

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/4815/P	Ian Robertson	24/11/2024 15:53:36	COMMNT	

From:

Ian Robertson

Treasurer

South End Green Association

42 Parliament Hill

London NW3 2TN

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 South End Green Association objects to the proposed change of use for the

Magdala store and function room.

You will know that a previous application to convert the space to

residential, Planning Reference 2018/6320/P, was refused.

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

This was the third time that Camden has done so.

You will be able to access the supporting document from our own request for ACV status in 2014.

In this document our chairman the late John Kitchen amassed much evidence from 2009-2014 showing the

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function room to be at the heart of the community. Family events and community celebrations, a very active and extremely well attended comedy show programme, and other more serious community meetings were detailed. We used to hold our own annual general meeting there which was a large event and so did the Hampstead forum.

The London Plan (2021) was particularly relevant to South End Green but also I would like to bring to your attention 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 for the conversion of the top two floors of the Magdala to residential use.

Since The Magdala has reopened as part of the Morgan Pub Collective we have been thrilled. We fully expect the upstairs function room to become a community hub once more when the publican is allowed to use it as he has done in several other pubs in the group.

Since the application of 2014 the new application shows that 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

Ian Robertson.

South End Green Association.
