

Dr Elizabeth A Hill
4 Raglan Street London NW5 3DA

Hugh Miller, Planning Services
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

6th September 2013

Dear Hugh Miller

**Planning Application 2013/ 4816/P Bull and Gate public house, 389 Kentish Town Road,
Kentish Town NW5 2TJ**

Thank you for writing to me on 21st August as a potentially interested party to the planning application by Youngs to refurbish the Bull and Gate public house.

I have previously objected to the plan proposed by Youngs to refurbish this property due to its failure to respect the historic nature and grade 2 listed status.

However, in my opinion, it is excellent that there is an intention to bring new life to this important local hostelry. Kentish Town has lost so many historic pubs, such as the Jolly Anglers in Anglers Lane - now a Nandos chicken shack, the Crimea on Inkerman Road - now a block of flats, the agreed demolition of the Gloucester Arms in Leighton Road, and most recently the sudden destruction/ demolition of the Castle on Kentish Town Road etc etc etc.

I participated in the on-site viewing discussion on 5th September by the architects of the revised planning application. I applaud their intentions, although I do have strong reservations about some details of the proposed plan, particularly at the ground floor, with regard to preserving the heritage nature of this long unchanged building.

I object to the following items (indicating the architect's plan numbering):

Removal of any of the wood/ stained glass internal screens (33) and removal or reglazing of any of the coloured glass (34) or removal of any of the wooden screens from the windows (35). Youngs have commissioned an interesting and detailed Heritage Statement which describes this as "a fine example of a gin palace with surviving bar counter and back bar". Surely a gin palace, in its provision of 'mother's ruin' would had been screened from the eyes of the vulnerable passing outside. Removal of the screens/ glass would seriously spoil the integrity of the existing character and the atmosphere of this grade 2 listed 'gin palace'.

Removal of the overbar. Although, it was explained to us, the plan is to remove the wooden overbar (36) so that the view of the beautiful run of cut glass panels behind the bar would be more prominent, the intention is to reuse the space as a convenient store for glasses, and so the view of the panels would still be impeded by the proposed plan. As the overbar

is a charming, intact, and characteristic feature of the Bull and Gate, it should be retained in its entirety. This is an integral part of this listed pub. It is an assumed part of the note in the Heritage Statement (quoted above).

Removal of the 2 doors with fruit decorated plasterwork above them (33). Again, they are integral to the design of the pub as they are repeated around the ground floor and to remove any would detract from the integrity and appearance of the whole.

Removal of part of the structural wall with insertion of new steel lintel (32). Opening up the wall will detract from the cosy and discreet character of this fine Victorian gin palace.

In addition, there is a lovely light source in the roof of the bar. Although the glass dome is nasty, evidently a modern introduction and could do with replacing, the surrounding original floral garlands should remain as is, or be restored to proven historic colouring (NOT a Young's trendy 'of the moment' colour scheme) as this is our Victorian heritage, not a 21st Century theme park. (11).

Gillian Tindall, eminent local historian and writer on local history who was present at the gathering also suggested that to maintain the heritage character of the place, new windows to the dining area should have 8 to 12 panes, not 2 pane sashes and I would like to recommend this suggestion (10).

We also discussed, and I believe both the architect and Youngs agreed that (47 and 48) the plan should be modified such that the second floor kitchen remains a kitchen meaning the kitchen in the plan would be a bedroom.

Thank you for considering my few, yet crucial, objections to the planning application. I urge you to uphold them to ensure the continued existence of this fine Kentish Town jewel. Please inform me of the council's decision.

Yours sincerely

Elizabeth Hill