

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/4815/P	Maria	13/11/2024 12:07:04	COMMT	<p>I object to this application and ask for the council to revoke the change of use.</p> <p>The owner has defied planning regulations and converted the first floor into a flat so this application is retrospective.</p> <p>This is wrong on so many levels, especially that the community that loves Magdala, has lost the space place to celebrate special occasions, use for community events and projects, place to bring people together. It is so important, especially in today's world!</p>

2024/4815/P	James Knowles	13/11/2024 09:26:28	OBJ	<p>Hello,</p> <p>Firstly, the application should not be for 'retention' of the first floor as a 2-bed dwelling, as it has never been approved as a dwelling, and has always been the purpose-built function room of the purpose-built pub.</p> <p>When this landlord bought the property maybe 10 years ago now, he shut our 100+ year local down with the hope of converting it all to housing, if only the locals would forget that they ever had a pub there.</p> <p>We held our breath for 7 years while he tried to outlast the local community desire for the pub, but when pressed financially, he finally relented and accepted Dick Morgan as his tenant for the ground floor pub only. Critically, a condition of his awarding the tenancy was that Dick had to commit to accept any application that the function room be converted to housing.</p> <p>Despite that, the ACV which the community successfully obtained, and recently renewed, confirmed that the first floor function room was an integral part of the pub.</p> <p>The function room has always been a lively part of our community. Most regularly, were the highly successful Sunday roasts which required the extra space of the function room to contain the demand.</p> <p>Beyond Sunday roasts, the function room was a popular setting for comedy nights, theatre productions (like a Ruth Ellis performance), community group meetings, and a long list of significant birthday, wedding and funeral celebrations.</p> <p>For example, since the function room has been sealed off, my Heath pond swimming group can no longer hold our annual 'Glad to be Alive' and Christmas dinners there and have had to move to pub function rooms less conveniently located.</p> <p>Our community has successfully proved our commitment to The Magdala by first bringing it out of its 7 year hibernation while the landlord hoped that we would forget about it. Then, by recently renewing its ACV - including the function room - for another 5 years.</p> <p>This is a cherished community gem which should not be lost to the self-interest of one property speculator.</p> <p>Thank you.</p> <p>James</p>
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Application No:	Consultees Name:	Received:	Comment:	Response:
2024/4815/P	Stephen Taylor	13/11/2024 18:43:58	OBJ	<p>Please refuse this application because:</p> <ol style="list-style-type: none"> 1. Earlier applications for the same change of usage were denied. The applicant has defied those rulings. Granting retrospective permission undermines the planning regime on which Camden residents rely. 2. Isolation of the function room is in breach of the planning permission for the Mansard conversion granted in 2014 on the understanding that the function room would remain in use. 3. The function room is covered by successive registrations of the pub as an ACV under the Localism 2011. §7.7.5 of the London Plan directs you to take ACVs into account as “a material consideration when assessing applications for a change of use”. §7.7.8 warns that residential conversion jeopardises the function of a pub by exposing it to complaints about noise. Policy HC7 of the London Plan is that such proposals “should be resisted”. 4. Like many of my neighbours I miss bitterly the use of the function room. I had never been a frequent pub customer anywhere until I discovered the Magdala’s function room made the pub like a shared sitting room for the street, available for quiet chats, public meetings or entertainment like the comedy showcase a neighbour used to host there. My wife’s 40th birthday party was held in the room – it was packed. Because of the function room I could wander into the pub any night of the week and expect to find other ‘non-pubby’ neighbours. Now it’s just a place to drink and eat. Like many of my neighbours I badly miss that communality. 5. The applicant offers a letter from the pub landlord apparently in support. It should be read carefully. The writer says he is deterred by the expense. In the street it’s said the applicant proposes the same £100,000 a year rent for the first floor as for the rest of the pub; i.e. he would restore the first floor to the pub only if the rent is doubled to £200,000. The previous freeholder, Punch Taverns, charged £65,000 a year rent for the entire building, including ancillary accommodation for two families. It is difficult to resist the conclusion that the asking rent is set simply to deter. <p>I have neighbours who originally moved to this street in part because of the pub’s social life. The applicant promised us in 2014 his Mansard flat conversions would protect the pub’s future. He then closed it for the rest of the decade. The value he “unlocked” from the property now looks instead to have been subtracted from the homes around it. Accommodation for two families of key workers was lost and, as far as we know, the converted flats remain unsold. None of this looks like a success. Please follow the London Plan, the Local Plan, and the Neighbourhood Plan and refuse the application.</p>

2024/4815/P	Nina Lampert	14/11/2024 08:31:53	COMMT	Ilove visiting the Magdala! I don't think that having the first floor be residential will impact the community events currently put on in any way.
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Total: 1