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2015/0906/P	Stephen Hanger	29 Weymouth Court Grange Rd Sutton SM2 6SH	26/03/2015 16:26:06	COMMNT	I worked in Camden for over 30 years before my recent retirement. I was introduced to the Admiral Mann by my friend and colleague Mr George Hanna. It was a genuine community local with a unique atmosphere which will be lost if the proposed redevelopment goes ahead and I therefore feel strongly that the application should be refused.
2015/0906/P	steven william doolan	38 rowstock gardens camden road n7 0bg n7 0bg	27/03/2015 15:12:03	COMMNT	i oppose the closure of the admiral mann it is a local pub unlike others nearby with their so called music the admiral was a community pub which catered for young and old many generations of families drank together also there was the ladies football team ladies and gents darts teams many friendships romances were founded in this pub weddings birthday parties and funerals were held bringing the community together on every occasion sadly with the closure some of the elderly do not feel safe in other establishments meaning they lose contact the younger ones have gone different ways so a community is broken for no other reason than greed from the developer i only hope this planning application is overruled and this wonderful community can remain

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2015/0906/P	George Hanna	22c Huddleston Road London N7 0AG	26/03/2015 12:24:16	COMNOT	<p>[A paper copy of this electronic response was posted on 23/03/2015]</p> <p>Dear Mr McClue</p> <p>Objection to Planning Application 2015/0906/P at 9 &amp; 9a Hargrave Place N7 0BP, site of Admiral Mann public house &amp; house which abuts the pub.</p> <p>My name is George Hanna and I write to object to planning application 2015/0906/P to redevelop 9 &amp; 9a Hargrave Place N7 0BP</p> <p>Effects of pub closure felt immediately</p> <p>1. I have lived at the address [below] 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.</p> <p>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.</p> <p>3. Despite the shock felt by the regulars and local community at the pub closure, we had within a fortnight set up a website: <a href="http://www.admiralmann.com">www.admiralmann.com</a> 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.</p> <p>Asset of Community Value (ACV) status</p> <p>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.”</p> <p>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 &amp; 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.</p>

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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

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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

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					<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Economic significance</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Campaign for Real Ale (CAMRA) significance</p> <p>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.</p> <p>Summary</p> <p>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</p> <ul style="list-style-type: none"> <li>• ensure this matter is considered at the highest possible level within Camden Council; and</li> </ul>

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					<ul style="list-style-type: none"> <li>• give material consideration to the pubs ACV status; and</li> <li>• refuse consent for planning application 2015/0906/P;</li> <li>• on National, London-wide &amp; Camden local planning framework grounds</li> </ul> <p>Yours sincerely</p> <p>George Hanna 22c Huddleston Road London N7 0AG</p>
2015/0906/P	John Shaw	Garden Flat 4 Camden Terrace London NW1 9BP	27/03/2015 12:58:21	COMMNT	<p>It is the reduction in space that bothers me as this will seriously reduce the ability of the premises to perform its community role. Furthermore robbing the manager of accommodation means the premises will be unoccupied each night with the security implications that raises. Additionally having a private flat over a public house is bound to lead to noise issues between the public house and private flat.</p> <p>Consequently I object to this Application for Planning Permission.</p>
2015/0906/P	Deborah Jackson	68 Patshull Road Patshull Road NW5 2LD	27/03/2015 06:37:02	OBJ	A terrible idea, and looks very much like a deliberate ploy to make it unviable to keep the pub with its much reduced capacity.
2015/0906/P	Simon Kolka	71 Alfriston Road	29/03/2015 10:40:23	COMMNT	I strongly support the continuation of the pub in its present format. It's importance as a community focus and amenity is undoubted. Let's keep a piece of something for local people instead of destroying it just for yet another anonymous set of flats
2015/0906/P	Andrew Bosi	The Croft, Wall street, London N.1	27/03/2015 11:16:21	COMNOT	This pub is recognised as an asset of community value. To remain so it must be viable and the proposed reduction in size would severely compromise its ability to remain so. Darts although not my pastime is an important tradition of this community pub and there must be enough space for it to continue.
2015/0906/P	Andrew Bosi	The Croft, Wall street, London N.1	27/03/2015 11:15:59	COMNOT	
2015/0906/P	Paul Barnard	145 Colney Hatch Lane N10 1HA	27/03/2015 09:28:14	OBJ	This is a "Trojan Horse" application with the cynical retention of a bar added as a sop to the planning authorities who would otherwise reject out of hand this loss of a viable and much loved community asset. The proposed bar would be tiny - with no space for kitchen facilities, the local darts team would be forced to close and the bar would soon prove to be uneconomic on this scale. I urge the planners to defend the fabric of Kentish Town and reject this application.

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2015/0906/P	Anna Taylor	22 c Huddleston Road London	27/03/2015 17:42:27	COMMEMP ER	Please do not grant the requested planning permission to change the existing historic pub into a smaller modern one bar pub. The current pub has important traditional features which suit the needs of the community who use it, most particularly the two bars which allow functions to be held there. I would also draw your attention to the recent report by the Royal Society for Public Health (which in listing the healthiest and unhealthiest towns in Britain rated pubs and bars as beneficial especially in combating social isolation and mental ill-health) in light of the detrimental effect the closure of the pub has already had on many of its regulars.
2015/0906/P	Nick Chitty	64 Flaxman Court Flaxman Terrace WC1H 9AP	27/03/2015 10:37:23	OBJ	I object to the proposed change to this popular and succesful community public house which is a hub of activity for the locality and provides an important community cohesion role.
2015/0906/P	Margaret Conroy	1 Brecon Mews London N7 0BN	26/03/2015 14:54:44	OBJ	<p>I am objecting to the proposed development as the proposal is inappropriate to this site and will detract from the neighbourhood, rather than improving it.</p> <p>Far from an improvement: we have lost an ACV with the closure of the Admiral Mann and instead are being offered a smaller amenity which will not be able to provide the community with all the facilities that were available until recently.</p> <p>The Admiral Mann was a real centre for the locals, the landlord lived there so was part of the community, and made every effort to make the pub an attractive venue socially and visually. (Since the developer bought the pub and immediately closed it, it is fast becoming an eyesore.)</p> <p>As a close neighbour of the Admiral Mann, I've had no problems with it or its clientele: unlike the nearby Unicorn which is a rock music venue, therefore attracting people from outside the local community, who show no concern for it, and who use the area outside my house to openly smoke, drink, take drugs and use it as a public toilet.</p> <p>The proposed housing provision is for 6 one-bedroom flats. Given that there are already two developments underway in the vicinity, at 3 Hampshire Street (7 C3 flats with gardens and balconies); and at 1-7 Hargrave Place (6 flats with up to 3 bedrooms), the cramped flats at No 9 don't offer something that outweighs the loss of the Admiral Mann.</p> <p>No additional local facilities or open space are being offered to substitute for that.</p> <p>I hope the councillors will look at what is happening in the overall neighbourhood when considering this planning application, and reject it as being detrimental to the local community.</p>
2015/0906/P	kris	york way	26/03/2015 18:04:50	OBJ	drop my sales down, because i dont see my regular customer anymore , who regular come to that pub then they come to our shop