

20-3-2015

Dear Mr Mc Clue,

RE. Planning Application 2015/0906,

I was born in Hilldrop road in 1961 and have been a customer of The Admiral Mann for many years.

The age range using the pub was generally 30-55 years and it had a real community feel about it.

We had regular sing-along evenings, charity fund raising nights and darts matches.

The Christmas and New Year parties were memorable.

I feel with residents above and on both sides of the pub, these parties will no longer be possible, and there is also

no provision for a smoking area so

smokers will be standing outside residents homes chatting and smoking, surely leading to complaints.

Please consider my objection and
give us our old pub back, not
a new smaller one where the enjoyment
of the customers will be restricted and
the community will be further split up
yours sincerely

V. Home (Miss)



* OBJECTION TO PLAN 2015/0906/F

I wish to object to the plan to
change the Admiral Mann Pub
This Pub has been an asset
to our community for many years
and to change this is unthinkable
many people (old and young) rely
on the pub to help them through
troubles and trevails
The pub is a hub to the
people of Camden and to lose
or change this is a crime
to the community

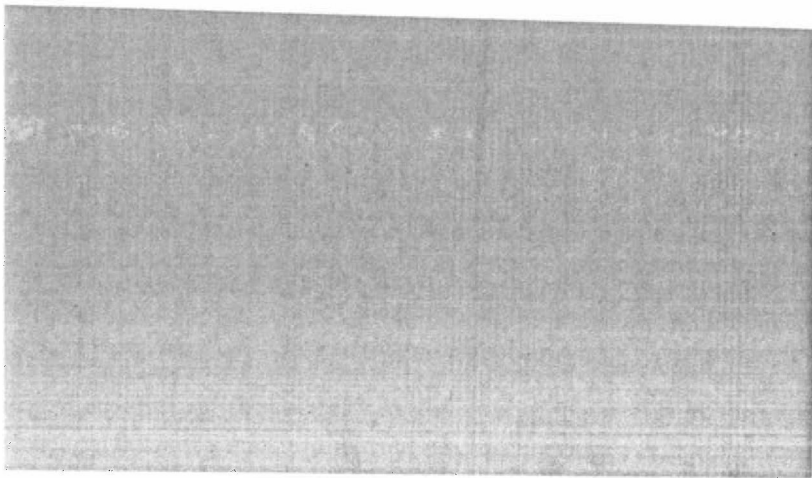
PLEASE LISTEN TO
THE ORDINARY PEOPLE AND DITCH
THIS PLAN

John Toomey
33B MONTPELIER GROVE
KENTISH TOWN
LONDON
NW5 2XE

JIL COSTELLOE
2/26 CATHCART HILL
N19 5QN

PLAN 2015/0906P OBJECTION

I object to the closing of our Pub
The Admiral Mann, because we don't
have a logical place to meet your
mates + friends on a social attitude
Plus meeting other people and getting
to know them.



I WOULD LIKE TO OBJECT TO
THE PLAN 2015/0906/P TO TAKE
THE ADMIRAL MANN OUT OF COMMIS:

THIS PUB IS A MUST FOR LOCAL
PEOPLE TO MEET, CHAT, AND HELP
EACH OTHER. IN EFFECT AN ASSET TO
OUR COMMUNITY I HOPE SOME COMMUN
SENSE WILL PREVAIL AND THE
COUNCIL DO THE HONOURABLE
THING AND SCRAP THESE PLANS

TWATTIC [REDACTED], 12 DOWNINGTON CT
CATHAYAN RD LONDON NW1 8RT

22c Huddleston Road
Tufnell Park
London
N7 DAG

23/03/2015

Dear Mr McClue

Objection to Planning Application 2015/0906/P at 9 & 9a Hargrave Place N7 OBP, site of Admiral Mann public house & house which abuts the pub.

My name is George Hanna and I write to object to planning application 2015/0906/P to redevelop 9 & 9a Hargrave Place N7 OBP

Effects of pub closure felt immediately

1. I have lived at the above address since 1983, and first used the Admiral Mann as a student in 1977. I choose to live where I do, because of the quality and variety of pubs in this area. Until I retired in September 2014, I worked for ~23 years at several locations within Camden. The closure of the Admiral Mann almost immediately after its sale to a property developer was a severe shock to myself, and other pub users of all social classes, for whom the Admiral Mann was a valued social centre.
2. The Admiral Mann served its customers of all ages by hosting of wedding parties/wakes, darts tournaments, charity fundraising events, pub quizzes, outings to race meetings, and Cockney 'Singalongs' some led by the Pearly Kings. Via such activities, The Admiral Mann raised a tremendous amount for charities and good causes, and that has all but ceased. The impact of the pub closure on the community was felt immediately, especially among older residents such as myself. Since its closure, I have seen my friends many fewer times than previously; I particularly missed the traditional Christmas Day opening – a few hours greatly appreciated by those regulars who live alone. The ladies and mens darts and football teams, local musicians, and traders in local shops have also been badly affected.
3. Despite the shock felt by the regulars and local community at the pub closure, we had within a fortnight set up a website: www.admiralmann.com to celebrate the life and times of our local pub; and within a month had mobilised a steering group, to nominate the pub as an Asset of Community Value, and ensure we got a say in the future of our pub.

Asset of Community Value (ACV) status

4. In approving our application to have the Admiral Mann listed as an ACV, London Borough of Camden said *"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."*
5. Since ACV status was granted at **the end of October 2014, the following community pubs in Kentish Town ward have closed** - the Gloucester Arms Leighton Road NW5 (razed for housing), Auntie Annies/Porter House & O'Reillys, both in Kentish Town Road NW5. The Admiral Mann sits approx 100m from the boundary between Camden/Islington, and draws clientele into Camden, as a result of the many pub closures on York Way and North Road/Market Road areas.

6. The Department for Communities and Local Government, in a response to an E-petition entitled *Save our Pubs, change the Planning Laws* - <http://epetitions.direct.gov.uk/petitions/66572> "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."
7. "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."
8. **Please ensure you/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**.

Strangulation by 'Trojan horse' planning application

9. Planning application 2015/0906/P reads as yet another 'trojan horse' application - such as those increasingly common in Camden - Golden Lion Royal College St NW1, Sir Richard Steele Haverstock Hill NW3 & Dartmouth Arms York Rise NW5 - spring immediately to mind. Via such applications, significant changes are proposed to existing community pubs to render them unviable, facilitating the closure and loss of the pub completely at a later stage.
10. If the developer had been genuinely serious about preserving a pub on site long term, he could easily have let the pub continue to operate after end August 2014. Not only would this been appreciated by the Community, but he would have would have received a continued revenue stream; and saved himself the costs of employing custodians to secure the site while planning applications etc were prepared.
11. The application proposes to retain a 'pub', with only one entrance, but also build several new dwelling units in and around the former Admiral Mann - on the same floor to the south of the site, and immediately above the bar area. However complaints are inevitable from the occupants of separate flats on the same level and immediately above the bar area which are being proposed in the current application; and from occupants of the adjacent new build at 1-7 Hargrave Place. Given the very active sports teams, long history of music nights, and inevitable use of the pub by smokers, It is difficult to envisage this new proposed pub space being other than a precursor to further development and in time another flat.

Reduction in floorspace/seating, & lack of kitchen will render the pub unviable

12. The original floorspace of the Admiral Mann was 162sq metres in 2 separate bars while the proposed development offers 100sq metres in one bar - a ~40% reduction. The substantially reduced floor area includes a significantly smaller number of available seats ~50, than in the current pub (~80). Sufficient seating always leads to a more relaxed drinking environment.
13. As well as more seating, the current traditional two bar arrangement includes sufficient space for a dart board in each bar, with food provided from the kitchen in the upstairs ancillary accommodation. Admiral Mann has thus for years been able to simultaneously host womens & mens darts matches, and occasionally shove halfpenny; or music events in one bar, with quieter drinking space in the second room. There is also sufficient floor space for wheelchair users to easily move around, and participate fully in any social activities or pub games.

14. Two of my most fondly remembered nights at the Admiral Mann are the darts double headers – mens & womens teams playing simultaneously, and the banjo sessions led by Camden resident and pub regular Pete Stanley. Neither would be possible in the proposed one bar arrangement due to lack of space for the darts or a music performance area.

Grounds to reject proposed application: under 2011 London Plan policies

15. The significant community cohesion recognised by Camden when granting ACV status would potentially be threatened by reduced space and potential noise complaints. As such, the proposal could be contrary to **2011 London Plan 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).**

Removal of ancillary accommodation contrary to National Planning Policy Framework (Para. 70)

16. The pub currently features ancillary accommodation above, as a home for the licensee/manager and his/her family. The kitchen in the accommodation above also allows the pub to chill/serve food provided for darts/sports teams/wakes etc. This traditional arrangement, which this proposal does away with, has served the Admiral Mann well since ~1880.
17. As proof this traditional arrangement continues to work in Kentish Town, look no further than the Southampton Arms in Highgate Road NW5 - one of the most successful pubs in England.
18. **National Planning Policy Framework (Paragraph 70)** has been used by inspectors to defend pub use and to maintain established pub facilities e.g. gardens and landlord's accommodation. The conversion of this building into a development of flats and subsequent reduction in bar size 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.
19. All residents in inner-London are well aware of the need for additional housing units in this city. However addressing housing issues at the expense of community amenities is not sustainable or viable long-term. This planning application makes no mention of the housing units being affordable/for key workers.

Heritage significance of 9 & 9A Hargrave Place

20. The **Admiral Mann pub at 9 Hargrave Place is a locally-listed non-designated heritage asset.** It is one of the few remaining traditional style community pubs in the area, with original internal features such as the cellar staircase/glazing; separate 'public' and 'lounge' bars, and residual jug and bottle.
21. The pub is valuable to the community precisely because of its traditional layout i.e. two rooms, ancillary accommodation, detached from adjacent properties; and one planning unit under common ownership. This proposal seeks to permanently change the building's emphasis and deny the community forever a social amenity it has appreciated for almost 140 years.
22. Cockney 'Singalongs' have long been a popular feature in the Music Halls of Camden Town, and this unfashionable working class cultural tradition is being kept alive in the Admiral Mann.
23. My comments above focus on the pub, however at the rear of the pub site, lies **9a Hargrave Place** [which is probably an old brewery building] **also a locally-listed non-designated heritage asset.** The developer plans to knock it down in order to get more accommodation in his plans.

Economic significance

24. The Admiral Mann was clearly sold as it no longer fitted the business model for McMullens brewery pubs (as I write, their website offer prioritizes: food/dining /private functions/Sunday carvery/Accommodation). However, applying the methodologies outlined in the Campaign for Real Ale (CAMRA) Public House viability test, it remains a perfectly viable community pub.
25. CAMRA estimates that a typical pub generates a minimum of £80,000 annually for the local economy in addition to the profit realised to its owners. When it closed, 5/6 people who worked in the Admiral Mann lost their jobs.
26. I was on first name terms with a number of traders in the Brecknock Road/York Way shopping area, but now shop there less frequently. Traders I speak to have noticed a sharp drop in trade since the Admiral Mann closed, and are no longer able to use the Admiral to conduct business/meet clients etc.

Campaign for Real Ale (CAMRA) significance

27. The Admiral Mann is of considerable significance nationally, having been listed in the CAMRA Good Beer Guide 10 times. It was the only pub in London N7 to sell real-ale throughout the 1970s and 1980's, when traditional breweries and pubs almost died out through disinterest and neglect from people who lived far from their pubs. The battle to save England's breweries appears to have been won. The battle for our pubs lies in your hands.

Summary

28. With the floor space reduced, partial demolition and new private accommodation unconnected with the pub business built around it, the viability of the pub would be immediately and critically threatened. I urge you to
- ensure this matter is considered at the highest possible level within Camden Council; and
 - give material consideration to the pubs ACV status; and
 - **refuse consent for planning application** 2015/0906/P;
 - on National, London-wide & Camden local planning framework grounds

Yours sincerely /

George Hanra

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

Mrs. S. R. Robinson
Flat 18, Howlsford House
Rowstock Road
London N7 OBE
16-3-15

objection to plan 2015/0906/P

The Admiral Mann was my local for 25 years everyone new each other it was a very friendly pub I would meet my friends in the pub, we were a community, people were made to feel very welcome we would have outings in the summer to the sea-side, parties, darts + football, everyone getting together and enjoying themselves. New residences in the area are not going to like people outside their ~~front door~~ smoking and talking outside their front door. There is no other pub as friendly as the Admiral Mann, it was a Community Asset. Please reopen it, so I can go out again and meet my friends

Thank You
S R. Robusa

PLANNING SERVICES,
REF 2015/0906/P,
CAMDEN COUNCIL,
5 PANCRAS SQUARE,
LONDON N1C 4AG

MR. C. FAULKNER
27 ROWSTOCK GARDEN
CAMDEN ESTATE,
LONDON N7 0BG

18th March 2015

OBJECTION TO PLAN 2015/0906/P.

To whom who is making the decision,

The Admiral Mann public house has been my local for the past 16 years, and is a necessity establishment to the local area.

To make any proposed alterations to the venue would have a devastating effect to friends, family and the community.

Yours Faithfully


MR. C. FAULKNER