

<b>Application No:</b>	<b>Consultees Name:</b>	<b>Consultees Addr:</b>	<b>Received:</b>	<b>Comment:</b>	<b>Response:</b>
2015/0906/P	Paul McCaffrey	134 Southfleet Malden Road London NW5 4DG	21/03/2015 15:33:14	OBJ	I object to this application on the following grounds. The so called "mixed use scheme" is a foot in the door tactic used to bring to an end a pub on this site. This ploy was the method employed to close "Jack Straws Castle" which was a landmark establishment. Also there are far too many pubs being turned into flats and offices by unscrupulous greedy (usually overseas) developers without a care for, and at the expense of the local community. Councillors have a moral duty to oppose this on behalf of the people they were elected to represent, we did not vote for the developers.
2015/0906/P	Niamh Lynch	10 Lang House	22/03/2015 13:07:56	OBJ	This Victorian pub should retain the original purpose for the building. Too many pubs have disappeared across London and when they have vanished there is no way to get back the original and unique community asset that they are. This pub served as a proper backstreet local for the community and should be retained as such. Current plans are not viable and will alter the charm of the pub.

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2015/0906/P	John CRYNE	10 Sneyd Road NW2 6AN NW2 6AN	22/03/2015 15:21:23	OBJ	<p>I am writing on behalf of the North London Branch of CAMRA (The Campaign for Real Ale) to object to this application.</p> <p>While superficially the plan to include a public house in the new development might seem attractive, to us it is full of concern. The proposal seems to result in a pub that will have a much reduced viability. This is due, in particular, to the reduction in floor space - about a 40% reduction and resulting in a pub that would allow too few customers to use it to make it a going concern.</p> <p>The proposals do not in any way reflect the pub's previous amenities which gave rise to it being listed as an Asset of Community Value. Where is the space and facilities for the various darts teams who made this such a vibrant community local? The loss of space already referred to is also bound to affect the other users who contributed to the pub's community value - football teams, wedding parties and wakes, music, pub quizzes, charity fundraising. And what about the loss in Victorian character that contributed so much to its customers and its community aspects.</p> <p>The pub was accredited by CAMRA as one serving LocAles, beers brewed within 30 miles of the pub making it s supporter of Localism.</p> <p>Being contiguous with residential flats is bound to create tension with the new occupants of the flats. Installation of private accommodation above/around pubs can be fraught with difficulty.</p> <p>The top floors were, I believe, once used as accommodation for the owner/manager which will be lost. this also affects future continuing viability.</p> <p>I have to therefore argue that the reductions in space which a traditional pub would normally require would potentially render the "new pub" unviable and allow the owner to use that as an argument to allow its future conversion to residential or other commercial (non-pub) use.</p> <p>Please refuse this application.</p> <p>If the Council were minded to approve the application, notwithstanding the objections detailed above, they should attach planning conditions as follows. A condition attached to the consent which removes the permitted development rights which would assist in ensuring the long-term survival of the public house use on the premises. This is very common place where the removal of permitted development rights is needed to achieve a valid planning objective (in this instance protecting the pub as a community facility). There is a standard form of words for such a condition as follows: “Notwithstanding the provision of the Town and Country Planning General Development Order 1988 (or any Order revoking and re-enacting that Order), planning permission shall be required in respect of development constituting a change of use to uses within Use Classes A1, A2 or A3 to the Second schedule to the Order, or for any proposal to change the use temporarily to B1 business use under the extension of Permitted Development enacted in 2013. In addition, planning permission shall be required for any demolition which would otherwise constitute permitted development.”</p>

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2015/0906/P	Alan Sladen	Flat 3 169 York Way N7 9LN	22/03/2015 19:30:39	OBJ	<p>There is ample precedent for this. In the case of The Wenlock Arms in Hackney, the local Council allowed the development of the upper stories (into private flats) with the imposition of a Moran Condition (removal of the permitted development rights, effectively an Article 4 Direction) to help maintain the remaining pub's long-term survival.</p> <p>I oppose this plan due to the fact that the much smaller pub will be unviable. Transforming the accommodation into flats is not a problem for me but the pub should stay exactly as it is.</p>