

From:

Mike Beary

Coordinator

Friends of the Magdala

43 Parliament Hill

London NW3 2TA

16 November 2024

To:

Adam Greenhalgh

Camden Planning Solutions Team

Dear Mr Greenhalgh

Re: 2 A South Hill Park London Camden NW3 2SB, Planning Reference 2024/4815/P

Magdala Public House

Dear Mr Greenhalgh,

The Friends of the Magdala object **STRONGLY** to the proposed change of use for the Magdala store and function room.

You will have on record that a previous application to convert the space to residential, Planning Reference 2018/6320/P, was refused with good reason.

In August 2024 Camden Council designated The Magdala Public House and function room as an Asset of Community at our request.

In our supporting document which will be available to you we detailed extensively the contemporary evidence from 2009 showing the function room to be hive of community activity hosting comedy shows, family and community celebrations, annual general meetings of local community groups such as the South End Green Association and the Hampstead forum attended by locals of all ages.

We welcomed the newest version of the London Plan (2021) and note that in chapter 7 it addresses the issue of function rooms and accommodation above public houses.

7.7.8 speaks directly to the loss of the first-floor function room;

"Many pubs built on more than one floor include ancillary uses such as function rooms and staff accommodation. Potential profit from development makes the conversion of upper pub floors to residential use extremely attractive to owners. Beer gardens and other outside space are also at risk of loss to residential development. The change to residential use of these areas can limit the operational flexibility of the pub, make it less attractive to customers, and

prevent ancillary spaces being used by the local community. It can also threaten the viability of a pub through increased complaints about noise and other issues from new residents. Boroughs should resist proposals for redevelopment of associated accommodation, facilities or development within the curtilage of the public house that would compromise the operation or viability of a public house."

In 2014/6588/P, permission was granted only for the conversion of **ONLY** the top two floors of the Magdala to residential use.

Since The Magdala has reopened as one of about thirty public houses in the Morgan Pub Collective the local community have been delighted with the management. We note that many of the other collective pubs such as the Corner House Pub in Windsor boast of their busy much used upstairs function rooms. We are convinced that with a free hand the publican would do the same for the Magdala and restore the Function room to its former glory as an outstanding asset to the community.

Since the application of 2014 unauthorised change of use has occurred. The owner is in breach of the decision of your department.

We strongly urge you to reject this application.

Best Wishes

Mike Beary

Coordinator

Friends of the Magdala