



Holborn & St Pancras Conservative Association

Jonathan McClue
Planning Department
London Borough of Camden
2nd Floor, 5 St Pancras Square
c/o Camden Town Hall
Judd Street
London WC1H 9JE

Monday 9 March 2015

Dear Mr McClue

Re: The Admiral Mann Lion, 9 Hargrave Place, Kentish Town, London N7 0BP
Application Number: 2015/0906/P

I am writing in regard to the above planning application concerning the above named property. I would like to register my opposition to planning proposal submitted by Mr Josh Moore.

My main reason for opposition to this proposal is because it bears the hallmarks of a 'trojan horse' planning application, by which significant changes are made to an existing pub so as to render its future business prospects unviable, permitting the closure and loss of the pub completely at a later stage.

I saw a similar proposal in the case of the Golden Lion, 88 Royal College St NW1 0TH, last year, where the then owner sought to reduce the floorspace of the pub, convert the first floor clubroom into flats, and install metal shutters on the exterior. The proposal went against the appearance of the building and was in stark opposition to the wishes of the tenant landlord and the pub's clientele. Thankfully, Camden Development Control Committee rejected the proposals and the National Planning Inspectorate upheld the ruling when it was appealed.

I am sorry to see that the same appears to be being planned for the Admiral Mann. My specific objections are as follows:

- The original pub floorspace is 162sq metres, whereas the proposed new floorspace measures 100sq metres. This represents around a 40% reduction in floorspace and will render the successful business operation of the pub unviable, I believe.
- The proposed pub has accommodation immediately above & on same level as bar. It is hard to see how there would not be future problems and complaints issued by the residents of the new flats regarding the pub, due to extreme proximity, which would in turn, also impact on the pub's viability.
- The reduced space leaves no accommodation for pub sports teams, including a working dartboard. The Admiral Mann has a long and successful history of being home to a number of pub sports teams, and so this proposal would effectively put an end to this important social function that the pub has provided for local residents.
- The proposals do, I believe, represent a significant loss of the historic Victorian character of the building, parts of which date back to the 1870s.
- As was the case with the Golden Lion, the proposal makes no provision for the accommodation of pub staff as was the case with the original pub. Providing staff accommodation in London pubs is, I believe, an important social consideration, given the housing crisis in central London and spiraling rents in Holborn & St Pancras.
- I am pleased to see that the Admiral Mann has 'Asset of Community Value' status, which you will no doubt be taking into consideration. The ACV was awarded because of the unique community function the Admiral Mann provides to the area. One of the most important aspects of this for me, is the role the pub played as a community centre for elderly and less well-off local residents, which puts it in stark contrast with the expensive and socially exclusive breed of 'gastro-pubs' that have taken over so many pubs in my own neighbourhood of Kentish Town.

I understand that there are grounds to reject the application under the National Policy Planning Framework articles 69 & 70, and the London Plan sections 3.16, 7.1, 4.8, 4.48A, and I would ask that you review these.

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Finally, I urge Camden Planning Department to consider this application at the highest level possible, and send it to Development Control Committee for approval rather than allow the application to be considered by a delegated officer.

Thank you for taking the time to consider my objection, and please don't hesitate to contact me on the details below should you wish to follow up on any points with me.

I hope that the London Borough of Camden, which has played a positive part in our community's efforts to protect and preserve our Borough's pubs, will continue to adopt such an enlightened attitude to pub preservation, and will turn down this application.

Yours sincerely,

[Redacted signature]

Will Blair
Prospective Parliamentary Candidate
Holborn & St Pancras

[Redacted contact information]

Cc. Cllr Claire-Louise Leyland, Leader of the Opposition, London Borough of Camden

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