

I refer to your consultation letter of October 3rd and write as a local resident with reference to the above application

I object to the application for converting the upper floors of the Cock Tavern to residential units for the following reasons

The **Cock Tavern** as run so well by the landlady **Sheila Gavigan** provides a valuable community service to the elderly residents of **Somers Town**. It is as managed presently a positive asset to the community. This proposal to convert the upper floors of the pub will impact negatively on the valuable community service that it provides. Elderly residents who account for a significant number of regulars are going to have to look further afield for the friendly and informal support services that Sheila currently provides.

This planning application is part of a sustained campaign by the freeholders to remove Sheila, make the pub unviable and convert this listed building to residential. Although they propose to retain the pub at ground floor it is unlikely that its existing function as a community pub will continue if this application is approved

Policy DP15 (Community and leisure uses) of Camden's Development

Policies is relevant in this case as the supporting text specifically refers to the loss of pubs, particularly those that provide a **community function**; which the Cock Tavern does as demonstrated by its **Asset of Community Value** status. **DP15** states that the Council will protect existing community facilities by resisting their loss unless a replacement facility that meets the needs of the local population is provided; or, the specific community facility is no longer required in its current use. Where this is the case, **evidence** will be required to show that the loss would not create, or add to, a shortfall in provision for the specific community use and demonstrate that there is no demand for any other suitable community use on the site.

I see no evidence accompanying this application of a replacement facility nor any evidence that this proposal does not contribute to a shortfall in provision for this community use in Somers Town. **The application fails to address Policy DP15.**

This pub is an **Asset of Community Value**. Understanding why it is such an Asset is a **material consideration of significant weight** and fundamental to making the right decision ie **refusal** on this planning application. There are no other **community pubs** in **Somers Town**.

Only last week it was highlighted that increasing numbers of **older men** are facing growing social isolation and loneliness. Men are generally more reluctant to join social clubs and organised activities. Removing this existing informal service will certainly increase such loneliness amongst older men in **Somers Town** and impact on the area's **social well being**

Although the pub use will be retained it is unlikely that with flats above including family housing it can continue to operate as it does now. Complaints about **noise** arising from the pub will have to be addressed. There is no reference to noise issues in the planning statement by the applicant and I think it will be difficult to apply conditions that can address the concerns of future residents as well as support the existing operator

Regards

Mrs Rita Lynch