

Dike, Darlene

From: Essential Vintage [REDACTED]
Sent: 22 June 2015 11:26
To: Planning
Subject: Fw: Comments on 2015/2074/P have been received by the council - comment uploaded and Phil notified

Hello

The planning officer dealing with the above application is on leave.

I submitted my comment on 2nd June but it is not appearing on the online related documents.

Could this be looked into?

Many thanks

Kind regards

Phil Cowan
[REDACTED]

----- Original Message -----

From: "Essential Vintage" [REDACTED]
To: [REDACTED]
Sent: Monday, June 22, 2015 11:13 AM
Subject: Fw: Comments on 2015/2074/P have been received by the council.

> Dear Obote
>
> I submitted my objection to planning application 2015/2074/P concerning 38
> Chalcot Road London NW1 on June 2nd but I cannot locate my comments on the
> online related documents.
>
> I wonder if you might look into this for me?
>
> Many thanks
>
> Kind regards
>
> Phil Cowan
>
> [REDACTED]

> [REDACTED]
> [REDACTED]

>
>
>
>
>
>
>

> ----- Original Message -----

> From: <planning@camden.gov.uk>

> To: [REDACTED]

> Sent: Tuesday, June 02, 2015 10:40 AM

> Subject: Comments on 2015/2074/P have been received by the council.

>
>

>> I would urge that the council refuse this application for the following
>> reasons.

>> 1. The present retail frontage of the property forms part of an important
>> junction in the conservation area where 3 out of four corner sites were
>> built for commercial use.
>> Although 38 Chalcot Road may not have been a retail outlet that was open
>> to the public on a day to day basis in recent history it was used to
>> display the work of the former owner and sales were generated as a result
>> of the goods being displayed.

>>
>> 2. The claims that the property has been extensively marketed as a retail
>> shop are disingenious to say the least. The price being asked (£45,000
>> p.a.) is at least 2.5 times the prevailing local market rents.
>> The chances of a tenant taking on such an inflated financial proposition
>> is practically zero and I would question whether the "marketing" of the
>> property could be viewed to have been a genuine attempt to find a tenant.

>>
>> The retail area of Chalcot Road currently enjoys full occupancy from a
>> range of specialist businesses which thrive on a mixture of loyal clients
>> and steady footfall.
>> In recent months 2 new businesses have opened in similar size premises to
>> 38 Chalcot Road but at rents of circa £16,000 p.a.

>>
>> I believe that had 38 Chalcot Road been marketed at a more realistic rent
>> then a tenant would have been easily found and another business could
>> have opened providing employment and contributing to the local economy
>> and community.

>>
>> For these reasons I would urge that this application be refused.

>>
>> Comments made by Phil Cowan of Flat One, 2 Albert Terrace, NW1 7SU,
>> NW1

>> [REDACTED]
>> [REDACTED]

>> Preferred Method of Contact is Email

>>
>> Comment Type is Comments made-Email (personal)

>>
>

