoga site will affect local businesses in a very negative way as these type of institutions attract people from surrounding neighbourhoods who spend significant money on the local business community. I am very concerned about these developments and hope that you will consider these concerns when making your decision.





Dear Planning department

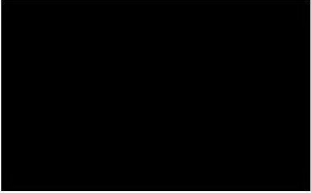
I attend Triyoga on a very regular basis and gutted to hear you want to turn it into flats!!

It is a fantastic community resource and would totally change the area if it moved not to mention the affect on local businesses.

Turning it into flat would be a crying shame.

I strongly object to this application.

Elaine Crehan





I have been a regular user of the Triyoga yoga facility for 8 years and it is great amenity and I thereby oppose the redevelopment of the area called Leeder House and the other units (including triyoga) into flats.

I believe that this area is suitable for continued business use and should be protected as such as indicated by policy DP13.

Triyoga brings many people into the Primrose area and helps trade there in general as well as providing jobs. The rest of the businesses at 6 Erskine Road also provide employment.


Also, 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.

Finally, 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 e.g. employment lost aside from what we believe will be the huge negative impact on the High Street and its daily trade.

Thanks very much for your attention.

Sincerely,






Dear Sir / Madam,

As a Primrose Hill resident I'm very concerned about the proposed planning at 6 Erskine Road. Given the site is located in the Primrose Hill Conservation Area and continues to be very suitable for continued use of the existing businesses sited there it should be protected by policy DP13.

In particular, Triyoga is a key anchor in the Primrose Hill community for both business and social purposes. I would strongly oppose any planning action which might negatively impact that site and its neighboring businesses.





Dear Sirs

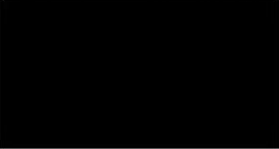
I'm writing to you to express my concern on the news regarding the Leeder House development application re: 2013/6326/P, as this will have dramatic effects on what this will bring to the community and Triyoga.

I have been visiting Triyoga since it's opening and have gained great enjoyment and big health benefits from my practices there. This is a core centre for many, many people that choose to better their health and well being from making sure they practice regularly, how can you justify jeopardising the future possibilities? We are people that pay for this privilege and don't expect the government to fund us through doing so and will greatly be upset if the plans go ahead.

My understanding is that Leeder House and the other units are suitable for continued use and should be protected as such as indicated by policy DP13, plus the site is within the Primrose Hill Conversation Area.

This leads me to my next points - The change of use and the proposed physical alterations are not in keeping with the character and appearance of the Conservation Area?

I hope you understand fully the upset this will create in this environment and how many people this will create a negative impact for.





Dear Sirs


I wish to address specifically the business premises as part of 6 Erskine Road 'complex' - most particularly the building used by Triyoga.


This facility has an enormous daily footfall. This is made up of many people from the neighbourhood and many people visiting from outside the neighbourhood.

Losing this facility would be upsetting for all those who live in Primrose Hill and who use it regularly, but would be devastating for all the Regents Park Road businesses who benefit from the huge influx of people who come daily and/or weekly to use the facility.

I have been visiting Triyoga twice a week for nearly ten years. It is a hugely appreciated facility in our neighbourhood, of benefit to both residents and businesses. What more can be asked for? Please reject any planned change of use for the Triyoga building.

Sincerely yours,
Andrew Moor





I write in respect of Planning Application for 6 Erskine Road, London NW3 3AJ / reference 2013/6326P

I have tried to comment on the website but obviously maintenance work on the Camden website has over run and it is not possible to do so.

I wish to object to the above Planning Application on the grounds that

- There is insufficient infrastructure in the area to cope with the demands of residential buildings
- There is unsuitable access for works vehicles
- There is insufficient parking in the neighbouring streets to accommodate any further residential development
- Businesses such as TriYoga bring in around 400 people to the area each day supporting the other businesses in the area



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Dear Sirs

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 of 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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>> I wish to address specifically the business premises as part of 6 Erskine Road
>> 'complex' - most particularly the building used by Triyoga.
>> This facility has an enormous daily footfall. This is made up of many people from the
neighbourhood and many people visiting from outside the neighbourhood.
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who benefit from the huge influx of people who come daily and/or weekly to use the
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>> What more can be asked for? Please reject any planned change of use for the Triyoga
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