



Dear Obote.

I have recently been informed that the owners of the old pottery shop on the corner of Fitzroy Road and Chalcot Square have applied for planning permission to convert the property from retail use to residential.

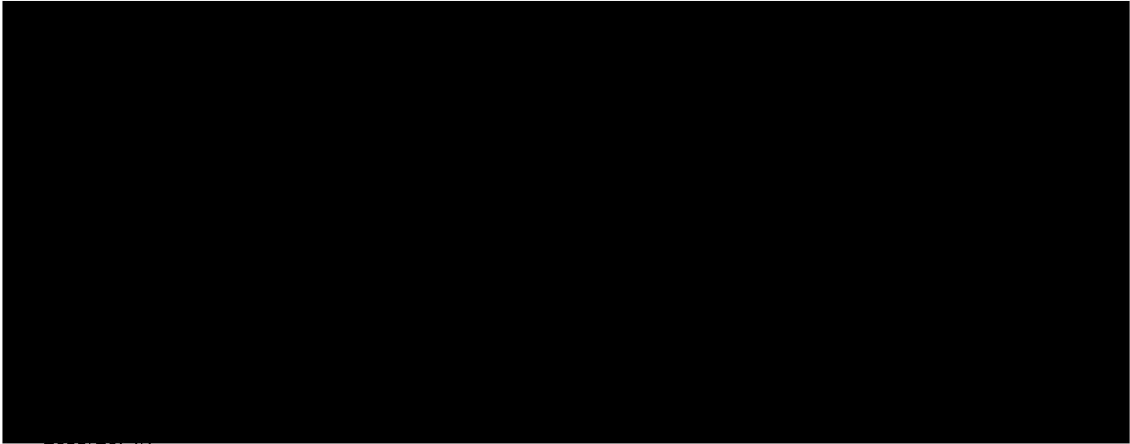
Unfortunately, because house prices in the area are so high, owners and developers are taking every opportunity to convert their properties into residential use. We have already lost the Queen's pub on the corner of Edith Street and Chalcot Road. The Albert pub is under threat by the current application for building a house in the pub garden. Unless the Council makes a stand to protect the retail elements of the current properties in the area, we will be in danger of losing the very fabric that makes this neighbourhood so appealing, particularly to locals that have lived here for years.

I am therefore strongly protesting against this application and hope the Planners will do their utmost to stop any further erosion of our facilities. Shops are a fundamental ingredient in the life work balance that a healthy community needs.

Best Regards

Graham Anthony. AA Dip. RIBA. FRSA
67 Auden Place
London NW18ND.





Hullo,

I am writing to strongly oppose the change of use from retail to residential for this shop at 38 Chalcot road.

It is an attractive, traditional shop, with original tiles and fittings, on a significant corner in Primrose Hill. It has been for rent for a long time without anything happening, and I understand that the rent being asked for it is much higher than that for other shops in the road.

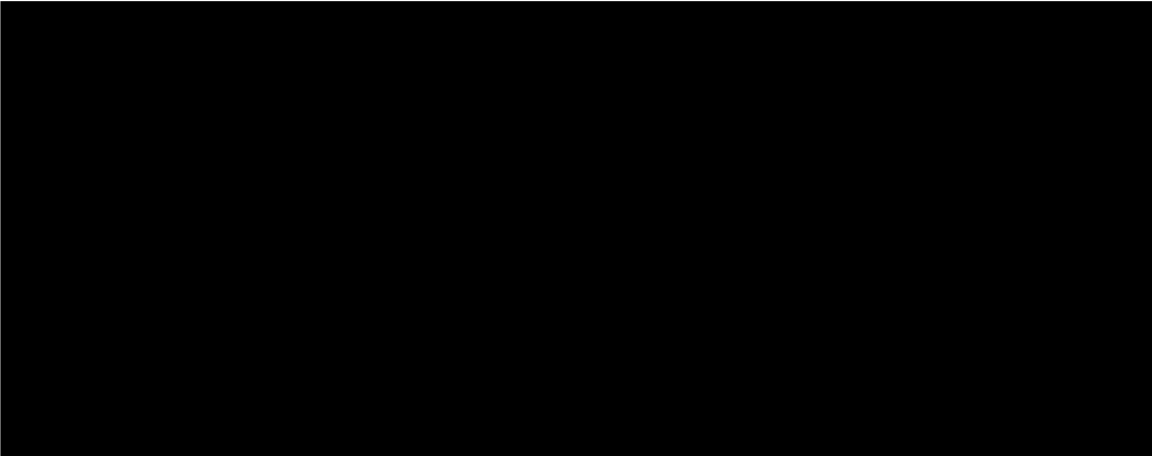
Losing shops means less foot traffic and less employment, things which give Primrose Hill its mixed and lively atmosphere. Chalcot Road is a secondary shopping street with a good array of shops and services, there seems to be no reason why a shop should not do well in this site.

Yours sincerely

Doro Marden

4 Eglon Mews

NW1 8YS



Dear Obote Hope,

I am writing to object to the conversion of the old pottery shop on the Chalcot Road and Fitzroy Road from commercial into residential use.

We need a mix of building uses in our conservation area so as to preserve its unique and desirable quality, and already the 'commercial' side of our neighbourhood has suffered owing to the loss of the Queen's Pub on the corner of Chalcot Road and Edis Street as well as the possible loss of the Albert Pub on Princess Road (transforming the much-loved garden into another house)—in addition to the unfortunate influx of chain stores onto our once chain-free but now truly generic High Street (Regent's Park Road).

It is essential for the Council to protect the original retail spaces in our special (conservation area) neighbourhood, particularly in this case as the facade of the property in question 'matches' the L'Absinthe restaurant across the street. Without preserving these commercial spaces, the very element that makes the area attractive to homeowners (leading so many to convert retail space into residential space in the first place) will be—quite ironically—lost.

If any judgment is to be made about the commercial viability of a particular space (like that of the old pottery shop mentioned here), it is imperative that such judgments are made on the basis of a reasonable rent in keeping with the rent paid by functioning nearby businesses of a similar type. Without this type of evidence, which does not exist in this case, no such judgment can be made.

I implore the Council to deny this application.

Best Regards

Dr. Matthew J. Nelson

41 Regent's Park Road

London NW1 7SY

