

Gill Scott

Jonathan McClue
Development Control, Planning Services
London Borough of Camden
Town Hall
Judd Street
London WC1H 9JE

5 June 2015

2015/1814/P Certificate of Lawfulness
Admiral Mann PH
9 Hargrave Place, London N7 0BP

Dear Mr McClue

I am really concerned that this application has been created in order to support the owners desire to circumvent, by 6 April, the ACV on the Admiral Mann PH. I urge you to request further information from the applicant in relation to the appropriate running of a business from the address on the date given.

For Camden to have validated the application five days after receipt is somewhat of an administrative miracle for the borough team. But the closeness to April 6 has not escaped anyone concerned in retaining the pub.

Officers, and locals, will have been surprised to find such an application being lodged so close to the date when the Government was about to change the law, within six days, when they have had six months to open 'a shop'. The owner/applicant had prepared a planning application to retain the PH, while building several flats, in February while knowing about the local listing and the ACV.

Was it the possibility of having that application turned down, if amendments were not included, that persuaded the owner applicant to open a 'fake' shop in order to circumvent the planning process on a locally listed building with an ACV? Or was it this self confessed 'pub converter' who realised the financial loss from not having flats on the ground floor of this overpriced [£1,175,613] purchase of development acquisition?

I strongly object to a 'sham' shop being given a certificate of lawfulness and so should officers and councillors. I strongly object to a sham shop being created in order to get around the ACV and planning.

The applicant may have taken photographs of the interior and exterior of the shop – that does not indicate that it was set up with the intension to sell anything. I have been past this shop many times and it has never looked 'like a shop'. On 'paper' it may be a 'shop' but it has prove that it is a shop; it may not have sold much, if anything and the books may be faked.

I attach Mr Moore's LinkedIn page where he describes himself as being in property development specialising in pub conversion and web pages that describe two pubs in Camden which he converted.

Yours sincerely

Gill Scott

cc Cllrs Jenny Headlam-Wells@camden.gov.uk, Georgia Gould@camden.gov.uk
Meric apak@camden.gov.uk

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Josh Moore
 Director at Moreland And Co Limited
 London, United Kingdom | Real Estate

Current: Moreland And Co Limited, Bellmoore Estates Limited

[Send Josh InMail](#)

12 connections

<https://uk.linkedin.com/pub/josh-moore/26/838/997>

Background

Experience

Director
 Moreland And Co Limited
 January 2011 – Present (4 years 5 months) | London, United Kingdom
 Property Development, Pub conversions in North London

Director
 Bellmoore Estates Limited
 January 2010 – Present (5 years 5 months) | London, United Kingdom
 Property Management

Groups

- UK Property Investor...**
20,127 members
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- The Property Network**
10,378 members
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- Landlord Network**
10,581 members
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2 Queens Crescent

2 Queens Crescent, London NW5 4EP



Works Value: £1,100,000

Description of works: Conversion. 8 self contained flats and 2 commercial units.

Architect: Genesis Architect

Engineer: David A. Berle

Contract Period: 10 months

Reference: Aryeh Moore, Tel: 0203 202 7770

Description:

This project, part new build and conversion of a former pub - The Monkey Chews - to form high end 8 luxury flats and 2 commercial units.



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51 Werrington Street

51 Werrington Street, London NW1 1QN



Works Value: £650,000

Description of works: Conversion a public house to self contained flats

Architect: Genesis Architect

Engineer: Dan Fordham

Contract Period: 6 months

Reference: Doltan Limited

Description:

This project, conversion of a former pub - The Neptune - to form high end luxury flats.



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