

Application No:

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Comment: Response:

OBJ

On behalf of the CAMRA North London Branch, I should like to object to (yet another) potential conversion of one of the Borough's public houses into private accommodation.

The nearby Hansler Arms has already been lost for good and it seems odd that, while parts of WC1 not far away are undergoing refurbishment and uplift, this little locality seems to be being allowed to lose its former commercial premises.

The area looks good, there are lots of well kept historic buildings and new development, but, tellingly, many of them look unlet and have boards up. That may tell a story. This may just be another 'transitional' area - like various parts of London (such as the back streets of Hoxton off the City Rd. and indded parts of Kings Cross) where the commercial enterprises left and it took 3 years for the area to recover, during which time revenues fell and the business looks unviable- in fact it might be, for that period, but give it time and new occupants should be able to provide a living for someone if they get the formula right.

For instance, the privately owned Queens Head in Acton Street is doing very nicely but the pub that was Swinton's now the King's Cross Arms, lays forlorn on the immediately parallel street one to the north. So it is not location, location - it is so dependent upon the skill of the operators and especially whether they are tied or not to a pub company.

It is also a lovely example of its type on an acute angle between 2 streets.

For these reasons CAMRA feels it should be allowed to live on.
