

**From:** Jaegle, Tanya  
**Sent:** 21 January 2015 20:07  
**To:** Ampoma, Nanayaa  
**Subject:** Bibendum

Dear Nanayaa,

I am writing to strongly object to the planning application to redevelop Bibendum (Application No 2014/7695/P) for the following reasons:

For a start this application is not even legal: under the rules for change of use the property must have been office only use from at least 30 May 2013. However up until the end of 2014 the public were able to go into the premises to make purchases.

The ground floor of the building has been in retail use since 1994 and it is vital that this usage is maintained, in order to allow Primrose Hill Village to continue to be made up of the diverse mix of residential and commercial spaces it historically has been, and which give it its unique character.

If more and more commercial properties are turned into residential (as happened recently with Triyoga) this will not only change the character of the area, but attract less visitors, and bring in less revenue to the local businesses, meaning they may not be able to even keep going. All of this will result in a decline of the area.

150 people are currently employed on this site. They use the amenities (shops, cafes etc.) of Primrose Hill Village and contribute to the economy of the area.

The site has in the past been used (among other things) as a working garage and a petrol station. These would have involved the use of chemicals and possible toxic substances. It is therefore not a safe site to be building on and the applicant has not adequately addressed these issues.

The loss of privacy for residents of the Chesterfield flats - the rear windows of the proposed development are close to some of the balconies and windows of the Chesterfields. There will be night noise from the use of parking in the enclosed rear spaces, causing disturbance to residents.

I would be grateful if you could let me know whether it would help for my husband (resident at the same address: 6 Chesterfield House, 1B King Henry's Road, London NW3 3QP) to write separately.

With many thanks,

Yours sincerely,

Tanya Jaegle