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**From:** Planning  
**Sent:** 29 November 2019 11:41  
**To:** Diver, John  
**Cc:** Planning  
**Subject:** FW: Instrumel Ltd, 1-7 Woburn Buildings, Woburn Walk, WC1H0JJ. 2019/4875/L

Hi John

Please see the below email.

Kind regards

Sonia Cupid  
Planning Assistant

Telephone: [REDACTED]



**From:** [REDACTED]  
**Sent:** 28 November 2019 19:03  
**To:** Planning <[Planning@camden.gov.uk](mailto:Planning@camden.gov.uk)>  
**Subject:** Instrumel Ltd, 1-7 Woburn Buildings, Woburn Walk, WC1H0JJ. 2019/4875/L

Dear John Diver,

I would like to formally register my concern and objection to the above mention planning application.

I have a retail shop (Only Newsagents) which I have been running for over 26 years just opposite the proposed building .  
During the past 5 years we have seen a decline in trade due to slowdown in the economy, also there has been empty office space for over two and half years due to landlord's choice.

This building is equipped for office use. In the past , there have been over 25/30 people working in the building. This was great for the walk trade wise .Ever since the New Landlord taking over, they kept the premises empty. Also they have forced one very very popular trader ( No 1 Woburn Walk The Cafe) This Cafe was the oldest Pvt. cafe ,it was over 45 years in Woburn Walk and this area. The Landlord pushed this oldest Cafe out of business .The reason is due to demand of very high rent. How can they demand rent of over £22,000/- P/A from £12,900/- P/A previously .This proves that this Company is only interested in greed and profit.

Unit 1 which is No 1 woburn Walk the oldest Cafe of (1-7 Woburn Buildings) this Unit 1 was my cafe for few years much before this Instrumel Ltd bought it round 3 years ago. With the old Landlord of this building he made sure that he sent in the asbestos inspectors once a year and sent us a report, with these new landlords they did not do any thing ,they are aware of the asbestos in the area which is only accessible from unit 1 in this (1-7 Woburn buildings) ,during the last two years of Unit 1 as Cafe ,there were sever Rats problems in Unit 1 and the ground floor units ,these rats were all over because of the state of the wall that is where the stairs to go up in the empty office floors, and the area were the gas meters are fixed , when the Pest control boss came in he clearly informed Unit 1 that the Landlord has to do a very huge work with

regards to fixing all these holes in these old walls,the landlord did not do anything and Unit 1 the Cafe was forced to close down .

The main staff of this Cafe is now very very ill since a year now ,we are just getting in report of his illness which is related to asbestos.We are waiting for a full report,please note I live with my 2 under age children just opposite to this building any work done to this building will also disturb the asbestos ,I will take legal action against all involved if my family falls ill with asbestos related illnesses.

Also note that the Landlord has forced the Companies out of office which were on upper 2 office floors ,and kept it empty for years .They are trying to recoup the money by increasing the rents with the current retail units on ground floor.

We do not want any disturbance in the walk ,due to building work taking place ,with scaffolding/building materials ,delivery etc. This will affect my business and put a lot of stress on us.This building is definitely not suitable for residency use.

I believe this Landlords are not interested in the local businesses or the community/improving the area, they are just another investor who comes and goes with quick profit in mind,they are not ready to invest themselves but are looking for an developer to develop the building and then sell it off .Their idea of renovation and turning the office unit s into flats is yet again long term empty building,which will again effect our already sorry state business.The New people who took over Unit 1 ,has turned it into an office ,which is suppose to be an retail unit , it is 3 months now new people took over and yet again we are loosing business because it is an office, this Landlord only interested in rent .

I trust you carefully consider my objections.

Thank you.

