

From: Essential Vintage <
Sent: 13 July 2015 14:30
To: English, Rachel
Subject: Planning Applications 2015/3057P & 2015/3491/P

Dear Rachel

Planning Applications 2015/3057/P & 2015/3491/P

I would like to lodge a strong objection to the above applications.

The Primrose Hill Business Centre that currently occupies the sites was established in 1973 and has provided a location for many business and charities including The Diane Fossey Gorilla Foundation.

This vibrant hub for commerce has also contributed to employment and attracted visitors to our area helping to enhance the local economy.

The loss of these offices will have a permanently damaging effect on both the appearance and the valuable mix of use in the conservation area.

The GPDO permitted development legislation has had an unintended detrimental effect on areas such as Primrose Hill where residential property prices are high. The new laws have provided an irresistible reason for property owners to create luxury flats at the expense of everything else.

The intention of the legislation was to bring back obsolete or abandoned office space into use as much need housing. The unfortunate reality is that viable, thriving businesses are being turfed out of their accomodation to capitalise on the value of the buildings.

In this particular case I understand that the offices are currently fully occupied. Surely throwing these businesses out to create luxury flats is at odds with the economic aims of the current government who seek to increase employment and productivity?

In addition to the loss of trade, I am very concerned that the creation of 19 flats will enevitably cause an increase in general traffic both on Gloucester Avenue and surrounding streets. The access to the site is very restricted and vans such as supermarket online deliveries will predictably find difficulties in navigating causing knock-on effects for traffic in the area.

For the above reasons I would urge that these applications be refused.

Kind regards

Phil Cowan

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