

27 Shepherd House  
York Way Estate  
London  
N7 9QB

17<sup>th</sup> June 2015

Dear Mr McClue

**I am writing to OPPOSE application 2015/1814/P concerning the Admiral Mann public house.** As I understand it, from 6th April 2015, pubs nominated as an Asset of Community Value benefited from extra protection from the government which meant that from that date, with immediate effect, planning permission will be required for any change of use or demolition of a public house registered as an ACV requiring the local planning authority (LPA) to determine a change of use or demolition in line with its Development Plan policies. For the avoidance of doubt, where a pub is listed as an ACV the following permitted development rights were withdrawn:

- Change of use to Class A1 (shops) Class A2 (financial and professional services) Class A3 (restaurants and cafés);
- Change of use to flexible use Class A1 (shops), Class A2 (financial and professional services), Class A3 (restaurants and cafés), and Class B1 (business), for a period of two years;
- Change of use to a state funded school for one academic year; and
- Demolition of the building.

It would seem that in anticipation of this, the property developer and the planning consultants that he has employed quickly established a 'shop' in the pub, which opened in late March. This shop is not a conventional business but merely a tactic to bypass the new protection that pubs nominated ACV enjoy.

Despite the property developer's frantic attempts to try and prove this is a real shop, providing an invoice to indicate cost of shop-fitting work, business rates, etc to any reasonable person "Bargains R Us" is not a real shop. They keep erratic opening hours on weekdays, and are not even open on weekends (peak trading hours in ~~this use~~ most areas of retail), and the stock consists of old clothes. Indeed, in this neighbourhood, it is a laughing stock.

Of course behind this ridiculous charade, is a rather tragic loss of a community minded public house. The pub had been in constant business since the 1870's and through that time provided refreshment, a forum for people of all ages to meet and gather, and a venue for important social occasions like wedding parties, wakes etc, to say nothing of the numerous sports and darts teams. It was a busy and lively pub before it closed, and a viable business serving people from all walks of life.

Unfortunately London's property market is so dysfunctional these days, that pubs are something of a soft target for property developers. No matter how many pints of ale are sold, the rapid growth of real estate prices means the return on flats will always trump it. Housing is a major issue in London and few feel the effects more than the likes of us, hardworking residents of inner London Boroughs, but while we all agree housing is at a premium, it should not come at the cost of our local amenities. The Admiral Mann is part of the history, heritage and culture of the area and right until it closed it was fulfilling that role.

It was decided by the previous government to afford pubs nominated ACV status added layers of protection. I ask again, please do not allow this fake shop to be a prop to cynically circumvent this change which was given to communities like ours. **Please 1) OPPOSE application 2015/1814/P; and 2) CONSIDER immediately placing the former Admiral Mann premises at 9/9a Hargrave Place N7 0BP under an Article 4 Direction.**

Yours sincerely

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Peyvand Sadeghian