

HTD/pending

20 December 2013

R Tulloch Esq
Development Management,
Camden Borough Council
Camden Town Hall Extension
Argyle Street
London
WC1H 8EQ

Dear Mr Tulloch,

RE: PLANNING APPLICATION (Ref: 2013/7438/P), THE OLD WHITE BEAR, WELL ROAD, LONDON, NW3 1LJ.

We act on behalf of 'Save the Old White Bear Group' and write with regards to the current planning application, submitted by Braaid Ventures Ltd, for the redevelopment of the Old White Bear Public House as a six-bedroom dwelling. We have reviewed the current planning application and would object to the proposed development on behalf of 'Save the Old White Bear Group' for the following reasons:

- The application would result in the loss of a valuable local community facility which is well-used by the local community.
- The public house is a going concern and not an unviable use, as argued by the applicant. The application provides no viability evidence to justify the applicant's claim.
- The application has not undertaken an assessment of the provision of public houses in the local area or the demand for community uses on the site.
- The application does not propose to provide a replacement facility.
- The loss of employment resulting from the closure of the public house

The Old White Bear has been on this site on Well Road since the early 1700s and one of the oldest Public Houses in Hampstead according to the Annals of Hampstead (published 1890) and the Records of Hampstead (published 1911). It lies within the Hampstead Conservation Area and the Council's Conservation Area Appraisal identifies the public house as a building which makes a positive contribution to the character and appearance of the Area. As such it is considered that there is a need for the applicants to provide significant justification to demonstrate that this historic community facility cannot continue in its current use.



Loss of Community Facility

The applicant has emphasised that The Old White Bear is not considered to provide a community facility owing to the fact that local community groups are not known to meet there. We refute the applicant's claim that no community activities take place at The Old White Bear as the upper function room floor is often used for events and dinners. During the royal wedding the pub hosted a street party event and enabled locals to watch this national event as a community. The local school (Heathside Preparatory School) utilises the pub's various meeting areas for a range of school meetings, due to the limited space for larger meetings within the school buildings (and has done so for a number of years).

The bar and restaurant offer the community an informal and inclusive space. The pub is particularly attractive to families when compared to other local establishments. The building offers level access for disabled people, unlike many of the other surrounding public houses. The regular clientele associated with The Old White Bear means that the public house offers an informal community facility for local older residents who live alone. The pub services the less tangible aspects of community, allowing people to meet and interact in a convivial and safe atmosphere. The pub creates opportunities for meetings between members of the community who might not otherwise come into contact with one another.

NPPF policy is clear that community facilities should be protected by the planning system in order to sustain healthy local communities. Paragraph 69 is clear that planning decisions should provide:

"opportunities for meetings between members of the community who might not otherwise come into contact with each other, including through mixed-use developments, strong neighbourhood centres and active street frontages which bring together those who work, live and play in the vicinity"

The substitution of a vibrant and viable public house for a single residential dwelling will remove an active use from the streetscene of Well Road and removing a space which provides opportune meetings between local residents.

Paragraph 70 identifies public houses as a form of community facility and requires planning decisions to:

"guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;"

National policy is clear that valued local community facilities should be protected from closure by planning. Policy DP15 of the Camden Development Policies DPD supports national policy by stating that the Council will resist the loss of community facilities.

The Old White Bear is a valued local facility, as demonstrated by the local support for the public house to be registered as an Asset of Community Value. Local people have formed a group in order to submit an asset of community value nomination, have organised a 'Save The Old White Bear' petition with at the time of writing in excess of 1000 signatories and a protest march was held on Saturday 14 December. Local people were unaware that the public house was in any danger of closing as the leaseholders made it publicly known that the business was growing since



the public house changed hands 4 years ago. This planning application has therefore prompted a need for the public house to be protected by an asset of community value order.

Local residents are committed to securing the on-going future of the pub business as demonstrated by their attempt to contact the owners/ developer, Braaid Ventures Ltd, in response to the owners quoted in the Hampstead and Highgate Express on 5 December 2013:

"if anyone wants to run it as a restaurant, let them come to us and maybe we will do a deal with them"

The local community consider The Old White Bear to be an irreplaceable community facility and have made significant efforts to preserve the building's use as public house. The building is well-used for both formal and informal community activities and we consider that NPPF and Camden policy to protect valued community facilities should be exercised in this instance.

Viability of the Public House Use

The applicant's planning statement asserts that the Old White Bear relies heavily on the hot food trade but that this is proving unviable for the current owners. The lack of viability for the business is the applicant's key justification for the change of use from Public House to a residential dwelling.

The Save the Old White Bear group whom we represent have contacted the former owner of the public house to understand the viability of the pub business. The previous owner has stated that the pub was a viable going concern, out of which he was able to make an adequate return to support his family. He sold the leasehold to the restaurateur Jasper Gorst who was satisfied with the net profit generated by the business. We consider that in order to justify that the business was not viable the applicant should have submitted a full viability statement. We are aware that the current developer has paid a significant sum for the surrender of The Old White Bear's license which suggests that the license retains value as a public house business.

We consider that the application should be refused due to the lack of justification for viability of the current public house use.

Lack of Assessment

Camden's development policy DP15 requires applications which would result in the loss of a community facility to demonstrate that the community facility is no longer required in its current use. The applicant has not submitted an assessment demonstrating that the loss of the public house is justified by provision elsewhere in the local area and that the loss of this facility will not add to a shortfall in community provision. On this point, we note that the postcode area of NW3 has lost 14 public houses since 1995 including: The Adelaide Tavern, The Bird in Hand, The City Arms and The Coach and Horses. Given the significant loss in this type of community provision we consider that the application should be refused as it does not demonstrate sufficient provision of community facilities in the local area. We are making representations to the Camden Development Policies Review that due to the threat of higher value uses [residential] that public houses should be offer specific protection under Policy DP15.



Lack of Replacement Facility

Policy DP15 is clear that Camden Council will resist the loss of community facilities unless a replacement facility that meets community needs is provided. The application does not contain details of any suitable replacement community facility proposed by the applicant. Further, the proposed 6 bedroom dwelling is contrary to policy, in that it does not deliver the Council's preferred alternative use of affordable housing and we therefore consider that this application should be refused.

Loss of Employment

The Old White Bear in its current use employs 16 full-time staff and 5 part-time. The change of use to a dwelling house will result in a net loss of 21 jobs, as the proposed residential use would provide no ongoing employment. This is contrary to the NPPF's emphasis on planning to achieve sustainable growth.

In light of the above comments we would respectfully request that the planning application be refused due to non-compliance with policy DP15 of the Camden Development Management Policies DPD.

Finally, we would be grateful if you could acknowledge receipt of our letter and keep us informed as the application progresses.


Yours sincerely

Rapleys LLP

info@rapleys.co.uk

0870 777 6292

Cc



I write to submit an objection to the change of use and re-development of 'The White Bear' public house, Well Road, Hampstead, NW3. Ref : 2013/7438/P

I base my objection on the following salient points :

The existing building divided into two saloons and an upstairs is not an adequate space to place a 6 bedroom residence. It was designed and developed in 1704 as a public drinking house. In the 1930's saw the rebuilding of the building but the foundations (1704) still remain. So even the foundations have an ancient status. 309 years of service could be wiped away as it represents Hampstead's finest example of :

The pub as cultural and historical hub

Several unique features distinguish the pub as the oldest in Hampstead. Its unique character has been forged through a series of customs peculiar to the area. In olden times sellers would trade in shellfish and Hampstead's Pearly King would be seen on the forecourt. So the forecourt was a social highway for travellers and locals alike. Sports were often held in this space before the air raid shelter was built and children played near it. Cannon brewery provided stout and beers to the pub, making it a welcome place for visitors to the Wells spas - an original attraction of the Village and Vale of Health nearby.

Identity as neighbourhood meeting place

Several community groups may like to use the pub in the future. This is essential in times of recession and key to maintaining community cohesion. Building one house will cause a social vacuum at the centre of New End. Progressive ideas have been suggested in the pub including music and singles' nights and local history talks and guided walks. These will generate income and attract a popular following.

Used as part of ancient pub crawl and other events

On leaving the Hampstead tube people often make the circular pub crawl. This tradition has also extended to Royal Free Hospital students freshers week events. This has encouraged new and old - young and aged to mix and form new friendships. It has also challenged social mobility barriers and promoted equal opportunities as a community.

Taking away the pub will neglect the needs of locals, tourists and visitors alike. That space - as small as it is - is premium space for peoples' interactions. Sixteen staff from a range of countries maintain a good service. Their jobs are essential to the community and serve a large number of drinkers and eaters alike.

Conservation of old Hampstead and its legacy

Please consider the cost to locals of changing the two saloons and upstairs space.

Each saloon has hosted famous and theatre 'lovies' of the West End Theatres and film- one was Peter O Toole, recently passed and Oliver Reed. This link with the arts and entertainments must not be lost but maintained and developed as a social and networking nexus. Creative people use the pub to write in as well as drinking in. I myself drafted this letter and a history of the area in the pub last week.

Camden is a very popular London borough; visited by international visitors; it must remain open to improving the facilities for them. This includes keeping 'old watering holes' open and functional. How will people learn about Camden' culture and tradition if it is developed beyond recognition into housing for the rich ? Camden Council has a duty of care to the conservation and championing of its old, unique architecturally significant buildings.

Locals are not pleased that this plan has come about as evidenced by the petition which has been signed by hundreds. One negative action of change of use will have a strongly damaging to the area and to the Boroughs reputation.

New vision for community pub

It is not acceptable for Camden Council to pass these plans and it must remain accountable to the residents. It would help if the five 'owners' or sponsors re-evaluated their decision that the pub is not viable. Greed must not dominate decisions over the pubs of Camden; rather a 'consultation' of interested parties to engineer a socially constructive vision of future, viable usage.

The 'Wenlock pub' in Hoxton survived developers on the grounds that the proposed plans decimated local cohesion and the development of neighbourhood initiatives and local projects. The case is the same for the 'White Bear' in that the change of use is deemed inappropriate and not conducive to community spirit and pioneering community volunteering.

I hope the plans are not approved and the pub is not closed in February. Many of us have enjoyed the pub. I myself have been a punter for over 30 years and hope to continue doing so.

yours

Clare Kitchen



PLANNING APPLICATION DETAILS

Year: 2013

Number: 7438

Letter: P

Planning application address: The Old White Bear

Title: Mr.

Your First Name: Neil

Initial: A

Last Name: Perkins

Organisation:

Comment Type: Object


Postcode: N6 6BA

Address line 1: 12

Address line 2:

Address line 3:

Postcode: N6 6BA



Your comments on the planning application: I object to the application as it would replace a much needed public house with a private house. This public house is a very valuable community asset and a thriving business for this area. My wife and I use it with local friends frequently.

Regards,

Neil Perkins

IF YOU WISH TO UPLOAD A FILE CONTAINING YOUR COMMENTS THEN USE THE LINK BELOW

-
No files attached

ABOUT THIS FORM

Issued by: Camden Council
Customer feedback and enquiries
Camden Town Hall
Judd Street
London WC1H 9JE
Form reference: 9087814

Application Number 2013/7438/P: The Olde White Bear, Well Road, London, NW3 1LJ
Change of use from public house (Class A4) to 6 bed dwelling house (Class C3).

You will wish to be aware of the following objection that I have submitted to this proposal:

I wish to object 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 Council must to take a firm stand (as it has done recently at New End) against further destruction of Hampstead's historic heritage by inappropriate development and conversions, which adversely affect the character and appearance of the neighbourhood and surrounding conservation area.

There is no demonstrable need for a luxury private house on this site and therefore consent for change of use should be refused. 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. It is now time to call a halt decisively.

Thomas Radice
Heath & Hampstead Society member

Dawson (development), Barry

From: Colm Walsh <colmwalsh2010@gmail.com>
Sent: 12 December 2013 10:48
To: Tulloch, Rob
Cc: Knight, Chris (Councillor); Marcus, Simon (Councillor); theoldwhitebear@gmail.com
Subject: The Old White Bear / Planning Application 2013/7438/P

Dear Mr Tulloch

I live at 2 Northcote Mansions and the Old White Bear is my local pub. It is in my view the type of business which makes Hampstead special. The area is in danger of turning in to Belgravia - a ghost town full of premium properties which are occupied for 1 week a year.

I therefore write to object 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 1700s 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.

Yours sincerely

Colm Walsh

Dear Mr Tulloch,

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

I am writing to object to the application to change the Old White Bear in Well Road, NW3 from a public house (Class A4) into 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. Such history, once it is gone, can never be replaced. 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 extremely 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.

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

Yours sincerely,

Sue Broomhead
30 New End Square
NW3 1LS

**27 CHRISTCHURCH HILL
LONDON
NW3 1LA**

Rob Tulloch Esq.
London Borough of Camden

By email

12th December 2013

Dear Mr Tulloch

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

I object 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. No economic data are 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 14 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.

Yours sincerely /


N. P. Mitchell

cc: Chris Knight, Simon Marcus, Linda Chung, The Old White Bear



Dear Mr Tulloch

I object to the application to change the Old White Bear in Well Road, NW3 from a public house to a six-bedroom house.

A pub has been on the site since the early 1700s and is still an amenity much favoured by local residents and others. It provides significant facilities in addition to its main operation through the availability of rooms for use by community groups. These facilities will be lost to the community if the building were converted into a dwelling house.

The application should be turned down.

Yours faithfully

Frank Harding
11 Pilgrim's Lane
London NW3 1SJ

Subject:

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

We to object 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.

Yours Frances Bildner

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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.

Yours

Nicholas Hadaway and Laura Andrae

59 South Hill Parl, London NW3 2SS

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Dear Councillors

I strongly object 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.

It's also a damn fine pub and dining room, and is always pretty full! I'd be amazed if it was in any way uneconomic.

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

Yours

Reg Wright
Director



HOTHOUSE FICTION

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Hothouse Fiction Ltd



Dear Sir/Madam

We object to the planning application named above. Having lived in Hampstead my entire life, 42 years, I have seen how many pubs have gone. This is a thriving pub please please dont let it go. Unlike the The Duke of Hamilton pub just further up the road The White bear has been and is always busy, it is a wonderful place which has the sun on it all day and into the evening, with outside seating it is a unique pub with a special history and location.

Many thanks,

Anya Courts

ps not to mention the local jobs that will be lost.

TO THE PLANNING COMMITTEE - CAMDEN

I wish to object most strongly to the Planning Application that threatens the existence of THE OLD WHITE BEAR public house at South End Green, NW3.

The application wants to change the use of the house from ClassA4 to ClassC3.

It has been there since the early 1700's and after 300 years continues to serve the area with good cheer and community focus.

I have lived in the area for a mere 32 years, and the Old White Bear public house never ceases to provide a buzzing and friendly corner to our old village.

We have already lost 14 pubs since about 1995 and where are the people to go? It is friendly, conveniently placed at the confluence of three thoroughfares, and the idea of a large private residence sitting there is depressing.

A viable village needs visible street-life, and while the public house is there the other shops which surround it are all of a piece. Moreover, if this pub is lost to private development, about two dozen jobs will be lost.

The Developer avers it has no community role. Piffle say I. Look through the windows and see it functioning as a great amenity to the locals. They also say its trade is unviable but provide no numbers on which to base their claim. It appears, to the contrary, that the business is steadily growing and not diminishing.

What is more, the application seems to go against Camden Planning Policy DP15.

I very much hope the Planning Committee will see fit to refuse this anti-social application.

Yours sincerely,
Janet Suzman DBE
[11 Keats Grove NW3]

Sir,

I wish to voice my strong 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 fulfills many functions for local residents and visitors including meetings of local interest groups, school parents and residents that cannot be provided elsewhere.

Specifically I think back to the weekend of the Royal Wedding in April 2011. The Old White Bear hosted a community street party and provided the opportunity for local residents to meet and get to know each other; something I'm sure you will agree can be hard to do in London.

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. From a purely anecdotal perspective, it is easy to see that the pub is a vibrant and popular venue with tables full lunch and evening throughout the week and at weekends.

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. As a previous resident of Hampstead I can attest to the broader role that all of these members of staff play in the community, contributing to the sense of identity Hampstead has, and the village atmosphere that draws visitors from other parts of London and the UK, and tourists from overseas.

What I hope you can see from the information above and other sources at your disposal is that The Old White Bear provides an economic benefit to Hampstead, a social benefit to Hampstead, a tourism benefit to Hampstead, employment benefits to Hampstead and historical benefits to Hampstead. Can a private home tick a single one of those boxes?

In summary, from a pure black-and-white perspective this application goes against Camden planning policy DP15.

From the perspective of somebody who loved living in the borough of Camden and Hampstead more specifically, and who hopes to return to live there again in the future, by forcing The Old White Bear to close you are allowing the enjoyment, pleasure and community spirit of many to be overridden by the financial interests of a couple of individuals.

There are plenty of big houses in Hampstead and North West London in general; there are very few places like The Old White Bear.

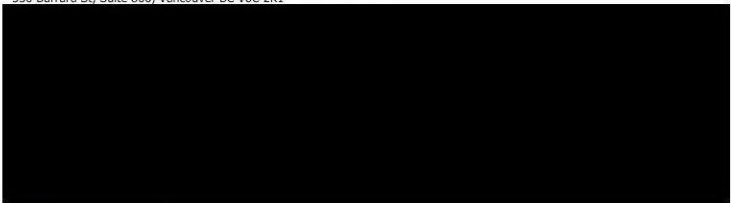
Yours sincerely,

Matt Terry

Matt Terry

Marsh | Business Development

550 Burrard St, Suite 800, Vancouver BC V6C 2K1



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Not only this - it's my friends beloved work and home where she has loved and served the community for the past 4 happy years. The Old White Bear contributes to the community spirit so much more than a 6 bed house will do.

Thank you for listening,
Sarah Marshall

N4 2LQ



Dear Mr Tulloch,

I am writing to object in the strongest terms to the above application to turn the Old White Bear pub into a dwelling. I understand that to the new freeholder the value of the property is diminished by it remaining a community pub rather than becoming a residential property but I as a resident of Camden do expect the council to see the value to the community of this thriving enterprise, rate paying and valuable community meeting space which employs no fewer than 15 people.

I really feel, and I hope that you agree, that this council should be defending the common interests of its residents from such obviously and thoughtlessly greedy development, especially from a shadowy, Isle of Man based company seeking to destroy a vibrant community pub which is installed on such a wonderfully storied site.

To me personally the pub is valuable as a meeting place as a local business person and director of Lovesniffys Ltd. which operates locally too. My wife and I have met very many of our neighbours at the pub and the pub has been pivotal in bringing the community together at events like the Jubilee and the Royal Wedding.

The impact will not just be felt by the neighbours and employees of the public house. What about the shops opposite for whom the pub brings trade? What about the visitors who will not understand why pubs that has stood on the site for over 500 years are at a venal whim - made to disappear?

To technicalities:

- There is a large space for meetings and community purposes on the first floor.
- Over 15 employees in the borough will lose their jobs if this application is not rebutted strongly once and for all.
- Provides a meeting place for locals and their groups. Not least community celebrations, young mother's groups, business meetings, wine tastings and many others.
- It is the only pub nearby with adequate wheelchair access.
- The developer claims the pub is not viable - this is untrue. Claims made by the previous leaseholder Chris Ely:

"I owned it for 8 years and supported my family whilst there I can confirm that (lack of viability) is nonsense. Also Jasper Gorst and co would not have bought my lease if it was not showing a sensible net profit. The only reason it would not be viable would be if the new freeholder made the rent unviable." Chris Ely.

In addition to this it is my understanding that attempts were made over the past few years for the leaseholder to buy the freehold. This does not suggest a lack of viability but instead an effort to cement a future in the village. One which now looks precarious.

As an aside I feel that the narrow definition given to a pub's 'community role' in the DP does not even begin to describe the value a pub like the Old White Bear has to the community. Please give some consideration to expanding your definition of what assets of the community are. Other Councils are beginning to see things rather more this way and we would all be incredibly grateful if Camden viewed places of community value in a more wide and less prescriptive way.

Please reject this application for change of use for all the reasons stated above as well as the good of the community and Camden in general.

Kind regards,

Sam Young
59 New End
London
NW31HY

This e-mail may contain information which is confidential, legally privileged and/or copyright protected. This e-mail is intended for the addressee only. If you receive this in error, please contact the sender and delete the material from your computer.

Dear Mr Tulloch

We to object 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.

Yours sincerely


Leon Ferera ([bio](#))

Partner

[JONES DAY® - One Firm WorldwideSM](#)

21 Tudor Street

London EC4Y 0 DJ



I object to this planning application for a variety of reasons, given its historical significance to the local community (a pub has been there since the 1700s) and the incorrect statement that "it simply is not big enough to play a community role."

This is completely untrue. The developer has also stated that the existing trade is not viable, again, untrue and there is no economic evidence to back up that claim. The pub, which exists currently, has grown year-on-year and has a very loyal customer base. The application goes against Camden planning policy DP15.

best, ginanne

--

Ginanne Brownell
Journalist
London, UK



Karen Smith
8 Wildwood Grove
Hampstead
NW3 7HU

[REDACTED]

[REDACTED]

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

We object 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.

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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.

Yours sincerely,

[REDACTED]

Karen Smith

12-12-2013

THE OLD WHITE BEAR / PLANNING APPLICATION 2013/7438/P

I wish to object 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).

We have lived in Hampstead since 1996. We have lived at New End for nearly 3 years with our young family. The Old White Bear plays an important backdrop to our lives.

As a young family, we eat at The Old White Bear regularly. The pub is across the road from our home.

We have used the upstairs private dining room on numerous occasions for a baby shower and on Mother's Day. So with the Developer declaring the pub as "simply not big enough to provide a community role", the Developer has chosen to ignore that the upstairs function room does serve a purpose and is regularly used by the pub and hired out. Therefore making both floors usable space at any given time.

Also this application goes against Camden planning policy DPI5. The adopted policy document states:

"We will resist the loss of local pubs that serve a community role (for example by providing space for evening classes, clubs, meetings or performances) unless alternative provision is available nearby or it can be demonstrated to the Council's satisfaction that the premises are no longer economically viable for pub use."

When Prince William, Duke of Cambridge, married Catherine Middleton on April 29 2011 The Old White Bear opened its doors and played an integral part with the New End street party. **This pub certainly did serve a community role on that day.**

Ask the local residents of New End, ask people from surrounding areas, ask the people who visit Hampstead for that unique 'village' experience just how places like The Old White Bear serve a community role within their lives. The answer is simple: a huge amount.

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.

The Developer states that the existing trade is unviable. This is utter rubbish. There is no economic data provided in the application to underwrite this statement and the existing team has made it clear that the business is successful and has grown year-on-year for the past 4 years. The dining area is always busy and reservations are recommended to avoid disappointment.

So what other reasons are there for keeping The Old White Bear as a local public house? 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 and it has survived 2 world wars.

The Old White Bear has always attracted a sophisticated, respectful group of diners and drinkers, mindful of the surrounding homes. We have never regretted living so close to The Old White Bear.

I will continue to oppose this development.

Sincerely

Ian Fitzsimmons



Dear Sir/ Madam,

I am writing to object 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.

Yours Faithfully

Clare Wilkinson

Dr Anna Wilson
4c Hungerford road
London N7 9LX

To Whom It May Concern:

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

I object 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.

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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.

Yours Sincerely,



Dr Anna Wilson

MBChB MRCS MSc

Dear Sir, Madam,

I write to object 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.

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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.

Yours Faithfully

Clare Turnbull
Global Category Manager - Food

Tel No: +44 (0) 207 361 0446
Mobile: +44 7805 763 104
Fax No: +44 (0) 207 361 0498
Website: www.crabtree-evelyn.co.uk

Crabtree & Evelyn®

Clare Turnbull
Global Category Manager - Food, Crabtree & Evelyn (Overseas) Limited


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Website: www.crabtree-evelyn.co.uk



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Re Planning Application 2013/7438/P The Old White Bear

I would like to object to the above plans.

We frequent the pub often and it is an integral part of Old Hampstead, a unique and picturesque area that is gradually being ruined by unnecessary new builds . The atmosphere is convivial, the food good and it plays a large part in our social life and others who live in the neighbourhood.

Hampstead is already overcrowded with rich folk who can afford the new houses,so to turn a community space into yet another luxury housing development ignores all the known data about mixed communities. There are few enough places that remain for local people to enjoy. This is one of them.
Please turn this down.

Sally Doganis
95 South Hill Park,NW3 2SP



Hello,

I am writing to object 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 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 the first floor houses and 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.

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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, the application goes against Camden planing policy DP15.

Yours sincerely,

Amani Al-Qarawi
NW3 Resident

Dawson (development), Barry

From: Louise Bassinder <louisebassinder@gmail.com>
Sent: 15 December 2013 08:45
To: Tulloch, Rob
Cc: Knight, Chris (Councillor); Marcus, Simon (Councillor); theoldwhitebear@gmail.com
Subject: The Old White Bear / Planning Application 2013/7438/P

I object 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.

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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.

Kind Regards,
Louise Bassinder



I object 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 last 300 years. The application goes against Camden planning policy DP15.

The pub is an integral part of our local community and you should reject the application to shut it and convert it into a 6 bedroom house.

Regards Iain Cracknell
The Pryors
hampstead

Sent from my iPad

To:

Rob Tulloch at Camden Council, Planning and Built Environment
Councillor Chris Knight
Councillor Simon Marcus
Councillor Linda Chung

We live right across the street from the Old White Bear and we wish to object 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.

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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. The adopted policy document states;

"We will resist the loss of local pubs that serve a community role (for example by providing space for evening classes, clubs, meetings or performances) unless alternative provision is available nearby or it can be demonstrated to the Council's satisfaction that the premises are no longer economically viable for pub use."

Sincerely,

Emilia & Roger Leese



Dear Camden Council,

I am writing to object 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).

According to a report in the Camden New Journal, the developer also states that The Old White Bear is more of a restaurant than a pub because it was not successful as a pub. This is incorrect and ill-informed. It was extremely successful as a normal pub under previous owners (Peter & Peggy and then Chris) and is still obviously very popular with many locals.

All pubs go through ups and downs and are often popular or not for given periods due to various factors. If change of use is granted there will be no chance of it ever becoming a pub again. It will be dead as a public house forever. It would therefore be very short-sighted and irresponsible to the community and those communities of the future to allow this change use.

The crucial word here is PUBLIC house. A place where the public can congregate. To take this away would be highly detrimental to the amity of the area.

The Old White Bear has served the community 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.


Finally, Punch Taverns – the previous owners – sold The Old White Bear as a "going concern". It was not sold as a development opportunity. The Isle of Man corporate owner is now suggesting

the pub was not economically viable. Inaccurate and peculiar, if not suspicious, that they bought the pub as a going concern and now seek to suggest it is not economically viable when, run by the right people in the right manner, it has been proven to be exceptionally successful in the last 30 years of its 300 year history. I urge you to reject change of use.

Best regards,

Marc Michallet
A Hampstead resident & Old White Bear customer

Sent from a mobile device. Please excuse brevity and typos.



As a long-time resident of Hampstead and a former neighbour to the Old White Bear, I am writing to object to the application to change the Old White Bear in Well Road, NW3 from a public house to a six-bedroom private residence. NW3 has lost 14 pubs to conversion since 1995 - this has already dramatically reduced the amount of available space for community use – and The Old White Bear has been on this site since the early 1700's. The pub fulfils many functions for local residents and visitors including meetings of local interest groups, school parents and residents.

The Developer states that the existing trade is unviable. There is no data provided in the application to underwrite this statement and the existing team at the pub 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.

Regards

Stephen Warshaw

Dear Mr Tulloch,

I am writing to object 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 is a local landmark. I have fond memories of it from growing up in the area in the 1970s and I am so saddened to hear that such a vibrant and special part of the Hampstead community is now under threat. I understand NW3 has lost 14 pubs to conversion since 1995 which has greatly 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.

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According to a report in the Camden New Journal, the developer also states that The Old White Bear is more of a restaurant than a pub because it was not successful as a pub. This is incorrect and ill-informed. It was extremely successful as a normal pub under previous owners (Peter & Peggy and then Chris). The fact the current administration has turned it into more of a restaurant-pub than purely a pub was a choice made to suit the tastes of those running it. What is important here is that all pubs go through ups and downs and are often popular or not for given periods due to their landlords - but landlords come and go, pubs change decor and style - so it could still one day become a normal pub again whilst it is still, technically, a pub. If change of use is granted there will be no chance of it ever becoming a pub again. It will be dead as a public house forever. It would therefore be very short-sighted and irresponsible to the community and those of the future to allow this change use.

The crucial word here is PUBLIC house. A place where the public can congregate. To take this away would be highly detrimental to the amity of the area.

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.

Finally, Punch Taverns - the previous owners - sold The Old White Bear as a "going concern". It was not sold as a development opportunity. The Isle of Man corporate owner is now suggesting the pub was not economically viable. Inaccurate and peculiar, if not suspicious, that they bought the pub as a going concern and now seek to suggest it is not economically viable when, run by the right people in the right manner, it has been proven to be exceptionally successful in the last 30 years of its 300 year history.

Yours Sincerely,

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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.

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The crucial word here is PUBLIC house. A place where the public can congregate. To take this away would be highly detrimental to the amity of the area.

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Yours Sincerely,
Sharna Lee