

**Dike, Darlene**

---

**From:** Caroline Towning [REDACTED]  
**Sent:** 25 June 2015 19:29  
**To:** Dike, Darlene  
**Cc:** Essential Vintage  
**Subject:** Objection to Planning Application 2015/2074/P 38 Chalcot Road  
**Importance:** High

Caroline Towning  
15 Edis Street  
NW1 8LE  
[REDACTED]

Dear Camden Council Planning Officer,

I would like to make an objection to planning application 2015/2074/P which is for the change of use of the existing lower and ground floors of 38 Chalcot Road. Its current use is A1 and the applicant would like to change it to residential.

My business partner and I are looking for a location in Primrose Hill to set up a New York style deli mainly serving cold food, coffee, juices and sandwiches, I am also a local resident in the area living on Edis Street and I know the pottery shop well. I contacted Salter Rex via email on the 3rd of May to arrange a viewing.

Salter Rex never replied back to my email but I called on Tuesday the 5th of May and spoke to Metin Yildirim. He told me that the landlord was away and the earliest I could view the property was on 11th of May.

My business partner Andrew Hart and I went to the viewing on the 11th of May. We met Metin.

Metin told us that the landlord was living upstairs and that he had turned down a few potential tenants as he did not want any sort of food smell coming from the shop- I reassured him that with what we wanted to do there would be no food smells. He also told us that a big chain had been interested in the property but the landlord said no. This all seemed strange to me as normally estate agents are quite pushy and Metin seemed to be putting us off deliberately.

When we had a look inside, it was very clear that the property needed a lot of work. The shop has been lying empty for about a decade and looked almost derelict.

Metin then went on to tell us that the bathroom at the back of the shop was to belong to the residents upstairs. I am not sure if the bathroom is classed as A1 or residential use, but the landlord was not going to allow us to use it, which suddenly makes the space very awkward.

Metin then said that the landlord does not want to share a doorway or staircase with the tenant. This is even more awkward as there is only one staircase to get downstairs and with the landlord wanting to keep the bathroom at the back then suddenly a third of the ground floor has now been sliced off. The next problem was that without the staircase then how are we meant to get downstairs as currently there is the only staircase to the basement.

Metin then went on to say that he thought the space isn't really suitable and that the landlord does not know what he is doing. I insisted that I was still interested in the property. Metin then told me that there used to be another staircase at the back on the other side of the shop and we would have to get builders in to completely gut the space and build a new staircase to make it useable with the landlord's requirements.

We then went downstairs. There were two rooms, one still had a kiln in it from the potter and the other had an old fireplace. The place looked close to derelict. Walls crumbling, piles of rubble everywhere, it was clear that this place had just been left to rot.

Metin then said that the landlord did not want the tenants using the garden and that he had 2 young boys so the garden would be sealed off. At the back of the room with the kiln was a lovely little patio but Metin said that the landlord was keeping that.

I still insisted to Metin that I was interested in the property even though he was very negative about it to the point of putting me off. He told me to come back with an architect as it was pointless talking until I had plans for him to show the landlord.

I asked how much was the rent and he said 45k per annum, I did think that this was steep. I asked him since there was so much work to be done how much grace period would we get for renovations, Metin said it would be only 3 months and that the landlord would not budge on price or grace period.

Andrew and I left the property feeling that Metin was really off key with us. We discussed and both agreed that to get the property up to scratch and suitable to use there would need to be at least 100k's worth of work. Despite all of this we decided to come back with an architect to get a quote for the work thats needs done.

I called Metin again on the 13th of May to say that we were interested and that my architect is actually free this afternoon if we could come and look at the site again, Metin told me that it was too short notice so I booked another viewing on the 26th of May which was the next available date.

On the 21st of May I went online to look at the planning history of 38 Chalcot Road. I was shocked to see a very detailed application validated on the 11th of Mat for the change of use for the lower and ground floor. I was then even more shocked to see the marketing statement made by Salter rex and Metin.

Metin himself had written a statement completely contradicting everything that he had told me. When reading the application it then became very apparent that the landlord never wanted to rent out this property for commercial use and that he is only pretending to try to rent it to strengthen his change of use application.

I was very upset to have my time wasted by Metin and the landlord.

I phoned Salter rex straight away and spoke to a man who said he was Metin's manager as Metin was out, I told him that I had been mislead and that this was a dishonest way to do business. It is not good form to mislead people and waste their time knowing all along that the property was un-rentable and that the landlord's intentions the entire time was to change the usage.

Metin never called me back after this and I never went to the appointment with my architect.

As a longstanding Primrose Hill resident I feel that it is a great shame we are losing our shops and pubs to residential conversions. We lost The Queens 1 Edis Street when Harry Enfiled converted

it into a house, which he never moved in to and now privately rents out. This backs onto Chalcot Road and The Pottery shop is an iconic shop that would be a great shame to the area if we lost it. Every other shop on the street is rented out, and there is actually a great amount of footfall in the area. There is a school at the bottom of Chalcot Road and twice a day the road is packed from the school run, at weekends there are plenty of tourists and a good business could thrive in this location. I do not agree with the points made on the planning application about the footfall or the area.

The landlord needs to invest into the property to make the space rentable for commercial use instead of investing in planning consultants and an architect for his own change of use application. As it stands the current space is not in a fit state to be rented out, with the rates he is asking, and the terms of the stairway, layout and back bathroom surely it is the landlord's responsibility to make a space rentable for a tenant?

I did not like the dishonest nature of the whole ordeal with viewing 38 Chalcot Road, and it is very clear from a potential tenant that the landlord's intentions were to strengthen his own change of use application.

I am available to discuss this further if needs be and even walk around the property again to show you in detail exactly what I was told by Metin making it unrentable for any kind of commercial use.

Kind regards

Caroline