

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/0906/P	Peyvand Sadeghian	27 Shepherd House York Way Estate London	12/03/2015 21:34:22	OBJ	<p>I do not believe this is a genuine attempt to retain use of the pub. I urge the council to not fall prey to this tactic that has happened to other establishments in the area.</p> <p>The pub would be surrounded by residential flats including on the same level making it likely to have noise complaints.</p> <p>Reduction of space effects the viability of the pub in a big way. This was a community space drawing in big crowds for darts leagues and football which would no longer be accommodated. The pub also hosted many other community events such as the local vegan fayre, women's football team, wakes etc which would no longer work in the space proposed due to noise levels and space. Reduction of space also effects the accommodation of wheelchair users.</p> <p>Loss of accommodation for pub manager is also a sign that this is not a genuine attempt to retain use of an otherwise viable pub. It is accepted that live-in workers are essential to the effective running of pubs.</p> <p>The pub has ACV status and thus has a proven worth and is still valued by the community. However the proposed plans means the pub could never fulfil its function as a real community space and be a viable business at the same time.</p>

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2015/0906/P	Rene Lavanchy	108 Holcroft Court London	12/03/2015 13:59:52	COMNOT	<p>I would like to object to this application on the following grounds:</p> <ol style="list-style-type: none"><li>1) As you know the existing Admiral Mann pub has been declared an asset of community value. It is therefore even more critical than usual that the existing use of the building as a pub is retained. I do not believe the application provides for this.</li><li>2) Specifically, the application would see the floor space of the pub's retail and drinking area reduced by about 40% and a flat installed immediately adjacent to the pub on the ground floor. The reduction in space would reduce or remove the ability to host darts teams, which are a part of the pub's status as an asset of community value. It would also impair the pub's ability to trade profitably and thereby its viability.</li><li>3) Creating a residence right next to a pub would immediately throw up noise and disturbance problems which could also threaten the pub's viability.</li><li>4) The application involves extensively tearing out and reconstructing the pub's interior, principally by removing the wet bar and replacing it with a new bar in a different location. This would require extensive removal of the period Victorian features of the interior which are, again, key to the pub's status as an asset of community value.</li><li>5) The pub's status as an ACV depends on more than its appearance and its darts team. The pub's regulars attest to its status as a community hub, particularly for elderly people. The application would change the character of the area by creating flats for private rent or sale and introducing residents who would not likely be welcoming of the pub as its stands. The result would be either the closure of the pub or its transformation into a more socially exclusive establishment.</li><li>6) The application would see the current accommodation for pub staff removed, further undermining its viability.</li></ol>

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2015/0906/P	Richard Lewis	27 Shepherd House York Way Estate London N7 9QB	12/03/2015 11:22:41	OBJ	<p>My name is Richard Lewis and I have lived at the above address for five years along with my wife and we been using the Admiral Mann for as long. I wish to strongly OBJECT to planning application 2015/0906/P.</p> <p>I work at the nearby Arsenal Football Club and I have come to value the Admiral Mann as a way to engage with the local community and have come to appreciate it as one of the last traditional style London pubs in the area. I was disheartened by its sudden closure having been sold by McMullen's Brewery to a property developer.</p> <p>The impact on the community was felt immediately, especially among older residents, sports teams, musicians, and local traders. It served its customers through hosting of wedding parties/wakes, darts tournaments, charity fundraising events, pub quizzes, and 'Cockney Evenings' (singing and traditional food, you may have noticed the Pearly King of Finsbury made an appearance at the final 'knees up'). The pub was also open each Christmas Day for a couple hours which was greatly appreciated by regulars who live alone. It was on account of the strong feelings about what was happening, the regulars mobilised and had the pub successfully nominated as an Asset of Community Value.</p> <p>There was local press coverage highlighting the ways in which the pub was important to the social wellbeing of local people in the Camden New Journal, Islington Gazette, and Islington Tribune as well as the widely read youth culture magazine Vice. Links to these can found easily by simply doing a Google search for Admiral Mann.</p> <p>When London Borough of Camden approved the nomination to have the pub listed as an ACV, they said in their reasons  "The pub was used by long term local residents of all social classes who are not well served by other public houses in the area which tend to serve a younger, more transient population. There have been closures of similar pubs in the local area in recent years and it seems that the Admiral Mann was the only pub of its kind left in the local area."</p> <p>The Department for Communities and Local Government, in a response to an E-petition entitled Save our Pubs, change the Planning Laws have said  "We recognise that community pubs are important assets, making a significant contribution to the economy and providing local hubs that strengthen community relationships and encourage wider social interaction. The fact that significant numbers of community pubs are listed as Assets of Community Value highlights the need to enable local communities to consider planning applications for the change of use of a pub of particular local value."</p> <p>They further go on to comment "The local planning authority may take the listing as an Asset of Community Value into account as a material consideration when determining any planning application. Local and neighbourhood plans should be consistent with and reflect the strong support for pubs in the National Planning Policy Framework. This encourages local planning authorities to plan positively to support the sustainability of communities. This includes plans to deliver the social, recreational and cultural facilities and services the community needs." Source:</p>

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<http://epetitions.direct.gov.uk/petitions/66572>

Can I insist that the planning committee give material consideration to the ACV status and act to ensure that the building as described on the original ACV application remains preserved in its current use class so that it may further the social wellbeing of the community in accordance with Section 88 of the Localism Act 2011.

The application seeks to retain a pub, but also build several new dwellings in and around the former Admiral Mann building. I believe this new pub will have a floor space significantly reduced with an approximately 40% reduction to what is already a relatively small back street pub. There would also be newly built accommodation the same floor, immediately above, and to the side with the flats being built at 1-7 Hargrave Place. Such a change will dramatically alter beyond all recognition the pub as a viable community resource, and indeed change the character and layout of a Victorian pub which had been in continuous business since circa 1880's. The Admiral Mann was built specifically to provide refreshment, entertainment, and community focus for residents in the surrounding streets and visitors to the Borough. This proposal seeks to permanently change the building's emphasis away from that of a public house, potentially denying the community of a social amenity facility with something like 140 years of history. The majority of the building would be demolished under these proposals. It is unacceptable and unnecessary to make the Admiral Mann a mere façade of its former self.

With the floor space reduced, partial demolition and new private accommodation built around it, I maintain the viability of the pub would be critically threatened. The community aspects which allowed it to be nominated ACV status would be all but diminished by space and noise issues. As such, the proposal could be contrary to policies 3.1 (Ensuring Equal Life Chances for All), 3.16 (Protection and Enhancement of Social Infrastructure), 4.8 (Supporting a successful and diverse retail sector) and 7.1 (Building London's neighbourhoods and communities) of the London Plan 2011. If the current owner was serious about running a pub, it is strange that he should have retained it closed and gone through the expense of having live-in guardians residing in the building for several months. It has also been asked where the customers would go to smoke, being so close to the proposed new accommodation windows. It is difficult to envisage this new proposed pub space being anything other than a precursor to further development and in time another flat.

Furthermore the pub features ancillary accommodation above it in the form of a flat and kitchen area to serve the pub. This was designed as part of the original pub building to provide a home for the licensee/manager and his/her family. The flat is ancillary to the pub. This is a typical arrangement, and this proposal does away with it. National Planning Policy Framework (Paragraph 70) has been used by inspectors to defend a pub use and to maintain established pub facilities e.g. gardens and landlord's accommodation. The conversion of this large building into a development of flats and subsequent reduction in size of the bar area by close to 40% would result in the loss of the pub as a community facility. This planning application is therefore contrary to NPPF Paragraph 70.

The pub is valuable to the community precisely because of its traditional layout i.e. ancillary accommodation, detached, independent, one planning unit under common ownership. This is the most

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sustainable and viable arrangement in the long-term. The Dartmouth Arms and The Albert in Primrose Hill are examples of where similar proposals were enacted and it remains to be seen if viable pub use will ever return on those sites. On the other hand I understand Camden rejected applications affecting the Black Cap and the Golden Lion.

As a tenant myself privately renting a flat inside an inner-London Borough, I am only too aware of the issues surrounding housing in this city, however methods to address housing issues should not come at the expense of community amenities, and especially so with those with historical and heritage aspects to them. As I understand it, the pub is a locally-listed non-designated heritage asset. Any proposals to demolish and significantly alter the building, such as 2015/0906/P seeks to ought to be met with serious consideration, indeed I would argue in this case it should be refused. At the very least they ought to be considered at the highest level possible, i.e. it should not solely be considered/subject to delegated officer approval and preferably go to a committee meeting.

In summary the Admiral Mann is of a category of facility in short supply in its particular area. A reduced sized pub with changes to residential use would surely be of higher financial value to the freeholder but the planning system is there to safeguard neighbourhoods from the negative impacts of the market. Sustainable communities need places to interact and socialise. Also, the Campaign for Real Ale has estimated that a typical pub generates £80,000 annually for the local economy in addition to the profit realised to its owners. The Admiral Mann raised a tremendous amount for charities and good causes. The building should be retained in its current condition with the view to it being reopened as a successful community-minded pub and viable business. It can happen, there is a large demand for it, and being run properly it can make a profit too.

PLEASE refuse consent.

Yours sincerely  
Richard Lewis

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