

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/5942/P	Dr Anna Aslanyan	Flat 8 Barnard House 10A Shacklewell Rd London N16 7TU	20/10/2014 00:04:23	OBJ	It is alarming to see that the application implies the loss of the function room on the first floor of the Cock Tavern. The function room is currently used for a wide range of popular events, including art exhibitions, talks, readings and discussions. Having attended many of these events, I can confirm that they form an important part in the local community's cultural and social life. It would therefore have a negative impact on the community as a whole if the space upstairs were converted as proposed in the application. I suggest the matter be reconsidered in the light of the above.
2014/5942/P	john hennessy	finsbury park	12/10/2014 02:47:37	COMMNT	I have been looking at this application as it seems very familiar to other applications that have recently been put forward as regards other public houses in Camden .in this case I would like if the developers involved would look at the bigger picture this site is more than a local pub it is a lifeline for the local community the help people receive whether it be advice on what some people may take for granted for others it is an ordeal. medical issues social housing issues finding work helping people who have lost contact with there next of kin .you do not get that kind of service or commitment from any other outlet so I will end by saying whatever the plans are for the upstairs and the wording retaining the pub it is not the pub it is the land lady that makes it a community
2014/5942/P	David Collard	49 Hillfield Park Muswell Hill	20/10/2014 10:30:58	COMMEM AIL	<p>Both the local Somers Town community and a more general public benefit from the presence of The Cock tavern and Function Room.</p> <p>The current project plan entails general repairs and refurbishment (which are welcome) and relocation of the Function Room to the basement. This would effectively mean either the loss of the Function Room as a much-valued venue for arts events, meetings, exhibitions, talks and meetings.</p> <p>The Cock is a rare survivor - an plain and simple working class Irish pub with a loyal customers and a long history. It is an asset that needs thoughtful management.</p> <p>The current proposals are partly to be welcomed as they secure the future of the ground floor pub. But the future of the Function Room is less certain and the loss of such an asset would affect not only the local community 9and viability of the pub as a going concern) - it would also be a loss to London.</p>

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2014/5942/P	John CRYNE	10 Sneyd Road London NW2 6AN	22/10/2014 18:32:05	COMMNT	<p>On behalf of the North London Branch of CAMRA and its 1,600 members, I am commenting on this application.</p> <p>We are pleased to see that the application includes the retention of public house at ground floor level but also wish to ensure the full consideration is given to ensure that sufficient space remains available for the pub to function at an economic and practical level. Hopefully the following part of the application " Excavation to enlarge existing basement and increase the existing depth." is to ensure the retained pub has sufficient cellar space for its continuing operation.</p> <p>You will, of course, know that the pub is listed as an Asset of Community Value. It plays a vital role in the community in its current form and function serving a part of the resident population that feels unwelcome at more up market, gastro-style pubs. It is clearly essential that going forward it is retained as a community pub serving this community. Otherwise they will really have nowhere else to go.</p> <p>Sadly, we have experience of such applications where after the work has been carried out the pub has not been restored. Recently in Islington the premises re-opened as a Starbucks. No planning permission was required for this move down the A planning classes.</p> <p>So, if the Council were minded to approve the application we would ask they should attach a planning condition as follows.</p> <p>A condition attached to the consent which removes the permitted development rights which would assist in ensuring the long-term survival of the public house use on the premises. This is very common place where the removal of permitted development rights is needed to achieve a valid planning objective (in this instance protecting the pub as a community facility). There is a standard form of words for such a condition as follows:</p> <p>“Notwithstanding the provision of the Town and Country Planning General Development Order 1988 (or any Order revoking and re-enacting that Order), planning permission shall be required in respect of development constituting a change of use to uses within Use Classes A1, A2 or A3 to the Second schedule to the Order, or for any proposal to change the use temporarily to B1 business use under the extension of Permitted Development enacted in 2013. In addition, planning permission shall be required for any demolition which would otherwise constitute permitted development.”</p> <p>There is ample precedent for this. In the case of The Wenlock Arms in Hackney, the local Council allowed the development of the upper stories (into private flats) with the imposition of a Moran Condition (removal of the permitted development rights, effectively an Article 4 Direction) to help maintain the remaining pub's long-term survival.</p> <p>We also propose that the developers must get professional valuations on the pub premises and offer them at a fair market rent, in priority to the existing tenants. This is to avoid an over-pricing of the rent on the lease, failing to get tenants and then saying "we tried our best, we can't get any pub tenants, so please give us permission to convert it to A3 etc". This is an example of such wording:</p>

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					<p>"A planning obligation requiring an independent commercial rental valuation for the pub, ground floor/basement/cellar/terrace as a single unit carried out by a chartered surveyor agreeable to both parties with expertise in the valuation of licensed leisure premises. In order to ensure that a viable rental is set for the pub premises and to preserve the pub use protected by local, regional and national planning policy."</p> <p>"A planning obligation requiring that none of the residential flats may be occupied until a tenant has been secured by means of a signed lease for the public house premises and that the conditions relating to rental valuation, and tying the basement, and ground floor uses together have been met, as well as the removal of PDR (Condition 1). To secure the pub use as above."</p> <p>And needless to say, it is also essential that the building regs applied must ensure full sound-proofing between the pub and the flats.</p>
2014/5942/P	Linda Barrett	37 Cottesloe House	20/10/2014 19:11:05	COMMNT	<p>I have frequented the cock tavern many a time during the last 12 years. I am always , without fail met by the maverlous Ms Sheila Gavighan. It is no surprise to me that this public house be awarded an asset to the community, as Sheila is a true support to the many that come to the premises for some company or even to ask advise, whatever it may be Sheila is always there to give that friendship that is well needed by the many. Sheila has fought a long battle to remain in this particular place, I believe this is testament to Sheila's loyalty to the Cock. The layout of the premises is key, as many of Sheila's friends (not just customers) have the need to be able access bathrooms and the like on the same level as the bar area. The environment of the Cock Tavern has, is thanks to the surroundings that Sheila had worked hard through the years to provide, one that is welcoming, warm and friendly. If this public house was to have a complete face lift, I would be afraid that the local community would not be accepting of this, a gastro pub or a establishment that only attracted the upper middle class or even a student bar, would without a shadow of a doubt not be seen as the same welcoming establishment. The bar area itself has my full support to remain as it stands today, as it is so much more than just a bar, it is an outlet for the people that have helped get somers town on the rader. Long may Sheila remain and the Cock Tavern remain as asset to this very special community.</p>
2014/5942/P	emma gribble	25 finn house	26/10/2014 20:16:34	OBJ	<p>I do not support the current proposal to convert the upper stories of the Cock Tavern into residential accommodation because it would result in the loss of the first floor function room which is currently a valued social asset used by both the local and wider community for a range of events including evening classes, exhibitions and public meetings. I suggest that any development of this listed building should retain the original use of this part of the building as a community space.</p>