

Dike, Darlene

From: Freeney, Fergus
Sent: 18 December 2014 10:16
To: Planning
Subject: FW: Planning Application 2014/7338/P

Hello –more objections to be logged for this app...cheers

From: Barbara Gibb [REDACTED]
Sent: 16 December 2014 19:11
To: Freeney, Fergus
Subject: Planning Application 2014/7338/P

Dear Fergus,

I wish strongly to object to Planning Application 2014/7338/P for a new conservatory on the site of the Albert pub garden, 11 Princess Road, NW1 for the following reasons:

1. This application was submitted in conjunction with planning application 2014/6935/P, (to build a two storey house and basement on the same site) and should be considered with it since the proposals deal with the same small area and since the effects of each are necessarily linked.
2. This application proposes, along with the two storey house and basement, essentially to destroy an existing green site, historically enjoyed and used by many, to make way for an unsuitable addition to the ground floor of the pub. The garden, often full to capacity particularly during the summer months, has always been a significant revenue producing arm of the business. Tinkering with the seating arrangements to create a multi-cover "restaurant" in its place is ill-conceived and completely unnecessary. In addition, it would appear from the plans that the proposed toilet facilities are woefully inadequate for the expected customer volume increase. An important health and hygiene consideration,
3. The pub and garden have recently been listed as an Asset of Community Value, serving various community groups which use both. The removal of this facility as a community enhancement, would have nothing but a damaging effect.
4. As a result of a Community Consultation, the plans were altered to move the proposed separating wall closer to the proposed two storey house and to make it higher for the purposes of "privacy" so as to increase the size of the "garden" area. The result would be an area almost permanently in shadow, with no sunlight and along with the wall, benches and canopies, most certainly not a garden.
5. The creation of this area would create disturbance and noise pollution for the adjoining properties but beyond this, the installation of folding glazed doors onto the "garden" space would contribute to an increase in noise levels from the pub which would be amplified by the funnelling effect of the wall in such a small area.
6. The current disposition of the garden enables a through view to the Auden Palace walkway and as such contributes significantly to benign neighbourhood surveillance. Its removal would create an enclosed, built up and obscured dead zone.
7. The proposals would completely do away with a pleasant and therapeutic aspect to the pub. The greenery would be non-existent and a habitat destroyed. This should remain an enhancing, open and sunlit addition to the pub, not a conveyor belt eating system.

Whilst the manifestly destructive and intrusive nature of this application and its co- application 2014/6935/P will greatly affect the immediate general area, in particular, those most burdened will be resident in the social housing development of the Auden Place estate.

In conclusion, this proposal does nothing for the existing business of the pub or for the community and constitutes another example of overdevelopment in what the applicants clearly see only as a means to a profitable end, in the process, destroying something that actually works to the benefit of the area.

I would therefore respectfully urge you to refuse this application.

Your sincerely

Barbara Gibb

16 Princess Road
London
NW1 8JJ

Dike, Darlene

From: Freeney, Fergus
Sent: 18 December 2014 10:17
To: Planning
Subject: FW: planning applications 2014/6935/P and 2014/7338/P

Objection to be logged

Thanks

From: Linda Seward [REDACTED]
Sent: 17 December 2014 09:59
To: Freeney, Fergus
Subject: planning applications 2014/6935/P and 2014/7338/P

Dear Mr. Freeney,

I strongly object to the plans for changing the Albert pub on Princess Road in Primrose Hill. These applications should be considered as one due to their cumulatively damaging effect on both the pub and the Primrose Hill Conservation Area.

The property developers who submitted these plans will radically alter the space, which will bring to an end our wonderful local pub. The bulldozing of the garden is an outrage, as green spaces are an increasingly shrinking amenity in Primrose Hill.

The proposed two storey luxury house will tower over the tiny remaining outside space, overwhelming it and putting it in permanent shade, which will have an adverse impact on what little outside space is left for the pub, ultimately resulting in lost business.

I am totally against the excavation of any more basements in Primrose Hill--there are too many already, and are quite unnecessary. The fallout from the creation of so many basements is only now being realised, resulting in flooded gardens, cracked party walls and a permanent and irreversible effect on the local environment.

These plans also reflect a change to a restaurant. Our local community pub is distinct from the many other restaurants in Primrose Hill, and its loss would be felt by all who use and love it.

Please do not allow these plans to go forward.

Yours sincerely,

Linda Seward
47 Kingstown Street
London NW1 8JP

Dike, Darlene

From: Freeney, Fergus
Sent: 18 December 2014 10:19
To: Planning
Subject: FW: planning applications 2014/6935/P and 2014/7338/P

Another objection to be logged

Thanks

From: Jacqueline Wills [REDACTED]
Sent: 17 December 2014 14:53
To: Freeney, Fergus
Subject: planning applications 2014/6935/P and 2014/7338/P

Dear Mr. Freeney

I strongly object to the plans for changing the Albert pub on Princess Road in Primrose Hill. These applications should be considered as one due to their cumulatively damaging effect on both the pub and the Primrose Hill Conservation Area.

The property developers who submitted these plans will radically alter the space, which will bring to an end our wonderful local pub. The bulldozing of the garden is an outrage, as green spaces are an increasingly shrinking amenity in Primrose Hill.

The proposed two storey luxury house will tower over the tiny remaining outside space, overwhelming it and putting it in permanent shade, which will have an adverse impact on what little outside space is left for the pub, ultimately resulting in lost business.

I am totally against the excavation of any more basements in Primrose Hill--there are too many already, and are quite unnecessary. The fallout from the creation of so many basements is only now being realised, resulting in flooded gardens, cracked party walls and a permanent and irreversible effect on the local environment.

Please do not allow these plans to go forward.

Yours sincerely

Jacqueline Wills
63 Auden Place
London NW1 8ND