

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/1814/P	Paul Buckle	Flat 7 20 Hilldrop Cres Islington London N7 0JF	09/06/2015 07:55:03	COMMEM AIL	<p>It is now clear that there was never any intention for the premises to continue being a public house, which is what was suspected all along.</p> <p>The people of Camden (and people like myself who live on the Camden/Islington border) and who have used The Admiral Mann pub for many years really deserve better.</p> <p>This pub had been a focal point of the local community for many years and it is awful that this asset to the community should be lost in this way.</p> <p>On that basis I should like to object to the proposal made to change the 'Commercial Use'. I would also urge Camden Council to reject the proposals made</p>
2015/1814/P	Robert Brown	396 York way N79LW N79EQ	09/06/2015 10:44:14	OBJ	<p>I am a local shopkeeper who is 300 yards from this scam shop, and I know how hard it is to run a profitable business, each time I pass [Bargains R us] it is rarely open and the stock has NEVER changed. I have yet to see a customer even browsing let alone buying anything, I was a regular customer of the Admiral Mann for many years, and can see the developers are using this loophole to deprive our community of a much loved public house: yours Mr R Brown.</p>
2015/1814/P	Kelly Williams	Flat 1 18 Downside Crescent London Nw3 2ap	09/06/2015 09:50:11	OBJ	<p>The Admiral Mann was an incredible community resource, accessible and hosting a range of community groups and activities. This space must remain a pub and continue to provide a place where locals can find companionship and comradeship.</p> <p>There is no need for a retail shop in this area. It receives little footfall and would inevitably fail. A retail shop offers no community value. This is just another attempt for a greedy landlord to charge extortionate rents which only large national chains can afford, pushing the locals out even further.</p> <p>As a Camden resident, I strenuously object to this change of use. We must preserve community spaces and our local heritage.</p>
2015/1814/P	Dr Douglas Cowie	107B Junction Road N19 5QX	09/06/2015 14:29:51	OBJ	<p>This application is a disgraceful and disingenuous attempt by the developer to keep the Admiral Mann pub from ever reopening. The pub is (or rather, was) a genuine asset to the community, and should be preserved as an asset of community value. The pub was a place for older members of the local community to socialize, and for younger/youngish members of the area to socialize--and one of the few social spaces in which these different generations gather on common ground. Preserving this pub is in the interest of the community and the area, generally.</p>

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2015/1814/P	Anna Taylor	22 c Huddleston Road London N7 0AG	09/06/2015 11:38:19	OBJ	<p>Please reject the application for change of use of the property as the so-called "shop" appears to have been set up solely to claim there is a shop there with no intention of attracting customers. I visited Bargains R Us on 26th May 2015 at around 11 - 11.30 am. A man who had come out of the building and was walking up Hargrave Place towards Brecknock Road returned when he saw me looking in the windows. He followed me in through the door which was not locked and went behind the counter, Nobody else, staff or customer, was present. I am of the opinion that this is not a genuine shop for the following reasons:</p> <ol style="list-style-type: none"> 1. There is no signage on Brecknock Road, from which it cannot easily be seen, to alert potential customers to its presence. 2. It is not open on a Saturday which is the day on which I would expect it to do most trade, 3. The staff member was quite happy to leave the stock and till unattended with the door unlocked and therefore was not expecting anyone to come in.
2015/1814/P	Julietta Cochrane	6a Gillies Street Kentish Town NW5 4DL	09/06/2015 12:00:31	OBJ	<p>This is a historic pub and should be maintained as such There should be no change of use or conversion to flats above. This is an asset of community value ... and should be respected as part of the heritage and legacy of the area ...</p>
2015/1814/P	Julietta Cochrane	6a Gillies Street Kentish Town NW5 4DL	09/06/2015 12:00:30	OBJ	
2015/1814/P	Meric Apak	Members Room Town Hall Judd Street	08/06/2015 12:40:02	OBJ	<p>I act as representative in my Capacity elected ward councillor on behalf of residents whom have told me that the Shop set up is a sham, and is not in fact trading, other than some bogus sales. Please refer this to Members Briefing for them to refer this to Full Committee</p>
2015/1814/P	Julietta Cochrane	6a Gillies Street Kentish Town NW5 4DL	09/06/2015 12:00:08	OBJ	<p>This is a historic pub and should be maintained as such There should be no change of use or conversion to flats above. This is an asset of community value ... and should be respected as part of the heritage and legacy of the area ...</p>
2015/1814/P	Julietta Cochrane	6a Gillies Street Kentish Town NW5 4DL	09/06/2015 12:00:15	OBJ	
2015/1814/P	Peter Mullins	53 Greenwood Oseney Crescent Camden London NW5 2BB	09/06/2015 10:49:37	OBJ	<p>I am a local who lives in Oseney Crescent. I pass this so called shop every day on my way to the shops. I have yet to see it open let alone selling anything. A big ruse to rob us locals of our public house.</p>

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2015/1814/P	Mr Michael Marshall	64 Whitby court Parkhurst road London N7 0su	09/06/2015 00:59:55	COMMEM AIL	Once again another dodgy tactic by the property developer. He has opened the ground floor as a charity shop called bargains R us the shop is never ever open it is just a front And another way of him trying to manipulate Camden Council on the planning application. He has already taken out the bar without consent and converted The old public bar into the guise of a charity shop. I myself have been round to the said charity shop on many many occasions at different times of the day I have yet to find it open this is just another way of the property developer pulling the wool over Camden Council's eyes. It would appear that this man will stop at nothing to get his own way it's a bit late to go for a change of purpose when you've already ripped the bar out and opened it up as a charity shop to my knowledge Camden Council did not give him consent to do this. As in the case of the "Carlton" public house in Maida Vale we have a property developer completely demolished the pub with out consent Westminster Council have ordered the property developer to rebuild the pub and I quote brick by brick in a very well publicised case let's hope that Camden Council also have the guts to tell the property developer to reinstall the bar until such time that he is either given permission for a change of purpose or until it reopens as a pub as we all wish. As the saying goes money talks but we as a community are fed up with all of our local public houses being shut down bulk by property developers to be turned into flats and apartments that no local people could ever afford to buy in 1 million years and it is this attitude by property developers the decimates a community. I strongly object to this change of purpose
2015/1814/P	John Shaw	Garden flat 4 Camden Terrace London NW1 9BP	08/06/2015 16:05:12	OBJ	Dear Sirs There are a number of boarded up shops in adjacent Brecknock Road so why anyone would choose to open a business in a public house is difficult to imagine. Out of interest I have tried to visit the shop on a number of occasions but it has always been closed. Given the number of local shops empty and available I strongly object to the possible use of 9 Hargrave Place as a shop especially as it is rightfully designated as an Asset of Community Value and needs to return as a public house to serve the local community. The closure of the Admiral Mann has been a bitter blow to the local community as the choice open to locals is now primarily punk, gastropub or very expensive "craft" beers. The Admiral Mann must return so I urge you to throw out this unwelcome change of use request.
2015/1814/P	Kelly Williams	Flat 1 18 Downside Crescent London Nw3 2ap	09/06/2015 09:50:33	OBJ	The Admiral Mann was an incredible community resource, accessible and hosting a range of community groups and activities. This space must remain a pub and continue to provide a place where locals can find companionship and comradery. There is no need for a retail shop in this area. It receives little footfall and would inevitably fail. A retail shop offers no community value. This is just another attempt for a greedy landlord to charge extortionate rents which only large national chains can afford, pushing the locals out even further. As a Camden resident, I strenuously object to this change of use. We must preserve community spaces and our local heritage.

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2015/1814/P	Kelly Williams	Flat 1 18 Downside Crescent London Nw3 2ap	09/06/2015 09:50:33	OBJ	
2015/1814/P	Tim Matthews	15 Stratford Villas NW1 9SJ	09/06/2015 09:45:37	OBJ	<p>This is clearly a scam just to further the developer's ultimate aim to convert the whole site in to flats. The shop there at the moment isn't even worthy of the name, selling absolute tat, with no promotion and not even open at weekends - clearly not a serious business. I doubt they've taken a single penny. I suspect that if the A4 licence is removed they'd just then at some point apply to have the A1 licence changed to residential, knowing there'd be little objection to the loss of a shop that would probably never even open.</p> <p>Also, why else would they request a change of use to a shop away from a pub, when they're already running a shop there? Either their ultimate intentions are quite different or what they're doing now isn't allowed.</p> <p>But that aside, the Admiral Mann is an asset of community value, and much-missed and much needed by the local community. An extra shop is not needed - there are plenty of closed shop units nearby!, and new flats would be nice if affordable, they must be in place of a proper well-used community pub like the Admiral Mann. It must be allowed to re-open as a pub - for the numerous and myriad reasons that have already been given.</p>

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2015/1814/P	Richard Lewis	27 Shepherd House York Way Estate London N7 9QB	08/06/2015 13:35:25	OBJ	<p>Dear Camden Planning Department</p> <p>I write to ask you to REFUSE this application. The loss of a much loved community pub, sold suddenly to a property developer who is attempting to destroy forever a historic , long established part of our neighbourhood has come as a bitter blow to the area as reported regularly in the local press. This latest attempt to create a kind of shop should be seen for what it is, a cynical attempt at exploiting planning loopholes and circumnavigating the recent changes in law that pertain to nominated Assets of Community Value. 'Bargains R Us' is not a regular shop in any conventional sense. With irregular opening hours, and hastily gathered stock which are just props rather than real items that people would buy, and token 'staff' who appear to be the live-in guardians rather than shop keepers. Do not be taken in by this front. Please stand up for the many people in this community who are so saddened by property developers taking advantage of London's dysfunctional property market and taking away our amenities. Please reject this proposal.</p> <p>yours Richard Lewis</p>
2015/1814/P	John CRYNE	10 Sneyd Road NW2 6AN NW2 6AN	08/06/2015 13:36:20	INT	<p>A bogus shop, established by the developer of the pub in a desperate attempt to exploit a loophole in planning regulations which has now been closed by a recent change in the law. I strongly oppose.</p>
2015/1814/P	Mr Michael Marshall	64 Whitby court Parkhurst road London N7 0su	09/06/2015 00:59:54	COMMEM AIL	<p>Once again another dodgy tactic by the property developer. He has opened the ground floor as a charity shop called bargains R us the shop is never ever open it is just a front And another way of him trying to manipulate Camden Council on the planning application. He has already taken out the bar without consent and converted The old public bar into the guise of a charity shop. I myself have been round to the said charity shop on many many occasions at different times of the day I have yet to find it open this is just another way of the property developer pulling the wool over Camden Council's eyes. It would appear that this man will stop at nothing to get his own way it's a bit late to go for a change of purpose when you've already ripped the bar out and opened it up as a charity shop to my knowledge Camden Council did not give him consent to do this. As in the case of the "Carlton" public house in Maida Vale we have a property developer completely demolished the pub with out consent Westminster Council have ordered the property developer to rebuild the pub and I quote brick by brick in a very well publicised case let's hope that Camden Council also have the guts to tell the property developer to reinstall the bar until such time that he is either given permission for a change of purpose or until it reopens as a pub as we all wish. As the saying goes money talks but we as a community are fed up with all of our local public houses being shut down bulk by property developers to be turned into flats and apartments that no local people could ever afford to buy in 1 million years and it is this attitude by property developers the decimates a community. I strongly object to this change of purpose</p>
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2015/1814/P	William Blair	26 Northumberland House Gaisford Street Kentish Town London NW5 2EA	09/06/2015 18:18:42	OBJ	<p>Dear Sir / Madam</p> <p>Having followed this case closely for many months, and having written to the owner of the said property on a number of occasions, I am very concerned about their intentions.</p> <p>I would like to see the building preserved with a view to the pub being reopened as soon as possible.</p> <p>I cannot see how this proposal does anything other than make this objective harder to achieve than ever. It appears the landlord is seeking to exploit a planning loophole to turn this site into one that cannot be used as a licenced premises again. I believe the retail unit in place at the above premises is bogus.</p> <p>I hope the council will reject this application.</p> <p>Best wishes</p> <p>Will</p>
2015/1814/P	Dr Jane Ferrie	11 Barn Close Torriano Avenue NW5 2SY NW5 2SY	09/06/2015 14:10:55	COMMNT	<p>As a local living on the Torriano Estate next to the Admiral Mann, I pass the 'shop' premises at 9 Hargrave Place N7 0BP almost on a daily basis. Sometimes the shutters are closed but on occasions when they are open I have looked in the window. The display has not altered since the shop first opened in March. I have never seen the door open or seen anyone go into the shop, which with little lighting, any signs of being open and a very dull display is uninviting in the extreme.</p> <p>Its appearance is very different from other genuine clothes and shoe shops nearby and the so-called shop has all the hallmarks of being a bogus 'retail outlet', established by the developer of the pub. I understand that this has been type of activity has been used by developers in the past to exploit a loophole in planning regulations which has now been closed by a recent change in the law.</p> <p>The</p> <p>I urge you to reject application for Certificate of Lawfulness 2015/1814/P</p>
2015/1814/P	David Edwards	The Corner House 203 - 203 Camden Road London NW1 9AA	09/06/2015 20:25:11	OBJ	<p>As a former head of a planning authority, this looks very like a device to manipulate the planning process, and thus potentially bring the planning process into disrepute. The decision made in this case is likely to be subject to intense scrutiny which makes deliberation of the evidence pertinent to any issue of a certificate of lawfulness all the more important. It would seem based on the evidence only a refusal of any such certificate could be justified.</p>
2015/1814/P	Joanna Gould	60 Rowstock Gardens London n7 0bh	09/06/2015 10:54:33	OBJ	<p>I am a local resident who was very interested to see the new Bargains R Us. I have children and noticed they had childrens clothes in the window. However i have yet to gain access to the shop as it is constantly closed? At least when it was a pub I could go inside and was garenteed to get a friendly welcome and see local faces from my neighbourhood!</p>