

17 York Way, N7

Audit of Alternative Public House Provision

Introduction

1. On behalf of Mendoza Limited, this Audit report supports the planning application for the renovation of the existing public house (*sui generis*) at ground floor and basement level and the redevelopment above to provide seven new homes in four storeys of flatted accommodation (Class C3).
2. The purpose of this Audit is to present the location, services, facilities, licenses, capacities, and mobility barriers of public houses within a 400m radius of the proposed application site, 17 York Way, N7 9QG.
3. This Audit is not a planning requirement because the proposed public house will be re-provided and only one feature of the public house, the ancillary accommodation, would be removed. Nevertheless, this Audit is conducted for the sake of robustness. It is in accordance with the Camden Planning Guidance (CPG), "Community Uses, Leisure and Pubs" (January 2021), which encourages audits to provide "*information about other pubs trading within 400m of the public house that is the subject of the planning application.*"

Nearby Pub Provision

4. The locations and maximum capacities of public houses within 400m of the site are as follows.

Table 1: Pubs within 400m of the proposed application site

Name	Address	Capacity (persons)
Newmarket Ale House	17 York Way Camden, London, N7 9QG	38 indoor, 12 outdoor
Two Tribes Brewing	Tileyard Studios, Tileyard Rd, London N7 9AH	150 indoor, 600 outdoor

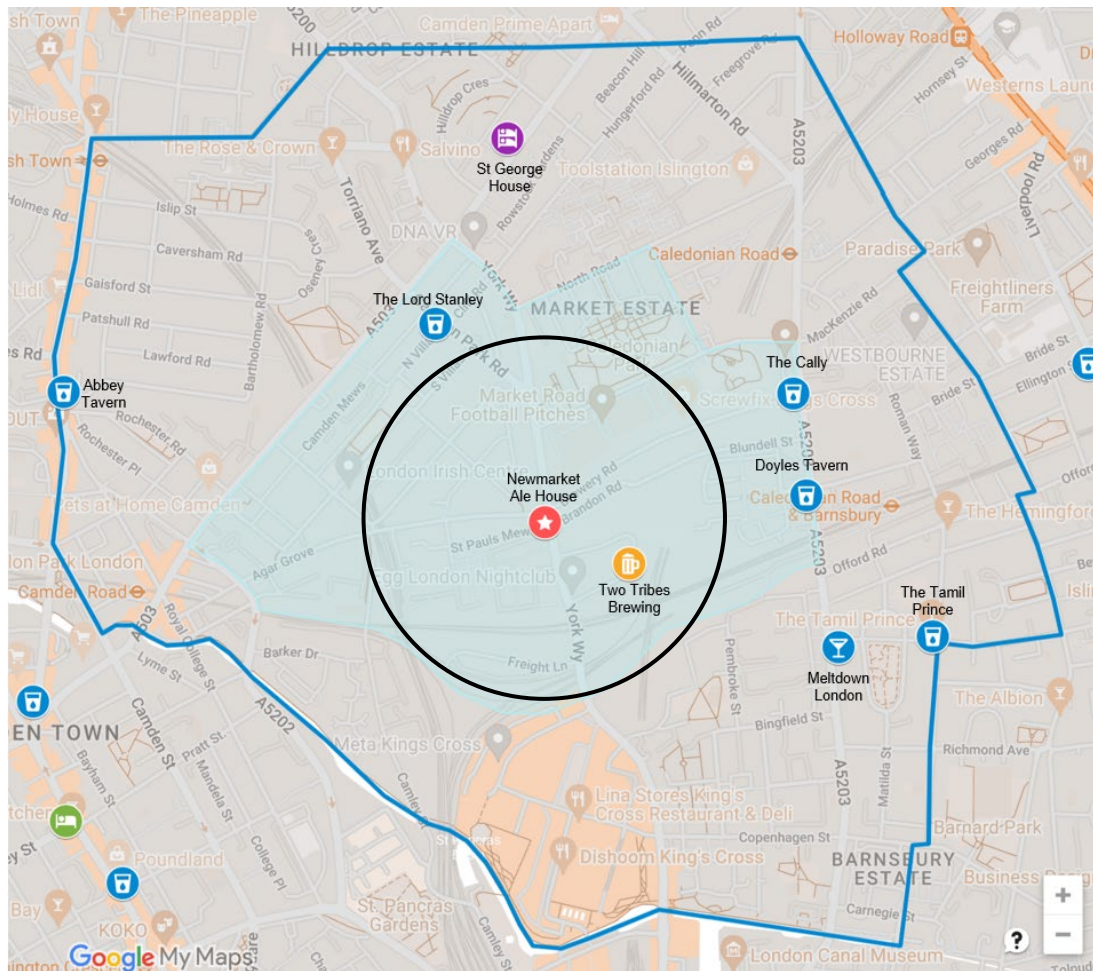
5. As shown above, one additional licensed venue is within 400m of the site. This venue, Two Tribes Brewing, is not a 'pub'.

6. In the interest of robust analysis, the scope of this Audit has been expanded to include public houses within a 1,000m radius of the proposed site.

Table 2: Pubs within 1,000m of the proposed application site

Name	Address	Capacity (persons)
The Lord Stanley	51 Camden Park Rd, London NW1 9BH	154 indoor, 75 outdoor
The Cally	427 Caledonian Road, London N7 9BG	50
Doyles Tavern	379 Caledonian Road, London N7 DQ	100
Meltdown London	342 Caledonian Rd, London N1 1BB	45 seated, 100 standing
The Tamil Prince	115 Hemingford Rd, London N1 1BZ	50
Abbey Tavern	124 Kentish Town Road NW1 9QB	150

Image 1: Map of Audit Area and Public House Locations



Black line represents 400m distance from site.

Light blue polygon represents 400m distance expanded to edges of permeability barriers and other boundaries in urban grain.

Dark blue line represents approximately 1,000m distance from site accounting for permeability barriers and other boundaries in urban grain.

Facilities and Services

7. Details of the facilities and services provided at these venues are set out as follows.

Two Tribes Brewing

8. This site is not considered a public house; its designated land use is “user defined item”. It is a brewery which serves beer and provides space for music and art entertainment, as well as office studios. It hosts large-scale outdoor music-based events with upwards of 700 customers.

The Lord Stanley

9. This is a pub (A4 Drinking Establishments) which also serves wood fire pizzas. Located on the ground floor, there are few mobility barriers for customers. Staff will be able to assist wheelchair users upon request.

The Cally

10. The Cally has an estimated capacity of 50 people. The only services they offer are food and drinks. The hotel next door, KW Hotel, advertises itself as having a business relationship with the pub, however the two establishments are only informally connected; The Cally remains an independent entity.

Doyles Tavern

11. Doyles Tavern has been a family-run public house for the last 25 years. It first opened in 1869 under the name Prince Arthur and has since been modernised with an outdoor beer garden and updated refurbishments. The pub serves only drinks, no food. For entertainment, Doyles Tavern hosts quiz and karaoke nights, sports viewings on the television, live bands, and DJs.

Meltdown London

12. Meltdown London is not a public house; it is a bar with specialises services and facilities for gamers. Meltdown London provides drinks and gaming facilities. They have the capacity to host 45 people seated and 100 people standing. They host video game competitions and gatherings, as well as private hire and event management services for gaming events.

The Tamil Prince

13. The Tamil Prince is currently used as an A3/A4/A5 public house restaurant with capacity for 38 people. Their services include food and drink only.

Abbey Tavern

14. Abbey Tavern is a public house with indoor and outdoor space serving food and drink. The venue hosts sporting and musical entertainment events with space for dancing.

Community Value

15. The site is not a designated asset of community value.
16. The site does not provide a community function for any specific subsection of the community.

Licensing

17. The licencing for nearby public houses and bars is varied. All activities licensed for the Newmarket Ale House are all also licensed for nearby venues.

Table 3: Licencing by Venue

Pub	Nr. Licensed Functions	Alcohol Cons. ON Premises /Sale by Retail of Alcohol	Alcohol Cons. OFF Premises	Recorded Music	Late Night Refreshments	Films	Performance of Plays	Performance of Live Music	Performance of Dance	Facilities for Music Making	Facilities for Dance	Assets of Community Value
Two Tribes Brewing	8	X	X	X	X	X	X	X	X			
Meltdown London	8	X		X	X	X		X	X	X	X	
Doyles Tavern	7	X	X	X	X			X		X	X	
Abbey Tavern	7	X		X	X			X	X	X	X	
The Lord Stanley	7	X		X	X		X	X		X		X
The Tamil Prince	3	X		X	X							
17 York Way (site)	2	X		X								
The Cally	1	X										

18. The surrounding venues are licensed for a wide range of functions.
19. By contrast, 17 York Way is licensed for only two functions, both of which would be retained as part of this proposal.

Mobility Barriers

20. None of the audited locations confirmed have specific policies in place to assist visitors with reduced mobility besides providing staff assistance upon request.
21. All but one business, Two Tribes Brewing, are located on the ground floor only, with few or no mobility barriers.
22. A wheelchair accessible entrance is located towards the rear of Two Tribes Brewing and is not directly located at the main entrance. This would make university accessibility to the site possible, but inconvenient.

Conclusion

23. There are not many public houses close by, which is reasonable given the proposal is not a located in a town centre. In any regard, the proposed application will re-provide the public house use.

24. The functions for which the site is licensed are not anticipated to change as part of the proposal, i.e., there would be no change to the 'pub offer' beyond the removal of the ancillary accommodation.
25. A review of the licenses of other venues within 1,000m show all licensed uses of the site would continue to be available in-full at six of the seven other venues.
26. There is therefore no decrease in offer for licensed activities, either in real terms or relative to other entertainment venues nearby.