

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/3891/P	Daniel Hooper	02/11/2023 19:57:44	OBJ	<p>Re: Objection to Planning Permission Application for 17 York Way, London, N7 9QG</p> <p>I am writing to formally object to the planning permission application submitted for the proposed renovation of existing pub and adding additional rental units at the address. I believe that the proposed development will have a negative impact on the surrounding area for the following reasons:</p> <p>The Implication on local infrastructure is concerning. This does not only include parking for future residents but various vehicles during the construction period at what is already a very busy junction.</p> <p>The noise that will be created during the construction and by patrons of the newer, much larger pub is also a concern.</p> <p>The impact on property prices due to larger pub nearby with new floors which will be intrusive for houses nearby.</p> <p>I kindly request that the Planning Department carefully consider these objections before making a decision on the planning permission application. I firmly believe that it is crucial to maintain the integrity of our community and protect the rights and interests of its residents.</p> <p>I also request that you notify me of any further developments regarding this application and provide information on any upcoming meetings or hearings related to this matter.</p> <p>I appreciate your attention to this matter and trust that the Planning Department will make a decision that aligns with the best interests of the community.</p>
2023/3891/P	N Di Massa	02/11/2023 21:09:01	NOBJ	<p>Really happy if this goes ahead. The pub and the flats above are a real eyesore. Will improve the neighbourhood.</p>
2023/3891/P	Barrie Sharpe	02/11/2023 21:16:02	SUPPRT	<p>A welcome update to the area. Plans look great.</p>

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2023/3891/P	B. Bennett	01/11/2023 23:59:34	OBJ	Dear Enya Fogarty

This is an outrageous proposal to demolish almost all of this highly important landmark pub in the historic Camden Square Conservation area. Newmarket Ale House, 17 York Way, is one of the important buildings associated with the nearby famous Caledonian Road market, and on the ancient historic main route north from London to York. This pub has retained a large proportion of the original features of the historic London pub frontage and layout of windows.

This building is in a conservation area and needs to be protected.

Any "consultation" "results" for this proposal would be highly misleading as extremely powerful marketing has apparently been used to promote this. A glossy promotional "consultation" leaflet was sent locally a few months ago but it is likely very few local residents even know about this plan. The small yellow signs are not easily visible and the plans on the website are highly complicated, contain an overwhelming amount of technical data and governmental information and are not easily accessible for local residents to find clear and relevant information. The description on the application is highly misleading as it is stated as "Renovation of the existing public house (sui generis) at ground floor and basement level and erection of an additional storey, an infill extension and a roof extension to provide seven self contained flats (Class C3)" That does not mention almost total demolition.

The proposal is for "80% of the external walls" to be retained and "Partial demolition would be necessary to reconfigure the floor layouts and realign the windows". This is highly misleading and makes a mockery of retaining even a fraction of the building as the proposal involves demolishing almost all of this historic building, changing the windows, frontage, floors and interior. The proposed demolition would destroy the original rare surviving front, windows, roof, floor layout and interior. It seems the reason the small amount proposed to remain is to retain a skeleton to build against and give the misleading impression almost anything significant of the original structure would remain. This pub has retained a large proportion of the original features of the historic frontage and layout of windows.

The proposal is for an artificial fake modern front which would be a parody and pastiche.

The proposal would destroy the delicate low scale 19th century style of this highly important Camden Square Conservation Area corner junction building, leading to Agar Grove and York Way, each with similar sweeps of buildings. The proposal is to build higher with different style modern windows, adding two extra floors, including adding an extra higher roof which would alter the original protected sweep of roofs. This would be clearly visible from the surrounding streets. The plan to build over and block in over 164 Agar Grove would dramatically affect the appearance of the street and block light.

This plan is for five storeys with seven new homes in four storeys. This would be an added burden to local services, already struggling with waste removal, street cleaning etc and would take away hotel facilities which presently provide employment. The application form states 0 employees, however there are presently employees who work in and for the building. This area already has an extremely high density of newly built apartments which put pressure on scarce local services.

Yours Sincerely

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