

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/4822/P	alice and ilse gray	03/12/2024 21:10:51	OBJ	<p>I thought that it was not possible to have any kind of kitchen extract ventilation system, and that the pub owner knew this, since this was discussed as an issue with local people when we supported the re-opening of the pub as a local community amenity.</p> <p>The pub garden is very close to residences upstairs, next door and opposite the back of the pub (Auden Place). All these residences are negatively affected by excessive noise from the extraction system, and the new (fixed, not movable) covered seating in the garden means that this is already a breach of planning regulations, and there are lots more people out there throughout the year, not just during the summer, and there is no let up in the quieter, darker winter months.</p> <p>It is my understanding that the Council has received numerous complaints from residents, most of which relate to noise nuisance and anti-social behaviour. The fact that all this was done without planning permission should not be rewarded by granting it now.</p> <p>It appears that the manager - who runs another establishment elsewhere and is not always on site - has refused to engage with residents in any useful or productive way to address these complaints, and the staff are not experienced enough to do so.</p> <p>If this application is granted, we will be all be subjected to continued excessive noise and anti-social behaviour, which is not appropriate for such a quiet residential area.</p> <p>Furthermore, we live across the road and can hear noise coming from the pub, including live entertainment. If we can hear it from the front of the pub, the noise must be much worse from the back, in the open air. If the pub is producing excessive noise, from all the noisy drinkers outside in the pub garden, and also generating noise from the Kitchen Extract Ventilation System, shouldn't there be some sort of noise impact assessment, on all sides of the pub before this application is even considered?</p> <p>It appears that there is also a new bar, added this summer with no planning permission.</p> <p>We want the Albert to be what it has always been: a local pub that is loved and used by local people and which is mindful of, and minimises, the effect of any activity or development on the local residential population.</p> <p>Please do not grant this retrospective application as it sets a poor precedent for abiding by the regulations, and it rewards poor management and excessive and inappropriate noise and development. The garden is an asset of community value, not a noisy cash cow that ignores the negative effect it has on local residents.</p> <p>Thank you.</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/4822/P	Richard Simpson for Primrose Hill CAAC	03/12/2024 12:08:45	OBJ	<p>PRIMROSE HILL CONSERVATION AREA ADVISORY COMMITTEE 12A Manley Street, London NW1 8LT</p> <p>20 November 2024</p> <p>11 Princess Road, 'The Albert PH' NW1 8JR 2024/4822/P</p> <p>We were one of the community bodies which applied, successfully, for the Albert to be designated an Asset of Community Value. It is critical that it remains a community asset, but to do so it needs to be operated with respect for local communities.</p> <p>We object to the installation of the low level kitchen extract. It is essential that a noise and vibration assessment is undertaken to fulfil the requirements of Local Plan policies A1 and A4 in effectively protecting residential amenity.</p> <p>But we question the acceptability of a low-level extract when discharge above main building parapet height is normally required in our area to protect residential amenity from cooking smells and fumes.</p> <p>We object to the installation of covered seating. It is located close to the boundary with Auden Place, which is high-density housing providing homes for families: there needs to be effective mitigation of any noise from this provision which effectively extends the working area of the pub.</p> <p>We note that an exterior bar has been installed: this is a further extension of the working area of the pub, and is also located close to housing. We object to this addition as harmful to local residential amenity.</p> <p>The alterations sought retrospectively in this application neither preserve nor enhance the character or appearance of the conservation area.</p> <p>Richard Simpson FSA, Chair PHCAAC.</p>
2024/4822/P	N. Watson	03/12/2024 16:43:24	OBJ	<p>I feel that this application would be detrimental to the residents above, behind, alongside and opposite. I can't imagine living peacefully in one of the above apartments! Nor the properties behind. Whilst it is a decent pub in terms of its interior and front exterior, and a community asset, it must be especially unbearable to those living above and behind.</p> <p>I live nearby, and whilst they aim to shut things down around by 10pm at the front (I've no idea what happens in the rear garden, I've not been there for a while), the noise of customers chatting and smoking outside usually continues long after closing time, and often very loud, especially at weekends, or after a televised sports game. Sometimes well past midnight.</p>