

| Application No: | Consultees Name: | Received: | Comment: | Response: |
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| 2019/4519/P | Dino Nicolaou | 20/11/2019 17:05:48 | INT | <p>Planning Department Camden Council Camden Town Hall London WC1H 8ND</p> |

Instrumel Limited, Woburn Buildings, 1-7 Woburn Walk, WC1H 0JJ, 2019/4519/P

Dear Sir's

I would like to formally register my objection to this planning application.

I have a cafe, Wot the Dickens, 3-5 Woburn Walk, London, WC1H 0JJU, with 28 seating inside 8 seats with 6 tables on my property outside and 16 seats with 4 table on the public highway outside my shop, 2019/3041/TC.

To carry out the works at the above address they would have to put scaffolding up and keep it up for sometime also put up reinforcements to the front off the building to keep it up, this will change the appearance of the front of the building, also this I feel will ruin my business as people would not want to sit outside or come inside to eat with works being carried out. Making dust, noise etc. This application would put me out of business and is causing me a lot stress.

Also I had a rent review on July this year and have be told that the landlord is seeking a rent increase to £45,000 per year, at the moment my rent is £18,000 per year, an increase of £27,000 which is an increase of 2.5 times the amount I am paying now, this leads me to believe that the landlord wants to force me out and they cannot do it legally so doing this in a round about way, to make other changes to the property other then the one in this planning application, as he can't get me out legally. I am an independent trader and have been here at these premises for 31 years, the landlord purchased this property 3 years ago with the only intention of flipping it at a vast profit.

Also an important fact I would like you to know is that Woburn Buildings has a twist, west side twisting south and the flooring above me, 1,2 and 3 floors slope 4 to 5 inches from north to south, to rectifying this problem a lot of work would have to be done including reinforce the front of the buildings to stop the property falling into the walk and other works being done in the basement to reinforce the whole structure of the building, including my basement and the area I use for access for goods.

I also feel that the new landlord is not capable of doing this type of work, he is not a developer, and purchased it with planning for 3 flats and has tried to get 5 flats and applied to the council but was refused and only got 4 flats, he tried to flip this property to make a fast profit but no responsible developer are interested. A very capable developer came and was going to purchase the above property and carried out an laser scanning survey, which told them of the twist in the building and movement of the property which put them off this development. It would have been too complicated and very expensive to carrier out this development and the margins are not there,

Also I am lead to believe that the hotel next door has taken permission away for use of their roof as a fire escape so people living in the flats for this planning application will have no escape route in a emergence.

Two of the floors upstairs have been empty for at least 2 years and I feel the walk is missing out of this life as

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the offices are not being used and with the current financial situation this country is in I can't see this development being financially viable for at least 6 years from now if not longer.

Dino Nicolaou,
Wot the Dickens,
Woburn walk,
London,
WC1H 0JJ
