

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/7338/P	Jo Rostron	20 Princess Road London NW1 8JJ	18/12/2014 15:02:01	COMMEN AIL	<p>The site backs onto to the Auden Place estate. 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 hope someone from the planning department will come to view the site as this statement is totally untrue - architecturally these flats are rather beautiful and will no doubt end up being protected (? too late).</p> <p>8. The proposals have serious implications for daylight levels on neighbouring properties 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 properties and the remaining (token) garden area of the pub.</p>
2014/7338/P	J Higgins	5a Princess Road London NW1 8JN	24/12/2014 21:58:00	COMMNT	I don't think it is necessary and it would destroy the link between the inside and the garden.
2014/7338/P	alice gray	12 princess road nw1 8jj nw1 8jj	25/12/2014 17:38:59	COMMNT	<p>We do not need any more inside drinking/eating space in Primrose Hill. The most important thing about this pub is the unique outdoor garden space, which is what large numbers of people come for and what keeps the pub solvent. It is also a vital part of the area's history and the last real community pub. A tiny garden space overshadowed on all sides by buildings is not what we need in this area. Please stop this proposal before it ruins the pub and the local area. This is a vital community asset, which is also commercially viable as it is, and will not be if it changes under these proposals.</p> <p>This application should be considered together with 2014/6935/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>
2014/7338/P	M. Schmitt	22 Oseney Crescent London nw52au	19/12/2014 22:15:05	OBJ	<p>Cumulatively damaging effect on the pub and the conservation area. 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</p>
2014/7338/P	L.cooke	15 princess road	23/12/2014 07:01:48	OBJ	Garden grabbing exercise / loss of communal area / noise, light and sound pollution in a residential area befuddling and after construction. Loss of green space.

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2014/7338/P	Chloe Harbour	8 Auden place	19/12/2014 14:54:11	COMMNT	The destruction of the beer garden due to the erection of a bigger conservatory and building of a town house will impoverish our community. the conservatory is an attempt to create more space to cram more people in to make more money after the 10pm curfew for the beer garden - noise levels will be increased in a residential area. Destroying the beer garden (which is an open public space and often frequented by community groups) and making it into a back yard for the smokers to sit on benches will ruin the aesthetics and destroying the greenery and the garden. Turning a long standing and popular pub into a money making machine. This will have a huge impact on the local community. The Albert is the only regular pub left in Primrose hill frequented by ordinary locals that lead regular everyday working lives who rely on the albert for daily social interaction. Why is it that this community should suffer at the hands of an irresponsible and rapacious developer?
2014/7338/P	Chloe Harbour	8 Auden place	19/12/2014 14:54:03	COMMNT	
2014/7338/P	Mr Terry Goodfellow	1 Egbert Street London 1 Egbert Street 1 Egbert Street	18/12/2014 19:37:50	COMNOT	<p>Dear Mr Feeney</p> <p>I wish to make a strong objection to this proposal.</p> <ul style="list-style-type: none"> <li>- The proposed conservatory is not a replacement for the existing conservatory, it is an enlargement, and as such, along with application no.2014/6935/P , will occupy 2/3rds of the existing garden.</li> <li>- As such, it will destroy what has become a real community asset(the garden) which is enjoyed in good weather by many.</li> <li>- It would seem that this proposal is to turn the pub into a restaurant: There are plenty of restaurants already in the area.</li> <li>- This is yet another example of 'infilling' of valuable open space which will adversely affect the character of the area. When are we to be rid of these greedy developers who want to cash in on high property values?</li> </ul>
2014/7338/P	Sophie Levi	17 Princess Road	24/12/2014 19:17:04	COMMNT	<p>I strongly object. In a road 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. 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 is a really important part of the fabric of this area.</p>

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2014/7338/P	Margaret Brennan	32 Auden Place Primrose Hill NW1 8NB	22/12/2014 17:03:22	OBJ	I hereby object to this application, and the related 2014/9935/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.
2014/7338/P	john wood	50A Chalcot Road NW1 8LS	20/12/2014 09:33:08	OBJ	It seems work has already started on this plan - an outrageous insult to Camden planning - go and look at the scaffolding. This work is part of the plan to asset strip the Albert pub for profiteering on the local high property prices. Please stop this kind of attack on the character of Primrose hill
2014/7338/P	Mr I A Shaw	16 Princess Road Primrose Hill London	23/12/2014 13:50:43	OBJ	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 2014/6935/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 2014/6935/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.  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.
2014/7338/P	Ms P Tarrant	5a Princess Road London NW1 8JN	24/12/2014 21:52:16	OBJ	This really should be considered with planning application 2014/6935/P. They go hand in hand and either, or both together is a negative change to what is there that currently works perfectly for what is needed here. I can see no need to replace the lovely conservatory with a 'single storey rear extension, it will destroy the character of this grand old pub. This pub IS a valuable asset to the community. Even though I do not use the pub that often it serves the important purpose of being somewhere I can meet individuals or groups of friends or local people for various reasons. It is a very important social venue distinct from other local establishments and the changes proposed will, I am sure, have a negative impact on it's viability. If the changes were linked to changing the nature of the venue, which they seem to be - to a gastro-pub or restaurant for example - this would have a huge impact on both the regular customers and the occasional users like myself. I would hate to see the community lose this pub which is absolutely appropriate for it's purpose the way it is - it is a lovely local pub of the sort currently disappearing from our communities because of the greed of developers who don't care about the detrimental impact they is having on communities.

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2014/7338/P	MRS LORNA FOWLER	4 PRINCESS ROAD NW1 8JJ	22/12/2014 18:39:38	OBJ	<p>I object to this replacement of the current conservatory.</p> <p>The proposed new conservatory has a longer footprint than the current one, appearing to run all the way back to the boundary wall, squashing any remaining garden into the eastern section. This is a Conservation area and it makes no attempt to tie in with the Victorian pub as does the present one. But this cannot be viewed separately from the house; if these two things were granted the effect on a loved &amp; much used local, used by locals for generations would alter dramatically. Even alone it is ugly with its 'flat' roof and with one wall without windows. It lacks atmosphere and friendliness in its cold construction. Rather worryingly the idea of 'banquette' seating rather than tables and chairs suggests more of a restaurant than 'a pub with good grub'. If you allow this development, which in its style undermines the protection of the Conservation Area, and in its ethos the concept of a community local, you will destroy the Albert and another local asset will likely decline and become a lost asset. The area is filled with cafes and restaurants for Primrose Hill tourists who flock here hoping to see the area's celebrities; we, the community, have totally lost Queens No 1 in Edis St which Tony had run for donkeys' years; The Engineer is NOT a community pub nor is the refurbished Princess Of Wales in Chalcot Road; please save us from the destruction of the Albert which embraces all social classes and provides calm enjoyable garden space and a relaxed conservatory leading to outside, not filling more of the highly valued outside in a style not in keeping with a Victorian pub.</p>

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