

Dike, Darlene

From: Hope, Obote
Sent: 29 June 2015 15:39
To: Planning
Subject: FW: Application number 2015/2074/P - OBJECTION

Please log as an objection.

Thanks

Obote

From: Elsy Speechly-Dick [REDACTED]
Sent: 24 June 2015 15:31
To: Hope, Obote
Subject: Application number 2015/2074/P - OBJECTION

Dear Obote,

Application number 2015/2074/P

Description: Change of use of lower ground and part ground floor from ancillary retail (A1 class) to residential (C3 Class) to create a single dwellinghouse, erection of single storey rear extension to lower ground with associated works to ground floor front façade.

I have just found out that there is an application to turn the pottery shop on the corner of Fitzroy Road and Chalcot Square into a residential property. I strongly object to this change of use in what is a conservation area. I understand that the retail space has not been offered on the market at a competitive rate. Changing the current shop space to a residential property will change the look of the crossroads and will deprive the area of the amenity of a possible new shop and local employment.

Many thanks and best wishes,

Dr Elsy Speechly-Dick
13 Rothwell Street NW1 8YH

Dike, Darlene

From: Hope, Obote
Sent: 29 June 2015 15:53
To: Planning
Subject: FW: 38 Chalcot Road, NW1, App number 2015/2074/P

Planner
Planning Solutions Team
Regeneration and Planning
Culture and Environment
London Borough of Camden

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5 Pancras Square
London N1C 4AG

Please consider the environment before printing this email.

Please note that the information contained in this email represents an officer's opinion and is without prejudice to further consideration of this matter by the Development Management section or to the Council's formal decision.

From: Joanna Reeves [REDACTED]
Sent: 23 June 2015 13:27
To: Hope, Obote
Subject: 38 Chalcot Road, NW1, App number 2015/2074/P

I wish to object to the application to associated with 38 Chalcot Road NW1. I understand that comments are still being accepted.

I strongly object to this application. The shops on this part of Chalcot Road are now thriving, and I am sure that for a reasonable rent an appropriate retail business would serve the community very well in this location. The shop has been available to rent for £45k per annum, which I understand far exceeds any price ever paid by retail leaseholders in this part of Primrose Hill. A reasonable expectation would, I am sure, allow this beautiful shop to be let quite readily.

Furthermore, the shopfront create a beautiful - and intended - symmetry on the crossroads with L'Absinthe opposite and is a key part of the established character of the conservation area. The original and stylish interior fittings can easily be seen from outside and are enjoyed by passers by all day long.

As a neighbour, I would far rather the shop was rented out for a sensible sum of money and for the amenity to be kept. A shop serving the community and maintaining the character of Fitzroy Road and Chalcot Road remains far preferable. The community should not lose this wonderful amenity.

Joanna Reeves
49 Fitzroy Road, NW1 8TP
[REDACTED]

Dike, Darlene

From: Hope, Obote
Sent: 29 June 2015 15:53
To: Planning
Subject: FW: 38 Chalcot Road - Oppose

Please log as an objection thanks

Obote

From: Jino Murad [REDACTED]
Sent: 23 June 2015 12:17
To: Hope, Obote
Subject: 38 Chalcot Road - Oppose

Hello,

As a resident this would be a real shame and a loss to our neighbourhood. This will also have a negative impact on my business at number 44 Chalcot Road. The loss of the internal fittings of the shop is not desirable, these could be retained if retail were kept.

Kindest,



Jino Murad
Creative Director

Studio 44
Chalcot Road
London
NW1 8LS



www.jino-design.com

www.jino-design.tumblr.com

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Dike, Darlene

From: Hope, Obote
Sent: 29 June 2015 15:54
To: Planning
Subject: FW: objection

Importance: High

Please log as an objection

thanks

From: Clare Latimer [REDACTED]
Sent: 23 June 2015 12:09
To: Hope, Obote
Subject: objection
Importance: High

I have just heard that 38 Chalcot Road is trying to get planning permission to turn the shop into residential. I feel that this corner is so attractive and the shop must stay a shop. If Camden let that shop change then I fear that the whole of Chalcot Road shop line will start to apply for change as obviously the price of the owner's properties would leap in value. And then what would stop change of use to Princess Road shop as well.

Please do everything you can to oppose change of use to this very special and attractive shop. I have met people who want to rent it but the rent is far too high and I gather the owner is trying to keep one room on each floor as well which is making it impossible for anyone to use as a commercial business.

Yours sincerely,
Clare Latimer

6 Elsworthy Road
Primrose Hill
London NW3 3DJ
[REDACTED]

Dike, Darlene

From: Hope, Obote
Sent: 29 June 2015 15:55
To: Planning
Subject: FW: Comment on application to change shop at 38 Chalcot Road into residential unit; Application number 2015/2074/P

Please log as an objection.

Thanks

Obote.

From: Linda Seward [REDACTED]
Sent: 23 June 2015 11:36
To: Hope, Obote
Subject: Comment on application to change shop at 38 Chalcot Road into residential unit; Application number 2015/2074/P

Greetings:

I have recently been made aware of an application to turn the old pottery shop on the corner of Fitzroy Road and Chalcot Square into a residence. This would be a real shame and a loss to our neighbourhood. I asked our local Primrose Hill Area Conservation Committee member Pam to give us some pointers on how to oppose it and am forwarding her comments below.

Please do oppose this application if you feel able to by writing directly to Obote Hope at: obote.hope@camden.gov.uk

or to: planning@camden.gov.uk Be sure to put the address and application number in the subject line.

If you look at the website it says that comments needed to have been submitted by June 4th. However, I spoke to the planners this morning and they will accept objections right up until a decision has been made. Obviously, the sooner objections are submitted the better. But you cannot now submit objections online-- they have to be an email or a letter.

Many thanks and best wishes,

Linda

Begin forwarded message:

From: Pam White [REDACTED]
Date: 22 June 2015 17:38:06 GMT+01:00
To: Linda Seward [REDACTED]
Subject: Comment on application to change shop at 38 Chalcot Road into residential unit

Please comment and oppose this. The applicant has been trying to let it for £45,000, about three times what the most recent shop lease in this road went for earlier this year. So it is clear why he says it is not viable as a shop.

It is a twin with the shopfront that is L'Absinthe and on a strategic corner in the area with views down Fitzroy Road to the park. As such it should be preserved as a shop front and a shop.

It appears the agent was extremely unhelpful and seemed not to even want to let it to a local would-be tenant, so maybe we should call the comments:

Can't Let, Won't Let

How to comment:

Application number 2015/2074/P

Description: Change of use of lower ground and part ground floor from ancillary retail (A1 class) to residential (C3 Class) to create a single dwellinghouse, erection of single storey rear extension to lower ground with associated works to ground floor front façade.

Link to make comments: [http://planningrecords.camden.gov.uk/...](http://planningrecords.camden.gov.uk/)

Suggested points in opposing this application. These need to be re-phrased:

Strongest possible objection to the loss of retail unit to residential.

Camden's formally adopted Primrose Hill conservation area statement states at PH2 'The Council will seek to retain uses which form part of the established character of the conservation area'. This retail premises is a key part of the character of the conservation area also because of its location at a central crossroads in the CA, where local shops and a pub were originally located.

The loss of retail use is not justified. The local shops and businesses in the adjoining parade are now doing well. It is said that the shop at 38 has been marketed at an annual rent some three times that paid by businesses in the adjoining group: that is not an appropriate test. The proposal is directly contrary to Camden's Core Strategy at CS7g. Local shops and local employment are highly valued by the community, their loss fails to preserve or enhance the character and appearance of the conservation area.

The loss of the internal fittings of the shop is not desirable, these could be retained if retail were kept or an appropriate employment use were approved.

Pam White
Primrose Hill Conservation Area Advisory Committee