

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/6935/P	Ali Musa	77 Auden Place London NW1 8ND	18/12/2014 23:00:42	OBJ	The Albert Pub is listed as an Asset of Community Value and it's viability as a pub is threatened by the loss of the majority of the outdoor space. This will have a huge impact in the summer. I ask that the planning permission to build on the garden space is declined.
2014/6935/P	Ms P Tarrant	5a Princess Road London NW1 8JN	24/12/2014 21:11:37	OBJEMAIL	I object to this application. It would be a total overdevelopment of this tiny area. It would destroy a beautiful established tree. It would rob the community of a large part of the pub garden which is listed as an asset of community value, and it will overshadow the rest of the garden robbing the customers of light/sun. This will inevitably have a negative impact on the viability of the pub and could cause its eventual demise thereby robbing our community of a valuable meeting space. This application should be considered together with application ref 2014/7338/P because they would be cumulatively damaging to the pub and the conservation area. The fact that the proposed building is too high for its proposed place and is unimaginatively ugly demonstrates to me what little regard the developers have for the area. It would also block the light and the current view from the gardens at the back of the terrace 1 - 9 Princess Road, as well as other neighbouring dwellings.
2014/6935/P	M. Schmitt	22 Oseney Crescent London NW5 2AU	19/12/2014 22:10:34	OBJ	The garden which is listed as an asset of community value will be reduced in size by 2/3 and left in shadow by the proposed buildings. This will negatively impact on the viability of the pub. The plans indicate a change to a restaurant rather than the present community pub which is distinct from all other local establishments.
2014/6935/P	Sophie Levi	17 Princess Road London NW1 8JR	24/12/2014 19:45:11	OBJ	<p>I strongly object. In an area which is one of the highest for single occupancy, and an area where few have a garden, this pub garden has always been a highly valued outdoor space to meet and sit. It is like a communal garden in a way. Being able to sit outside amongst the greenery is important for our well-being as well as for the wildlife which inhabits it. It is wrong to take this away to provide what will probably be an investment property for someone, housing a handful of people at most, doing nothing to meet the housing needs of the community. This should be weighed against the need of hundreds of people in the community to have somewhere to get out of their flats, to meet, eat, drink and talk in the outdoors. There is no other pub garden in the area of this size or which is so accessible to all. The garden has always been well used and well loved.</p> <p>I have lived in Primrose Hill for over 25 years and am a trustee of the Community Association. The pub is a registered Community Asset. It should be protected by the council from change of use. The developers will already profit much from the 3 new flats they are making upstairs in the pub building, and should leave the garden as a pub garden for people and wildlife to enjoy. It would without doubt be highly intrusive and block light to residences in Auden Place. It would also destroy the viability of the pub. The Albert pub and garden are a really important part of the fabric of this area.</p>
2014/6935/P	Margaret Brennan	32 Auden Place Primrose Hill NW1 8NB	22/12/2014 17:00:34	OBJ	I hereby object to this application, and the related 2014/7338/P application which should be considered in conjunction. Individually and together they will damage both the pub and the conservation area. The garden attached to the pub is listed as a community asset and would be reduced substantially in size if the planning application is granted. This would impact negatively on both the pub as a viable business and on the resources available to the community at large.

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2014/6935/P	John Wood	50A Chalcot Road nw1 8ls	20/12/2014 09:29:01	OBJNOT	I strongly object to this planning application which will destroy the lovely pub garden of the albert pub, to the detriment of the entire local community
2014/6935/P	Mr I A Shaw	16a Princess Road Primrose Hill London	23/12/2014 13:53:45	OBJ	<p>As a public house predominantly visited by local people, all year round, The Albert is unique in Primrose Hill. As a regular, I would prefer The Albert to stay as it is, but if you are minded to grant the permission sought (and those in 2014/7338/P, in conjunction with which this application should be viewed) I would strongly urge you to do so only on terms which ensure that The Albert may only ever be used as a public house. You will understand that the suspicion of local residents is that this application and 2014/7338/P are the first of many in an incremental strategy to deprive the business of viability, in support of the developer's aim of ultimately obtaining permission for a change to residential use. These fears could be substantially allayed by an irrevocable prohibition on change of use, to prevent The Albert being turned into a restaurant (of which Primrose Hill has many) or, worse, more luxury flats.</p> <p>I should note that the new management are friendly, offer a choice of well-kept beers and seem to be doing their best to maintain The Albert's unique place in the socio-cultural fabric of Primrose Hill. I am sure they would also benefit (in terms of job security and the answers to the questions they inevitably face from the locals) from either your refusal of the permissions sought or the grant of permission on terms that The Albert will remain as a public house.</p>
2014/6935/P	Jo Rostron	20 Princess Road London NW1 8JJ	18/12/2014 14:52:06	COMMEM AIL	It is underhand of the current owner to put in two application separately at a time when most residents are fully occupied with preparations for Christmas. That he has approached you this way implies that the owner is well aware of the strong local objection to his applications. His commercially driven aims betray a lack of imagination and a lack of social responsibility. the token of a garden that will be left would barely accommodate two people. Do the owner and architects have no sense of human scale or proportion? The current site as it stands is a wonderful place for locals to gather and relax in the summer and winter. It is much treasured in the southern part of Primrose Hill and is already a Council listed community asset. Please help us try to protect it.

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2014/6935/P	PHilip Mark Unsworth	19 Princess Road London NW1 8JR	19/12/2014 15:48:07	OBJ	<p>The following is the views of myself and other persons with me at 19 Princess Road.</p> <p>Subject: Planning Application 2014/7338/P</p> <p>I would like to submit a strong objection to the above planning application based of the following grounds:</p> <ol style="list-style-type: none"> 1. This application has been submitted within days of another (2014/6935/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 new conservatory is a further incursion on the existing Albert garden and would leave a tiny outside space which would inevitably impact on the viability of the pub. The previous landlords have publicly stated that the revenues from the garden were vitally important to the profitability of the pub. The garden is well-known for being a spacious public green space and is very often full to capacity with people eating, drinking and contributing to the viability of the pub. This new building combined with the proposed house would obliterate the garden and drastically affect the pub's profitability. 3. The pub and its garden are listed with the Council as an Asset of Community Value. The groups who use the pub for meetings are often to be found in the garden. There is no comparable facility in the area for these groups to relocate to therefore the effects of this proposal would have wider damaging implications for our community as a whole. 4. The garden as it currently exists offers a shared view from the garden to the footpath at Auden Place and vice versa. This affords a degree of shared surveillance for both locations contributing to neighbourhood safety. The proposed building combined with the house would remove this important view. 5. The plans show folding glazed doors opening onto what would remain of the garden. This would increase noise nuisance for neighbouring properties from the activities inside the conservatory which would persist until at least 11.20pm. The garden has historically had a curfew time of 10pm to allow peace for the surrounding neighbours. 6. The plans show an intention to remove existing planted areas and replace them with static wall mounted benches. This is a further attack on the existing green space which hosts a wide variety of trees, plants and shrubs along with accompanying wildlife. The cumulative effect of the house, the conservatory and the changes to the tiny yard is an aggressive and destructive attempt to basically pave

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					<p>over a beautiful, popular and utterly neccessary green space in the pursuit of a profit. The cost to our community and the environment of this excercise in overdevelopment is unacceptable.</p> <p>7. The building of this conservatory would create numerous pollution and safety concerns for those who live adjacent to the site and beyond. The site backs onto to the Auden Place estate. It should be noted that the applicants, in their Planning Statement, Paragrpah 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.</p> <p>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.</p> <p>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.</p> <p>8. The proposals have serious implications for daylight levels on both the remaining yard area and also neighbouring properties both of which currently enjoy open outlooks and plenty of afternoon sunshine. The planned building combined with the proposed house would cast a permanent shadow upon these areas.</p> <p>In conclusion I would urge that this application be refused for the reasons stated above and in recognition of the Council"s commitment to ensuring our pubs are viewed as important and vital parts of our communities.</p>

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2014/6935/P	Simon Kenny	3 Kingstown Street London NW1 8JP	24/12/2014 11:31:01	INT	<p>Dear Mr Freeney,</p> <p>I have read with interest the two planning applications 2014/6935/P and 2014/7338/P with regard to redeveloping the garden of the Albert Pub into a two storey house with basement and a new conservatory as I live very close by.</p> <p>I would like to express my objection to this application which characterises the development as if it is re-purposing an existing garage. The planned development appears much larger than the current buildings it seeks to replace, adds two storeys (an additional upper floor and a new basement) and will irrevocably spoil the nicest of the public house gardens in the neighbourhood.</p> <p>I have lived in Kingstown street for ten years and in that time there has been extensive property improvements built (some of them by me) however these improvements have not sought to take garden space and convert it to housing in such an ambitious manner as contained in these applications. The scale and character of what is proposed is entirely inappropriate in a conservation area and will damage the neighbourhood.</p> <p>I do hope you will consider what is proposed very carefully and continue to reject the conversion of gardens to buildings within the neighbourhood.</p> <p>Yours sincerely,</p> <p>Simon Kenny</p>
2014/6935/P	chloe harbour	8 auden place	19/12/2014 13:41:15	COMMNT	Ruining a community space and the only 'normal' beer garden left in Primrose hill. Encroaching on all the neighbours and the people of the Auden place estate. destroying vegetation and taking out the natural daylight for the residents adjacent to the pub garden.
2014/6935/P	Mr J Higgins	5a Princess Road london nW1 8JN	24/12/2014 21:32:14	OBJEMPER	This development will darken and cramp an already well housed area. It will be detrimental to every other household within the small area and will only benefit the developers! It will not benefit the pub as it will destroy a lovely pub garden that holds wedding gatherings, wakes and other social functions on a weekly basis.

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2014/6935/P	Sophie Levi	17 Princess Road London NW1 8JR	24/12/2014 19:36:04	OBJ	<p>I strongly object to the building over of this unique outside community space.</p> <p>The road has high single occupancy and most people in this area have no outside space of their own. It is well used and well loved by the local living, working and visiting community. The green borders of the pub garden are an important area for local wildlife, as well as contributing to people's well being. Aside from building over the garden and ripping out the green borders, I object to creating access from the Auden Place side of the garden wall. It will mean a huge increase in disruption to Auden Place residents, and the rear of properties on Princess Road. The area at the back is used by children to play and increased pub and car traffic to the rear would endanger them. It would also mean a big increase in noise to the rear, all the way until closing time and beyond as people hang around by pub exits after closing time. The conservatory with all its glass would mean increased noise for local residents given that the landlords have hitherto cleared the garden at 10pm. The conservatory proposed will allow noise out until closing time. If people can then exit at the rear as well as through the front, the noise through to closing time and after will be unacceptable to nearby families.</p>

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2014/6935/P	LORNA FOWLER	4 PRINCESS ROAD NW1 8JJ	22/12/2014 17:43:20	OBJ	<p>The Albert is the ONLY community pub left in Primrose Hill. The rest are trendy gastro pubs where people come in after work and at the weekend to drink and eat. An integral part of the Albert's attraction is the garden with its linked conservatory. To destroy 2/3 of a garden (indeed any proportion of garden) for a dwelling is in itself to my mind a crime in an area where most people have no outside access from flats and the fortunate have yards not gardens, and green areas among the houses are few and far between. The garden is always full whenever the weather permits and given Trish & Lindsay had heaters there it was used a great part of the year. The garden is the Albert! A Scrabble group of middle aged locals plays each Saturday in the garden whenever weather permits, or in the pub. This is the kind of community use it has. You will find many local groups having had their meeting adjourn to the Albert. A group of mothers of toddlers regularly uses the garden for children to have space while they chat over coffees. In addition the new house will take sunlight from the remaining pub garden (in fact it's a mean little design which will itself take light from its outlook over its own garden) Do we really have to suffer ruining a community asset, a convivial outdoor place to relax in with friends & neighbours, when many from flats don't even have a yard? All this in the name of making money. Do communities only exist to be exploited and destroyed? Once the greater part of the garden is divested from the pub and loses most of its sunlight, and is overwhelmed by a close new house, then it will lose custom, and I fear as the Queens No.1 in Edis Street have its owners declare it's no longer viable as a pub</p> <p>(they having made it so) and be converted totally to residential use. Given Kingston St along its side is double -yellow- lined and narrow the cars of the planned new flats are going to bring further crowding to the other roads. Already the skip delivery lorry is taking (without permission) parking spaces in Princess Road as it waits for skips in the pub garden to be filled before backing down Kingston Street to collect the skip and blocking by its size access to Auden Place. More building work and excavation of earth for this new house will bring even more of a nightmare. If you want to protect a community asset, used by ALL CLASSES of Primrose Hill then refuse this application. No other pub provides for THE WHOLE community or offers this long enjoyed outdoor pleasant space to meet.</p> <p>I will comment separately on the other Albert planning application but both should be considered together I feel in detrimentally affecting the pub and thereby its users from our community.</p> <p>May I also comment re the agreed planning a rights for the 2 upper floors and an additional one, I who overlooks the front of the pub and will lose my view from my top 4th floor, was never informed of the application; I found out post its granting from the CNJ and the notice of the Application was NOT on the post outside the Albert until after permission was granted.</p>

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2014/6935/P	alice and ilse gray	12 princess road london nw1 8jj	25/12/2014 17:44:16	OBJ	<p>This proposal will render the pub commercially uneconomic, since the garden space - currently open to sky and sunshine - is popular with visitors and locals alike in the spring, summer and early autumn months. It provides sufficient and pleasant garden space for a good number of local people and visitors - to the Zoo, Camden Lock, Regents Park and Primrose Hill Park - so they can drink decent beer and eat good affordable pub food comfortably in the open air. This sustains the pub over the winter months when it is a space used almost entirely by local people, but which thus has less earning power in competition with other inside spaces in the area, such as restaurants.</p> <p>Catering businesses in Primrose Hill have already been negatively affected by ambitious developers coming in to try and make a quick profit by building enormous numbers of luxury flats and evicting viable businesses from the area (Triyoga, Utopia Village). The last thing people living and working here need is to lose the only community pub left where you can sit outside in an open garden without cars whizzing past. This pub also has an important place in our community's history.</p> <p>Since the space above the pub is already being developed for flats and will result in the pub being closed over Xmas and the New Year (the period which offers the best chance to make money from festive community drinks parties) it would appear that the developers are pursuing a deliberate policy to make the pub uneconomic in order to convert the remaining pub space into yet more luxury flats - which this community really cannot sustain.</p> <p>This is the only pleasant off-street pub garden left in the area, but even the few people who will be able to fit into the remaining tiny outside space envisioned by these proposals will not want to sit there if the proposals go ahead. If the reduced garden space is enclosed on three sides (currently only overlooked on two sides) then it will feel darker, more squashed, and no longer a relaxing outside space.</p> <p>Furthermore, since an extra floor is now being built on top of the pub, this space will already be overlooked by a taller building, so I can see no good reason for reducing the garden by two-thirds, when it is one of the chief social and economic attractions of the pub and has been listed as an asset of community value for this area.</p> <p>This application should be considered together with 2014/7338/P due to their cumulatively damaging effect on the pub and on the Primrose Hill Conservation Area.</p> <p>The proposed buildings will leave this uniquely bright, sunny, open and pleasant area in shadow and closely enclosed by buildings on three sides. This will negatively impact on the viability of the pub and on the quality of life of residents living here, as well as on local workers.</p>