



Dear Sir/ Madam,

We strongly object to the planning application submitted by an offshore developer in The Isle of Man to change the current use of The Old White Bear public house, Well Road, NW3 into a private six bedroom house.

The Old White Bear has been at the heart of Hampstead village life for centuries, since 1704. It has served a vitally important role as a forum where community bonds have been strengthened and we are surprised, therefore, that this application is even being considered in light of the historical and social importance of this public house.

It is clear that The Old White Bear plays an important role for residents and visitors alike. Local interest groups and school parents meet there and the spacious upstairs meeting room is regularly hired out. The large downstairs area has an important multi-use purpose which includes recreation and relaxation. It must not be overlooked that The Old White Bear forms part of historic Hampstead which is very much on the tourist map. The history of the area must be preserved for future generations. If Hampstead loses a sense of its historical roots, its essential identity will be irreparably damaged.

Although the developer claims that the existing pub is unviable, it has provided no economic data to substantiate this statement. On the contrary, the existing team has revealed that the current business is not only successful, but has in fact grown year-on-year in the past four years.

Moreover, any decision to close the existing business will result in the loss of 21 jobs which clearly goes against Camden's policy of supporting economic growth to generate jobs.


In conclusion, this application is not acceptable in terms of Camden Planning Policy DP15.

Yours faithfully,

Amanda Armstrong-White and Professor Mark White

Hampstead, NW3


Sent from my iPhone



I wish to object to the proposal to convert this pub to a house  
It has been part of the community for hundreds of years and it is still popular today, it is also used by local  
community groups. It is very accessible, and will be much missed in the area  
The application goes against Camden planning policyDP15  
It will also lose jobs within the community.  
Avril Kleeman



Subject: The Old White Bear / Planning Application 2013/7438/P



Dear Sirs and Madame

I add my voice to the objection to the application to change the Old White Bear in Well Road, NW3 from a public house (Class A4) to a six-bedroom house (Class C3).

The Old White Bear has been on this site since the early 1700's and there is no less need for it today than during the past 300 years. NW3 has lost 14 pubs to conversion since 1995 - this has already dramatically reduced the amount of available space for community use.

The Old White Bear plays an important and active community role, and is accessible to all members of the community, including the disabled.

The pub fulfils many functions for local residents and visitors including meetings of local interest groups, school parents and residents that cannot be provided elsewhere.

By declaring the pub as "simply not big enough to provide a community role", the Developer has chosen to ignore that the first floor houses an upstairs function room which is regularly used by the pub or hired out.

Added to the two separate rooms on the ground floor, there is a generous availability of space for multiple uses at any time of the day or evening.


The Developer states that the existing trade is unviable. There is no economic data provided in the application to underwrite this statement and the existing team have made it clear that the business is successful and has grown year-on-year for the past 4 years.

The supporting statement submitted with the application refers to Camden's policy supporting economic growth in order to create jobs, but if the pub is lost it will result in the loss of 16 full-time and 5 part-time jobs.

In summary, this application goes against Camden planning policy DP15.

With kind regards

Sinéad Clancy, Kentish Town



Dear Mr. Tulloch, Mr. Knight, Mr. Marcus and Ms. Chung,

I am writing to express my objection to the Planning Application (2013/7438/P) to change the Old White Bear in Well Road, NW3 from a public house (Class A4) to a six-bedroom house (Class C3).

The Old White Bear has been on its current site since the early 1700's and considering the conversion of pubs in recent years in NW3 (14 since 1995) it is necessary that we as a community do not lose further pubs to make way for further apartments.

I am a regular at the Old White Bear and often take my parents there when they visit, great food, wonderful staff and a lovely atmosphere! Moreover, the Old White Bear is virtually always full and booking tables in advance is highly recommended, which shows just how popular it is and what a great loss it would be should Planning Application 2013/7438/P be accepted and the conversion take place.

The claim by the Developer that the pub is "simply not big enough to provide a community role" completely disregards that the Old White Bear is always full, employs 16 people full-time and a further 5 part-time: neither a community venue, nor 21 jobs will be available if the conversion goes ahead.


I hope that Camden Council realise that Planning Application 2013/7438/P quite simply goes against Camden planning policy DP15 and trust that the application will be denied. The Old White Bear is a wonderful venue that provides a great place for the community, as well as providing jobs - it must stay.

I look forward to hearing from you.

Yours sincerely,

Dr. Ewan St. John Smith

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Ewan St. John Smith MPharmacol PhD  
University Lecturer  
Department of Pharmacology  
University of Cambridge  
Tennis Court Road  
CB2 1PD





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Yours Faithfully

David Burnett

Faircroft  
Vale of Health  
London NW3 1AN

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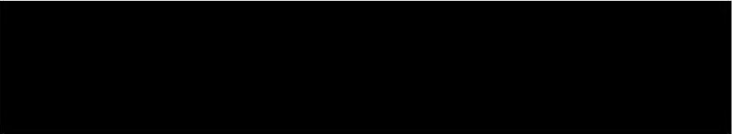
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Yours Faithfully

Michael Nourse


Faircroft  
Vale of Health  
London NW3 1AN



For pity's sake don't do away with a part of our history and heritage. Don't let the White Bear be converted into yet another home for the rich


Michael and Carolyn Naish





Regarding the proposed change of use of the building The Old White Bear, this seems a great shame. What Hampstead needs are places where people can congregate together within walking distance of homes and public transport. What it does not need is another large and expensive house. The application does not properly address the question of the current business, apart from saying vaguely that it is unviable. If this is true it is a great shame. But surely Camden needs proper proof that it is unviable before letting a community resource be destroyed that would never be replaced. It seems to me that evidence, backed up with accounts, from the current tenants is vital in making this decision.

Kate Gavron



Ref: 2013/7438P)

Dear Sirs,

I object most strongly against the proposed application for development of The Olde White Bear into a house.

It is one of the few places left where locals can socialize and is of particular value to the council flats opposite.

It is also helping to destroy the history of the area and not only that it is shameful the way the tenants of the pub, which is a viable business, have been treated by the owners of the freehold and surely the council are not going to side with those owners?

We who live in this area have been blighted by developers who do not live in the area and care nothing for the people who do nor the history attached to it and we really have had enough. Surely we can depend on the Council for support in this matter. It would be an injustice if this development application was granted.

Yours Sincerely,

Ken Pyne

15 Well Walk


London NW31BY



Old White Bear.

Please do not change status for reasons already given, or is this another case of money talking in Scamden?

Hilary Kassman  
Black Sandal  
41 Oriel Road London E9 5SG





Dear Sir/Madam

I am writing as a former resident of Hampstead who lived in Downshire Hill and a short time in South Hill Park for 72 years. My children went to New End School.

It would be a sad day indeed if the White Bear were to be turned into a private house. There are plenty of large houses in Hampstead on the market.

There is a great demand for gastro pubs, especially if there is a talented chef. The Freemasons Arms in Downshire Hill, although one of a chain, does extremely well.

I hope Camden Council refuses permission for change of use.

Yours faithfully

Mrs. Caroline Compton



Dear Sirs

I hear with great distress that the Old White Bear may be turned into residential accommodation. It is the only pub that is affordable in our area and it is situated in a residential environment where we can all meet friends away from home for lunch or dinner. It would be an immense loss if it is turned into flats and will probably bring more cars into the already overcrowded area.

Yours sincerely  
Marion Wesel

Marion Wesel-Henrion  
35 Pond Street  
London NW3 2PN

