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**From:** Joanne Scott [REDACTED]  
**Sent:** 26 February 2024 13:19  
**To:** [REDACTED] Planning  
**Cc:** [REDACTED]  
**Subject:** Re: Calthorpe Arms, Bloomsbury 2023/4437/P

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Hi Connor

I hope you are well. Thanks for your email regarding the planning application for The Calthorpe Arms public house, Kings Cross. Re: 2023/4437/P.

The pub has an active ACV, which is a material planning consideration, so the Council should consider the ACV when making a decision on this proposal.

The infill extension proposed will harm the Grade II listed building and will result in the loss of parapet walls and chimneys (as you mention in your email, which is unfortunate). Any proposals should ensure the Grade II listed building is not harmed. We welcome enhancements to the pub's assets, such as the kitchen and function room, with the addition of a dumbwaiter and bar. The Calthorpe was a successful pub under the previous landlord Adrian, and the pub did excellent food. Our branch use the function room for meetings, so it is a very important asset of the pub, along with the kitchen.

Any removal of windows in a Grade II building would require listed building consent, so the window should have not been removed without checking on the consents needed first.

The objection submitted by CAMRA North London is below for information.

*North London CAMRA objection:*

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.

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.

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.

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.

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.

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.

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.'

Regards

Joanne

Joanne Scott  
Pub Protection  
CAMRA North London Branch

On Thu, 22 Feb 2024 at 10:03, Connor Taylor-Bargent [REDACTED] wrote:

Hi Joanne,

I was just wondering if you had managed to review my email below and if you would like to speak further about the application?

Kind regards,

Connor

**Connor Taylor-Bargent**, BA (Hons) Mgt Prac, CMgr MCMI

**Senior Project Manager**

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**From:** Connor Taylor-Bargent  
**Sent:** Friday, February 9, 2024 12:13 PM  
**To:** [REDACTED]  
**Subject:** Calthorpe Arms, Bloomsbury 2023/4437/P

Dear Joanne

I hope you're well. As a brief introduction, Cordage act as external Asset Manager to Punch Pubs who own the Calthorpe Arms Public House. We are working in conjunction with CPC Planning Consultants in relation to the application with the reference no. 2023/4437/P.

I just wanted to take a moment to address a few of the points you raised in your response to the application (attached) as we were disappointed to see that CAMRA had misrepresented the scheme when we are clearly enhancing the pub.

Firstly, I can say with certainty that the proposal will not result in the loss of the Calthorpe Arms as a public house and Punch Pubs have no intention to dispose of the asset, therefore, this is not a 'trojan horse' scenario. The application and plans clearly highlight that the pub will be retained.

Punch are continuously investing in historic buildings across the UK and the following link highlights their ongoing commitment to British pubs – <https://www.punchpubs.com/latest-news/>

We fully appreciate that the Calthorpe needs to function as a pub in order to continue being a community asset. In more recent times, the Calthorpe Arms has struggled to generate an acceptable level of profit previously and the proposed development has presented Punch with an opportunity to make the pub become more viable and for investment to be made to ensure the facilities would work for customers and staff in the future. Particularly, our proposals seek the addition of dumbwaiter which would allow the pub to offer hot food service to future customers, providing another main source of income other than just being a wet-led pub. Currently, food and drinks are served via the stair which are narrow and steep, thus making it a hazard and limiting the trading ability of the business. Additionally, the existing function room will also be enlarged with the provision of a new bar/server area, supporting more events to be held.

The proposal seeks to provide a number of public benefits to the community and I have listed these below:

1. Public house's long-term viability will be improved through:
  1. Installation of upgraded toilets;
  2. Addition of dumbwaiter allowing for the provision of hot food services;
  3. Addition of a new bar/server area to the existing function room; and
  4. Relocation of manager's office with additional storage.
2. There will be an increase to the local authority's revenue through the council tax generated from new households;
3. New households will also generate new consumers, who will visit both the public house and local shops in Camden;
4. Short to medium-term workflow will be provided for local building contractors;
5. One-bedroom self-contained flats will be provided to meet the identified local housing need in Camden; and
6. Sustainable travel will be encouraged with car-free development proposed along with sufficient bicycle parking spaces provided.

With regards to your reference to the Grade II listed, we have been careful to minimise any demolition of historic fabric, save for that which is necessary to preserve / enhance the viability of the public house (such as openings for the dumbwaiter). The existing historic stair core will be retained for the manager's flat,

along with the introduction of a new stair core for separate access to residential flats. Existing historic features, including fireplaces and sash windows, will be reinstated as part of the proposed development to provide enhancements to the Listed Building. As such, the scheme ensures that none of the existing elements with historic value at the Calthorpe Arms will be lost, while its value and significance would be enhanced with all the proposed improvements, preserving existing historic fabric of the Calthorpe Arms from being harmed, in line with Paragraph 195 in the NPPF, which seeks to conserve heritage assets in a manner appropriate to their significance. Furthermore, utilises the same materials and design features taken cues from the historic characteristics found on the pub building and neighbouring Grade II Listed Terrace. For instance, the current one by one sash window will be replaced with six by six timber sash windows to reinstate the window feature commonly found within the Conservation Area, the window placement will be aligned with the existing structure while brick arches will be added to the new windows on the proposed extension element to match with existing. The proposed extension will also be built with reclaimed London stock brick, so it can be read as part of the late C19th Extension and the proposed elevation along Wren Street would be more appropriate to the host listed building, to the listed terrace and to the wider conservation area. The plans highlight that a modest gap will be retained between the existing pub building and the adjacent listed building, ensuring views to the side elevation of the neighbouring listed building being protected. As such, the setting of the listed building and the character along Wren Street will be protected.

In terms of the signage you mention, Punch was contractually obliged to remove any Ram Pub Co signage, unless it was historically embedded in the bricks and mortar of the building. The etched window referred to in your email is secondary glazing glued on to the existing clear glass, thus it is not an original feature of the listing building. Also, Punch have replaced the old hanging swing sign with a like-for-like replica.

Finally, your response indicated that we hadn't considered noise transmission between the pub and the flats, however, we have submitted an acoustic report which proposes appropriate mitigation measures which have been carefully designed to respect the listed status of the building.

I do hope this clears up some of the points raised in your objection and we would just like to simply reiterate that Punch is taking the opportunity to improve the layout and operation of the pub so it can be a more sustainable business moving forward.

I'd be happy to chat further over the phone or meet in person if that's something you'd be interested in.

Kind regards,

Connor

**Connor Taylor-Bargent**, BA (Hons) Mgt Prac, CMgr MCMI

**Senior Project Manager**

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