

Dike, Darlene

From: Graham Anthony [REDACTED]
Sent: 15 March 2015 18:53
To: Planning
Cc: Linda Seward
Subject: Planning Application No 2014/6935/P

Re: Rear of the Albert Pub. 11 Princess Road London NW1 8JR. 2 Storey house, including Basement and Sunken Garden.

Dear Sirs.

As a local resident of some 35 years, I wish to register the strongest possible objection to the proposed development of a 2 storey house in the garden of 'The Albert' pub. This is clearly a case of overdevelopment, primarily instigated by developer's greed. Not satisfied with building additional residential accommodation above the existing public house, the developers are clearly seeking to maximise their profits, at the communities' expense, by annexing a large part of the pub's garden as well. The existing garden of 'The Albert' makes an important contribution to the amenity of the locality. It is a highly popular venue with local residents and allows families with children to enjoy a visit to the pub, that they would not ordinarily be able to do, especially during the summer months.

Cynically, this looks like a calculated ploy to eventually claim that 'The Albert' is not financially sustainable as a pub and request a change of use to wholly residential. The loss of half the garden will certainly not help to increase its profitability. This has already been allowed to happen to the 'Queens' pub on the corner of Chalcot Road and Edith Street. It must not be allowed to happen here.

The high values of residential property in the area is a magnet for developers to exploit any opportunity they can find to convert a useful local amenity into a residential property. I believe the Council has an obligation to prevent this from happening and use their offices to maintain a balanced community.