



To Whom It May Concern,

I am writing to object to two planning applications that have been submitted with reference to The Albert pub in Primrose Hill: 2014/6935/P and 2014/7338/P. Taken together, these applications will destroy the garden (an asset of community value) in a much-loved pub within our conservation area. The garden will be reduced to a small fraction of its current size and left in the shade by the (planned) construction, and the last thing Primrose Hill needs is a restaurant in place of a good local pub. PLEASE reject these planning applications.

Best regards,

Dr. Matthew J. Nelson

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Dr. Matthew J. Nelson

Reader in Politics
SOAS (University of London)
Russell Square
London WC1H 0XG U.K.





Dear Mr Freeney,

I am writing to you in protest against planning applications 2014/6935/P and 2014/7338/P. The loss of the garden at The Albert Pub will inevitably lead to the pub being turned into flats itself. The garden is one of the main draws of the pub and makes it stand out against the other pubs in the primrose hill area. If the garden is taken away then the profitability will go down, leading to a good argument for closure. Myself, along with many other residents of Primrose Hill have been visiting The Albert for years and find that it really stands on its own as one of the few pubs left in the area that is very much welcoming and suitable for all the types of people that live in Primrose Hill.

It is a community space and I would hate for it to be changed into anything else. We often visit in a large group and it's the only pub that can fit us all in the garden.

I hope this application is going to be considered very carefully.

Kind regards,

Harriet Darley



Dear Fergus,

I would like to submit a strong objection to the plans to build a two storey house with basement in the garden of the Albert pub, 11 Princess Road, NW1 on the following grounds:

1. This application has been submitted within days of another (2014/7338/P); the planned changes to the site are adjacent to each other. The implications of one proposal are directly linked to the other and I think the separation of the applications creates a misleading scenario for those who wish to make comments.

I am pleased to note that you will be dealing with both applications but I think the applicant has not been straightforward by separating each proposal.

2. The proposed two storey house with basement is a prime example of unnecessary overdevelopment in a densely built-up urban area that will significantly reduce the size of the popular and well utilised public green space that is the Albert garden.

3. The Albert pub and its garden in their entirety are listed with the Council as an Asset of Community Value. This distinguishes it from other local pubs by indicating it is used by a number of community groups to meet and carry out activities that enhance the area in general. The loss of part of one of the spaces used most by these groups would have a damaging ripple effect on the area as a whole.

4. The applicant's Planning Statement Conclusion 7.1 refers to The Albert garden as a "**brownfield site**" This is categorically untrue. It has been enjoyed as a public house garden by generations of residents and visitors. Far from the obsolete, under-utilised, ripe-for-development space the applicant is presenting it as, it is in fact a busy, well planted public green space that offers an opportunity to meet up with neighbours and friends, produces income for the pub and is of particular advantage to the many local people who live in flats with no outside space.

5. The applicant's Planning Statement Conclusion 7.2 states that it "**assists in meeting the recognised Borough and London need for housing, including mix**". This proposal has no provision for social or affordable housing and in fact would simply add to the increasing number of properties in the area that are deemed to be luxury homes, financially out of the reach of most people. This proposed house would not assist in creating a "mix" of housing but would detract from it.

6. The applicant's Planning Statement Conclusion 7.2 attests that the proposals would "**maintain the viability of the existing pub**". Any business person would agree that reducing the area of a business would compromise its ability to produce revenue and would damage the viability of the venture. The Albert pub's viability would undoubtedly be affected negatively by this proposal.

7. The current garden is a home to a variety of trees, plants and shrubs which provide visual and other benefits to the local environment. They are the homes and foraging places for birds and other wildlife. It is inconceivable that the proposed brick and glass structure can replace this natural infrastructure.

8. The proposals for the house include the excavation of a basement. In light of the recent events regarding basements in the borough (Quadrant Grove NW5), I would emphasise the possible detrimental effects of the digging of a basement, and all the consequent implications, on the water table, on a site that is tightly surrounded by other properties, including the pub itself. The applicant has commissioned a report on this subject which throws up more

questions than it answers and appears to be riven with inaccuracies that call into question the security of surrounding properties, particularly regarding flooding.

9. The building of this house and basement would create numerous pollution and safety concerns for those who live adjacent to the site and beyond. The site itself is on a narrow side street that also provides access to the Auden Place estate behind The Albert. It should be noted that the applicants, in their Planning Statement, Paragraph 6.3 refers to this important part of our community as this "**set piece flatted development has been a townscape disaster**". I don't think I, or the residents of Auden Place would agree with this view.

Vehicular access is already constricted and in the event of an emergency the residents of the neighbouring properties, which include a nursery school, may be put at unacceptable risk due to restricted access during the construction.

The area around the site is densely populated with residential properties whose inhabitants would be subjected to an extended period of attack on their well-being and health due to the noise and air pollution that the construction process would create.

10. The applicant has commissioned a Daylight Sunlight Assessment; it concludes that the new house will have little or no effect on the levels of daylight on the remaining garden or surrounding properties. This conclusion completely defies logic: how can a two storey high brick built structure that is to replace what is currently an empty space, not have an impact on surrounding light level?.

11. The applicant includes a document regarding "Community Engagement". Part of this refers to a public consultation in which interested parties were invited to give their views on a house being built in The Albert garden. Their survey showed that 87% of responses opposed the garden being carved up to build a house - based on the reasons I have stated previously. I think the survey accurately reflects the views of local people and I fully support its findings.

12. A petition was started in April 2014 via Change.org to gather the views of local people and visitors to the proposed changes to The Albert. It received attention from the local press and to date over 450 people have signed it supporting the argument that the Albert pub and garden should remain, in their entirety, a vibrant, vital and public space.

In conclusion I think this application should be refused because of the reasons stated above and to cement the borough's recognition that our local pubs have been and should continue to be important cornerstones of our communities.

Kind regards

Phil Cowan

Flat One
2 Albert Terrace
London NW1 7SU





Dear Mr. Freeney,

We are writing in fierce objection to the destruction of the garden and of the property on Princess Road that houses The Albert Pub.

The plans submitted will radically and permanently, negatively affect this historic and tranquil neighborhood. Bulldozing a rare and beautiful garden in an urban environment that has been a haven for generations of visitors and residents is a crime.

This is a vital green space in Chalk Farm. The Pub is our neighborhood haven.

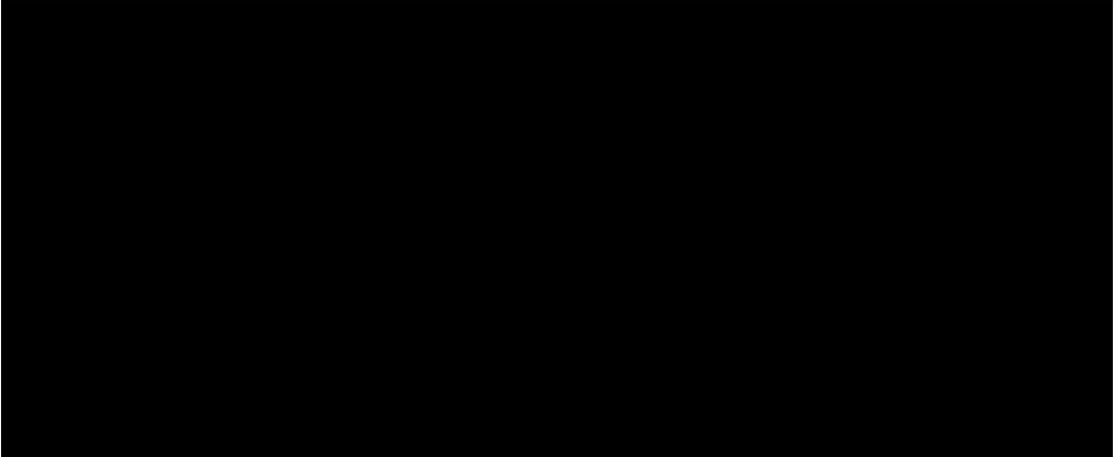
These developers have no connection to this stunning and special neighborhood, they have no concern for the quality of life of the neighbors, no concern for the tranquility and quality of the people who live right off of the garden and would have years of bulldozers and concrete trucks and uproar. We've seen plenty of insensitive and gross uses of areas in Primrose Hill in the

last two years – the monstrosity on Fitzroy Rd comes to mind....

Digging under could also wreck havoc on the existing houses as there is no below ground infrastructure.

When will blantant greed and disregard for the greater good end? Speak up for community and the real residents and shut down this gross misuse of land.

J.D. Jones and Lorna Folwer
4 Princess Road



Dear Mr Freeney,

It would be very sad if the ALBERT PUB would dissapear in its present form, with all its history and human society formed over many years.

Please do not grant the new owners either of the two applications. **2014/6935/P & 2014/7338/P.** And please consider them both together, as both have damaging effects on the conservation area as well as the Pub community. --Isn't Camden all about community life, after all? . . . The garden shrinkage being proposed, and the pub being transformed into a restaurant, is a whole different animal! I'm all for modernization, but not at the cost of locals loosing their home away from home.

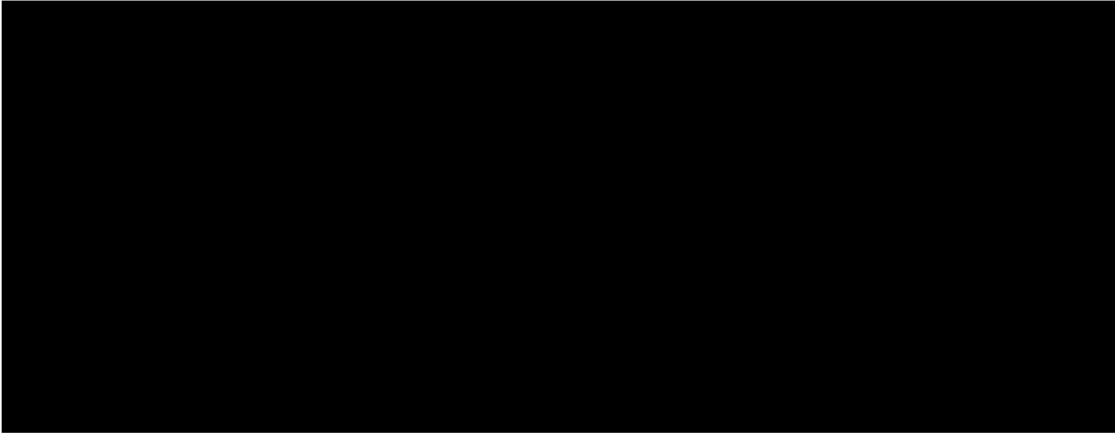
Throughout London's history, pubs have played an enormous part in providing a place to meet and socialize. Is the borough of Camden so poor as to not be able to afford this history to continue on into the future?

Many thanks for you consideration in this matter.

Yours sincerely,

Primavera Boman

(NW1 7EA)



Dear Chair of Camden Planning Committee

I am writing to strongly object to two planning applications that have been submitted with reference to The Albert pub in Primrose Hill: 2014/6935/P and 2014/7338/P.

These applications will destroy the amenity of the garden (an asset of community value) in a much-loved pub, where we are regulars, within our conservation area. The garden will be reduced to a small fraction of its current size and left in the shade by the (planned) construction, and the last thing Primrose Hill needs is a restaurant in place of a good local pub. PLEASE PLEASE PLEASE reject these planning applications.

Best wishes

George Howard
41 Regent's Park Road

George Howard



Hello Fergus

I have heard with utter dismay regarding the proposals to substantially change the Albert Pub via Planning Applications 2014/6935/P and 2014/7338/P.

It is very tempting to become emotional over these things and use emotive language such as "wreck" rather than "substantially change" but I am trying to be measured here. As a community pub, and as a member of Primrose Hill Community Choir, I look forward to a relaxing drink and a chat with friends after rehearsals or a concert at the lovely individual Albert Pub with its lovely garden. Are we all going to rush into a space a third of the size and order something from the a la carte and have our cosy chat? I don't think so. This pub is distinct in the area. We don't need yet another luxury home with a restaurant nestled in the gloom of the light that will be left after the house is erected.

So please, please for the sake of our lovely village don't let this destroy yet another wonderful landmark in the area. Object!!!

Kind Regards

Alexandra Lee