

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/4437/P	Joanne Scott	05/02/2024 19:49:18	OBJ	<p>I am writing on behalf of Campaign for Real Ale (CAMRA) North London Branch to object to this development. This proposal may result in the loss of The Calthorpe Arms public house, which was listed as an Asset of Community Value (ACV) in December 2021. This is a material planning consideration, so the council should resist any plans to harm the pub.</p> <p>The building needs to function as a pub in the future in order to be an asset to the community and the freeholder is clearly reducing the assets of the public house, known as the 'trojan horse' scenario. The applicant does not mention any measures to protect the public house and function room from noise complaints from future residents of the residential units, contrary to policy D12 Agent of Change and policy HC7 of the London Plan 2021, which protects public houses. The kitchen, or function room on the first floor should not be reduced in size.</p> <p>The infill extension will harm the Grade II listed building and will result in the loss of the historic fabric from the listed building and the loss of parapet walls and chimneys.</p> <p>CAMRA is supporting local residents and customers of the Calthorpe Arms, who feel that if this development was granted, it would affect the future viability of the pub. A public house is an employment space, community hub and a welcome addition to the night-time economy of the area. Pubs create valued and meaningful connections, which reduce the risks of loneliness. Pubs such as The Calthorpe Arms are disappearing across London, so need protection.</p> <p>When the new owners took over one of the Youngs brewery etched windows was removed. We would request that the council insist that this window be restored and reinstated.</p> <p>The Calthorpe is the only proper community pub left in the area. The Pakenham Arms (Calthorpe Street) has closed down. The Apple Tree (Mount Pleasant) is long term closed, the Churchill pub (Mount Pleasant) has been demolished and is now flats, the Blue Lion (Gray's Inn Road) caters for office workers.</p> <p>If Camden Council grant permission for this development, measures should be added by condition to protect the Grade II listed public house from the new development.</p>
