

Dike, Darlene

From: Beechook, Cilpa
Sent: 08 January 2015 10:28
To: Planning
Subject: FW: EN14/0912 - Pub is using the land at the side of St. St Aloysius Church at 32 Phoenix Road NW1 1TA

Hi,

Please could the email below from Cllr Robinson be uploaded to case ref **2014/7001/P** as an objection.

Regards,

Cilpa Beechook
Planner
Appeals and Enforcement
Regeneration and Planning
Culture and Environment
London Borough of Camden

Telephone: 020 7974 8780
Web: camden.gov.uk

2nd Floor
5 St Pancras Square
London
N1C 4AG

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From: Beechook, Cilpa
Sent: 24 December 2014 12:42
To: Robinson, Roger (Councillor)
Cc: [REDACTED] Khatoon, Samata (Councillor)
Subject: RE: EN14/0912 - Pub is using the land at the side of St. St Aloysius Church at 32 Phoenix Road NW1 1TA

Dear Cllr Robinson,

Thank you for your email.

A previous planning application for 'Retrospective application for the change of use of an existing private car park to a commercial contract car park for 4 vehicles' was submitted in 2004 and was subsequently refused (ref: 2004/3737/P) for this part of the land.

There has been permission for the use of part of the land for outside seating area for the Pub on a temporary basis in the past. Below is the planning history relevant to the use of the site:

8502075: *The use for a limited period of the forecourt adjacent to the immediate north of the public house as a sitting out area as shown on drawing number P.A.W.10.03. revised by letter dated 14th April 1986. Granted. Subject to Condition (1) which states 'The limited period for the use shall be until 30th April 1989 by which date the use shall be discontinued and determined.'*

8900209: *To continue use of the forecourt adjacent to the immediate north of the public house as a sitting out area as shown on drawing numbered P.A.W. 10.03. and letter dated 3rd August 1989. Granted. Subject to Additional Condition (2) which states, 'The limited period for the use shall be until 31st August 1994 by which date the use shall be discontinued and determined.'*

As seen above, the permission was renewed once and even though it was temporary it is believed to have been used for this purpose since the permission expired on 31st August 1994 (most recent file – 8900209) decision notice issued 20th September 1989.

The planning agent has informed me that there are 2 owners of the site; the public house owning the southern part of the site and the Euro Car Parks the northern part of the land (from whom the pub lease the land). I do not believe that the Church own any part of this site. There is correspondence on our historic files to confirm that the land was purchased by the Euro Car Parks some time ago.

Since the current use of land does not benefit from planning permission, as the use was discontinued on 31st August 1994, an application has recently been submitted to make the use as a pub garden/ seating area lawful.

As stated in my previous email, the application (ref: **2014/7001/P**) is for *'the retention of the use of land at the corner of Eversholt Street and Phoenix Road, (86 Eversholt Street) for an outdoor seating area associated with the Prince Arthur Public House, 80-82 Eversholt Street, London NW11BX'*

This is currently assigned to a case officer for assessment. There is no requirement for this application to be formally consulted in the press and have a site notice, however, a site notice is being prepared for display near the site. Should the case officer be minded to recommend planning permission and the Council receive 3 objections or more, it will then be presented to the member's briefing panel. Should the panel decided that the issues are aired in the public forum than the Director of Culture & Environment will be instructed to take the application to DC committee for their consideration.

I have logged your email below as an objection to the planning application. Should you wish to elaborate on the reasons for objection or submit further comments, please do so on the Camden website- 'commenting on a planning application' which can be accessed via the following link:

<http://www.camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-applications/after-an-application-is-made/commenting-on-an-application.en>

I hope this information has been of use to you. Please do not hesitate to contact me should you require further clarification on the matter.

Merry Christmas.

Regards,

Cilpa Beechook
Planner
Appeals and Enforcement
Regeneration and Planning
Culture and Environment
London Borough of Camden

Telephone: 020 7974 8780
Web: camden.gov.uk

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It is important to us to find out what our customers think about the service we provide. We would be very grateful if you could take a few moments to complete our online survey [here](#). We will use the information you give us to help improve our services.

From: Robinson, Roger (Councillor)
Sent: 23 December 2014 08:34
To: Beechhook, Cilpa
Cc: [REDACTED] Khatoon, Samata (Councillor)
Subject: RE: EN14/0912 - Pub is using the land at the side of St. St Aloysius Church at 32 Phoenix Road NW1 1TA

Dear Cilpa Beechhook

As one of the ward councillors for St Pancras and Somers Town I am of the impression that this piece of land is part of the St Aloysius Church and in any case if it is not then having a seating area for a public house right next to the Church is not acceptable and I would wish to attend any Development Control Committee meeting to make my views known to the committee. Please therefore note my views and request to attend and make my views known and advise me of the date of the item coming to DC.

Regards and seasonal greetings

Cllr Roger Robinson
St Pancras and Somers Town Ward

From: Beechhook, Cilpa
Sent: 22 December 2014 13:46
To: Robinson, Roger (Councillor)
Subject: RE: EN14/0912 - Pub is using the land at the side of St. St Aloysius Church at 32 Phoenix Road NW1 1TA

Dear Cllr Robinson,

Town and Country Planning Acts 1990 (as amended)

Location: Prince Arthur Public House, 80 Eversholt Street, London NW1 1BX
Re: Unauthorised use of land.
Case No: RS/PE/ EN14/0912

I write to you in reference to the above planning enforcement matter. An application has recently been submitted to rectify the breach in planning control.

The application (ref: **2014/7001/P**) is for *'the retention of the use of land at the corner of Eversholt Street and Phoenix Road, (86 Eversholt Street) for an outdoor seating area associated with the Prince Arthur Public House, 80-82 Eversholt Street, London NW11BX'*

Should you wish to make a comment on this application please do so [here](#).

Once the application has been determined I will be able to update you accordingly and advice of our next action in this planning enforcement investigation.

I hope this information has been of use to you. Please do not hesitate to contact me should you require further clarification on the matter.

Regards,

Cilpa Beechook
Planner
Appeals and Enforcement
Regeneration and Planning
Culture and Environment
London Borough of Camden

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From: Beaumont, Elizabeth
Sent: 03 October 2014 15:54
To: Robinson, Roger (Councillor)
Cc: Baines, Tom; Beechook, Cilpa
Subject: RE: EN14/0912 - Pub is using the land at the side of St. St Aloysius Church at 32 Phoenix Road NW1 1TA

Dear Councillor Robinson,

To update you further on this case a Planning Site Inspector visited the pub and an officer spoke to the manager. He advised that half the pub garden is owned by Euro car Ltd. When they were told they could not use the area to park vehicles on the previous landlord of the pub had asked if they could rent the space from them. The current landlord has been in the pub for 4 years and stated this has been the arrangement for the last past 10 years. However our records from photos taken in 2008 indicate that this is not the case. In addition the fence that has also been erected would also need planning permission. Accordingly as a breach of planning control has taken place this case has been passed to a Planning Site Inspector, Cilpa Beechook to deal with further.

Cilpa will keep you updated on the progress of this investigation.

Kind regards,

Elizabeth

Elizabeth Beaumont
Appeals and Enforcement Team Manager

Telephone: 020 7974 5809

From: Beaumont, Elizabeth
Sent: 16 September 2014 18:19
To: Robinson, Roger (Councillor)
Cc: Bailey, Jackie
Subject: Councillor enquiry - Development management 9648512

Dear Councillor Robinson,

Re: Councillor enquiry - Development management 9648512 – 32 Phoenix Road.

Thank you for your recent enquiry relating to a pub using the land at the side of St. St Aloysius Church. I can confirm an enforcement investigation ref: EN14/0912 has been opened to assess whether there is a breach of planning control.

We will be in contact following our visit to confirm whether there is a breach and if there is a breach the next steps involved.

I hope this information is helpful. Please do not hesitate to contact me if you have any comments or questions.

Regards,

Elizabeth

Elizabeth Beaumont
Appeals and Enforcement Team Manager
Regeneration and Planning
Culture and Environment
London Borough of Camden

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