

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/4456/P	Tom Watson	8 Ronalds Road Holloway London N5 1HX	28/08/2015 09:01:43	OBJ	<p>I OBJECT to application 2015/4456/P concerning the former Admiral Mann PH, at 9 Hargrave Place, London N7.</p> <p>The Admiral Mann is a longstanding focal point of local community activity in the Kentish Town area, a rare reliable hub for local residents and old friends to share a range of social events. On a typical night I would see a competitive darts game in progress, a man playing guitar leading a sing-along, elderly gentleman catching up, and a ladies football team having a drink after training. It was very much the archetypal London boozier.</p> <p>Mr. Moore's application to convert this historic Victorian building into swanky apartments has, and will continue to have, severely detrimental effects on the local community, especially on its older, more vulnerable members, many of whom have suffered following the harsh removal of the safe, friendly environment provided by the pub.</p> <p>The continued determined efforts of the Admiral Mann regulars have drawn attention to this application both within the immediate area and further across the city among those who oppose the ongoing destruction of the city's cultural fabric in favour of speculating on London's shortage of housing and turning such amenities into flats. While there is a planned retention of some nominal public house in this proposal, it does not appear to be a viable or realistic option, nor one which could possibly cater to the local people in the same way the pub used to when it was open.</p> <p>Furthermore, given Mr. Moore's previous history of converting successful pubs into flats, it is difficult to have faith in his alleged intention to maintain a smaller pub which suitably benefits our community.</p> <p>My recommendation is that application 2015/4456/P is REFUSED.</p> <p>Regards Tom Watson</p>
2015/4456/P	John Shaw	garden flat 4 camden terrace London NW1 9BP	26/08/2015 17:17:53	OBJEMAIL	<p>Reference 2015/4456/P Admiral Mann PH, 9 Hargrave Place, London, N7 0BP</p> <p>Dear Mr McClure</p> <p>The Admiral Mann is a true "Community" pub. I know this from real experience when my last long standing relationship broke up and I was at a bit of a loose end. I started going to the Admiral Mann and quickly made friends and got involved in the life of the pub. Now that is a real community pub and is what a pub like the Mann was so good at providing.</p> <p>To contemplate that such a resource could be lost to the community is unthinkable.</p> <p>To contemplate that such a resource could be downgraded by losing space so it cannot properly fulfil its role in the community is unthinkable. The Council should be looking to enhance the facilities available to the community not allowing them to be degraded.</p> <p>I strongly object to the plans put forward by this property developer only for his own gain and therefore I trust that the above application will be refused.</p> <p>John Shaw</p>

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2015/4456/P	Daniel mothersole	flat 4 196 ditchling road	27/08/2015 21:43:58	OBJ	<p>Object to Planning Application 2015/4456/P at 9 &amp; 9a Hargrave Place N7 0BP, site of Admiral Mann public house</p> <p>This is a much loved Community pub, which has served the community since ~1880. I object on the following grounds</p> <ul style="list-style-type: none"> <li>· a significant overdevelopment on this site, which will immediately and irreparably damage a long established Asset of Community value;</li> <li>· addition of an extra storey to 9 Hargrave Place, which will affect the light of residents in Longmeadow flats to rear of Hargrave Place;</li> <li>· this is a ‘trojan horse’ application which seeks to strangle the Admiral Mann by surrounding it with unrelated accommodation; and via</li> <li>· a very significant loss of floor space for the pub – some 40%, will immediately render it unviable.</li> <li>· flats to be built above and around the pub, will make noise complaints inevitable;</li> <li>· Landlord’s accommodation offered than in the current planning unit; splitting of the existing planning unit which experience elsewhere in Camden/other parts of London shows does not work. Please do not repeat the mistakes made with the Albert NW1, and Dartmouth Arms NW5</li> <li>· proposal would radically change two locally-listed non-designated heritage assets.</li> </ul>
2015/4456/P	Paul Buckle	Flat 7 N7 0JF	27/08/2015 13:02:17	OBJ	<p>The revised proposals still do not give adequate provision for a viable public house. On that basis my view is that there is still no intention for there to be a pub, and that this is a smokescreen to get the proposals through this application process.</p> <p>It is so sad that this Asset of Community value that so many people care about is having to go through process. I would urge camden Council to please reject this application</p>

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2015/4456/P	George Hanna	22c Huddleston Road London N7 0AG	27/08/2015 14:28:03	OBJ	<p>I write to object to planning application 2015/4456/P as the application proposes</p> <ul style="list-style-type: none"> <li>• a significant overdevelopment on this site, which will immediately and irreparably damage a long established Asset of Community value;</li> <li>• addition of an extra storey to 9 Hargrave Place, which will affect the light of residents in Longmeadow flats to rear of Hargrave Place;</li> <li>• strangulation of the Admiral Mann by 'trojan horse' application;</li> <li>• a very significant loss of floor space for the pub – some 40%, which will render it unviable.</li> <li>• flats to be built above and around the pub, will make noise complaints inevitable;</li> <li>• smaller Landlord's accommodation offered than in the current planning unit;</li> <li>• splitting of the existing planning unit which experience in Camden shows does not work.</li> <li>• to radically change two locally-listed non-designated heritage assets.</li> </ul> <p>1.0 Asset of Community Value (ACV) status</p> <ol style="list-style-type: none"> <li>1. Within a month of the closure of the Admiral Mann in August 2014, the local community had mobilised to nominate the Admiral Mann as an Asset of Community Value, and ensure we got a say in the future of our pub.</li> <li>2. 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."</li> <li>3. Since ACV status was granted at the end of October 2014, the following four community pubs in Kentish Town ward have closed or are under threat - the Gloucester Arms, Leighton Road NW5 (razed for housing), Auntie Annies/Porter House &amp; O'Reillys, both in Kentish Town Road NW5; The Lord Stanley, Camden Park Road - now used by many of the former Admiral Mann regulars, is also under threat from a predatory pub company/developers. The Admiral Mann sits approx 100m from the boundary between Camden/Islington, and drew clientele into Camden, as a result of the many pub closures on York Way and North Road/Market Road areas.</li> <li>4. The Department for Communities and Local Government, in a response to an E-petition entitled Save our Pubs, change the Planning Laws - <a href="http://epetitions.direct.gov.uk/petitions/66572">http://epetitions.direct.gov.uk/petitions/66572</a> "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."</li> <li>5. "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."</li> <li>6. 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.</li> </ol> <p>2.0 Negative effects of proposal/ pub closure on residents in Longmeadow flats</p>

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					<p>1. Residents of Longmeadow flats on Torriano Estate, immediately below the Admiral Mann pub are concerned over loss of light from property already being built at 1-7 Hargrave Place; &amp; are extremely concerned that, if the Application 2015/4456/P is accepted, the additional storey being proposed above current roof level of Admiral Mann will further block light from gardens &amp; spoil enjoyment of their garden(s) by them/their children.</p> <p>2. Since Admiral Mann closed, residents of Longmeadow have noted a significant increase in antisocial behaviour in the walkways between the rear of Torriano Estate and 9 Hargrave Place. The Admiral Mann pub &amp; smoking area formerly overlooked these passages, which are now seeing regular and increasingly large congregations of youngsters. On the evening of Sat 08/08/2015, the area saw serious disorder when a group of several dozen youngsters let off fireworks/threw missiles etc (Attendance by the Met Police, including Dog Unit, &amp; Fire Service was required to restore order). Were the traditional Admiral Mann configuration to be restored, the wide mix of pub users would return, &amp; such highly undesirable activities would be much less likely to occur.</p> <p>3.0 Strangulation by 'Trojan horse' planning application</p> <p>1. Planning application 2015/4456/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 &amp; 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.</p> <p>2. Some changes have been made to the previous application 2015/0906/P which should decrease the chances of complaints about noise from the occupants of the separate flats on the same level and above the bar area being proposed in the current application; and the adjacent new build at 1-7 Hargrave Place. However, in my opinion, noise complaints are inevitable given the Admiral Mann's very active sports teams, long history of music nights, and inevitable use of the pub by smokers; and it is proposed to reduce the number of pub entrances from two to one.</p> <p>4.0 Reduction in floorspace/seating will render the pub unviable</p> <p>1. The original floorspace of the Admiral Mann was 162sq metres in 2 separate bars at ground floor level. The proposed development in Application 2015/0906/P offered 100sq metres in one bar – a ~40% reduction. Planning application 2015/4456/P proposes a single bar of some 87sq metres – some 45% less bar space. 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.</p> <p>2. While Planning application 2015/4456/P proposes a significantly increased basement area (to accommodate male/female toilets and storage areas re-sited from the ground floor), adding these ancillary spaces leaves the proposed new single bar at ground floor very significantly below the floor area/number of seats offered in the current traditional 2 bar pub, which has served the community since &lt;1880.</p> <p>3. 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 &amp; 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.</p>

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4. Given the potential for noise complaints, and Reduction in floorspace/seating it is difficult to envisage this new proposed pub space being other than a precursor to further development and in time another flat.

5.0 Grounds to reject proposed application: under 2011 London Plan policies

1. 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).

6.0 Grounds to reject proposal to split planning unit under National Planning Policy Framework (Para. 70)

1. It is pleasing to see Application 2015/4456/P recognizes the importance of retaining ancillary accommodation above as a home for the licensee/manager and his/her family; the kitchen/service elevator in the accommodation above would also allow the pub to chill/serve food for darts/sports teams/wakes etc.

2. However Application 2015/4456/P proposes splitting the current Planning unit which has served the community well since ~1880. Experience in Camden shows splitting the current Planning unit does not work.. (In Camden alone: The Albert has suffered a similar fate. The developer of the Dartmouth Arms promised it would reopen by Summer 2015, however re-opening is now overdue, and the developer is now challenging its ACV status. Keeping the planning unit together does work! Look at the rejuvenated Golden Lion, NW1; Southampton Arms, NW5; Chesham Arms in London E9 to name but a few.

3. The applicant has provided no evidence that the pub has been marketed at a fair price for a period of 2 years. Were this to happen, there would be a great deal of interest from pub operators. That interest would be substantially diminished if the Council allows the splitting of the existing planning unit which has served the community so well since ~1880.

4. 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 ~40% would result in the loss of the pub as a community facility. This planning application is therefore contrary to NPPF Paragraph 70.

7.0 Heritage significance of 9 & 9A Hargrave Place

1. 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.

2. 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.

3. My comments above focus on the pub, however at the rear of the pub site at 9a Hargrave Place [which is probably an old brewery building] is also a locally-listed non-designated heritage asset. The developer plans to knock it down in order to get more accommodation in his plans.

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#### 8.0 Developers intentions

1. McMullens brewery sold the pub to the present owner for £1.7M, which is many times its market value. The applicant paid a speculative price assuming he would later obtain planning consent for residential use. This kind of behaviour is rapidly destroying Camden's heritage and culture. It is the role of the planning system to safeguard public amenity and to protect communities from the negative impact of the free market. It is not the role of the planning system to bail out developers who overpay for pubs.

2. On purchase, the new freeholder immediately shut the business down. This made no economic sense. For the owner then needed to employ property guardians to secure the premises, at considerable expense and with no income. Had the developer been serious about retaining the pub, and building flats around it, it would have made more sense to retain the publican, employing staff, paying business rates, contributing to Camden's economy; and providing a vital community service. He could have enjoyed a market rent whilst planning matters were under consideration, gaining a return on his investment regardless of the outcome of the planning decision.

3. Instead they chose to shut the pub, alienating the community and creating economic harm to Camden - the loss of 3 full-time and 5 part-time jobs, and reduced economic activity surrounding the pub (estimated by the IPPR at ~£80,000 per annum). Sadly, this pattern of behaviour is recognisable when owners are interested in the return from residential conversion and care little for the pub, and the local community which it serves/enriches.

4. The present owners have a track record of converting pubs to residential use: Josh Moore's LinkedIn profile emphasises his experience in "Pub conversions in North London". A previous attempt to convert the premises to retail, by undertaking physical although not material cc attempt to convert the premises to retail, first by undertaking physical though not material development to create a 'sham shop', then trying to regularise it via certificate of lawfulness application 2015/1814/P was rightly refused by Camden Council. I would question his reliability as an applicant, and urge you to be cautious. Camden Council could consider granting consent for the current scheme, believing that the proposal would Save The Admiral Mann, only to discover that, once the flats are built and the profit realised, the ground floor is once more converted to an alternative and unsatisfactory use.

5. I urge you/the Council: please refuse consent on this scheme and insist that the whole building remains in A4 use, as per strategic policy to resist the loss of pubs.

#### 9.0 Summary

- With the floor space significantly 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 2015/4456/P;
- on National, London-wide & Camden local planning framework grounds
- It is essential that the whole building remains in A4 use, as per strategic policy to resist the loss of pubs

Yours sincerely

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2015/4456/P	Mark Hummerstone	93 Kirby Rd North End Portsmouth	27/08/2015 17:23:21	OBJ	<p data-bbox="1099 129 1240 156">George Hanna</p> <p data-bbox="1099 188 2074 247">Object to Planning Application 2015/4456/P at 9 &amp; 9a Hargrave Place N7 0BP, site of Admiral Mann public house</p> <p data-bbox="1099 284 2029 343">This is a much loved Community pub, which has served the community since ~1880. I object on some/all of the following grounds</p> <ul style="list-style-type: none"> <li data-bbox="1099 379 2047 438">· a significant overdevelopment on this site, which will immediately and irreparably damage a long established Asset of Community value;</li> <li data-bbox="1099 475 1957 534">· addition of an extra storey to 9 Hargrave Place, which will affect the light of residents in Longmeadow flats to rear of Hargrave Place;</li> <li data-bbox="1099 571 2063 630">· this is a ‘trojan horse’ application which seeks to strangle the Admiral Mann by surrounding it with unrelated accommodation; and via</li> <li data-bbox="1099 667 2047 694">· a very significant loss of floor space for the pub – some 40%, will immediately render it unviable.</li> <li data-bbox="1099 730 1890 758">· flats to be built above and around the pub, will make noise complaints inevitable;</li> <li data-bbox="1099 794 1771 821">· Landlord’s accommodation offered than in the current planning unit;</li> <li data-bbox="1099 858 2063 917">· splitting of the existing planning unit which experience elsewhere in Camden/other parts of London shows does not work.</li> <li data-bbox="1099 954 1899 981">· proposal would radically change two locally-listed non-designated heritage assets.</li> </ul>

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2015/4456/P	Richard Lewis	27 Shepherd House York Way Estate London N7 9QB	26/08/2015 11:02:34	OBJ	<p>I wish to file an OBJECTION to application 2015/4456/P concerning the former Admiral Mann PH, at 9 Hargrave Place, London N7.</p> <p>The building dates back to the 1870's when until its closure last year it had operated as a single address consisting of a public house with manager's accommodation. Whilst the new proposal includes both of these, they are significantly diminished by the partial demolition of the pub and construction of new self-contained flats. The pub is a locally listed Heritage Asset and historic Victorian building. Dividing it up into flats is of serious detriment to its character. Partial demolition compromises its history. The proposal is unsympathetic to the building's proud heritage.</p> <p>The building was purpose built to serve the local community. It is located in an already densely populated neighbourhood with the large Torriano Estate just opposite, other housing across the road, and a number of entirely new flats being built as we speak on site of the former factory next door. Local people and communities require amenities, exactly of the type the Admiral Mann provided for some 140 years previously.</p> <p>As has already been well documented in the local press, objections to previous planning applications, and the council itself through nomination of Asset of Community Value status, the pub provided a number of roles and enhanced the life of the area significantly. People from all ages and walks of life used the pub for a variety of functions including competitive darts matches, wedding and funeral gatherings, 'Cockney evenings' (which involved sing-songs), quiz nights, St Patrick and St George's Day parties, Christmas day opening, to name but some. The pub also raised funds for local charities and provided a forum for local traders to do business. Through the reduction in pub operating space, and allowing other tenants unconnected to the pub to live on the premises, the application compromises the ability of any future pub to facilitate such community focused activities. I am also concerned about the possible impact on the new neighbours that noise which any pub naturally generates, could have on them. So far noise has never been an issue for the Admiral Mann in spite of all the activities going on within the pub.</p> <p>Of course above all else the pub was a profitable and viable business in its own right and I hope one day it will be once again. The very fact there has been such a strong and passionate mobilisation of the community in response to the planning applications indicates a highly loyal customer base. Again, this application threatens that viability and thus the long-term future of pub itself. Left in its current structural entity with the entire ground floor and sizable manager's accommodation, and no unconnected tenants living in the same building, the pub would be an attractive project for a professional pub operator.</p> <p>The applicant, Mr Josh Moore is a self-proclaimed "pub conversion" specialist as listed on his publically viewable LinkedIn social media profile. One has to wonder if he is seriously interested in even running a pub in the first place. The previous application 2015/0906/P which he was invited to WITHDRAW was widely considered a 'Trojan horse' type application, derided by the local community and indeed strongly opposed by it because it was felt the nominal 'pub' included as part of that plan was really a precursor to being another flat at a future point.</p>



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Following that withdrawal, Mr Moore applied for a Certificate of Lawfulness to convert the pub space into a shop. This was REFUSED. It was thought by the community that this was a cynical and hastily cobbled together attempt at bypassing recent changes in the law which offer further protection to pubs with Asset of Community Value status. The 'shop' called 'Bargains R Us', effectively a tableaux, the subject of jokes among locals, was a completely bizarre stunt that tried to make a mockery of the planning process.

I further note that Genesis Architects Ltd, Mr Moore's company has been behind at least two other full transformations of Victorian pubs into blocks of flats. These are the Neptune, 51 Werrington Street, NW1 1QN and the Queens Arms, 2 Queens Crescent NW5 4EP. These were the subject of planning applications 2013/0787/P and 2010/6281/P respectively. In short, I object because based on the evidence and previous actions, this application is of grave concern to the long term future of the Admiral Mann.

My recommendation is that application 2015/4456/P is REFUSED. Many thanks for reading this objection.

Regards  
Richard Lewis

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2015/4456/P	Simon Kolka	71 Alfriston Road SW11 6NR	28/08/2015 08:03:51	COMMNT	<p>I object to the proposal for the following reasons:</p> <ul style="list-style-type: none"><li>- it is a significant overdevelopment on this site, which will immediately and irreparably damage a long established Asset of Community value;</li><li>· addition of an extra storey to 9 Hargrave Place, which will affect the light of residents in Longmeadow flats to rear of Hargrave Place;</li><li>· this is a ‘trojan horse’ application which seeks to strangle the Admiral Mann by surrounding it with unrelated accommodation; and via</li><li>· a very significant loss of floor space for the pub – some 40%, will immediately render it unviable.</li><li>· flats to be built above and around the pub, will make noise complaints inevitable;</li><li>· Landlord’s accommodation offered than in the current planning unit; splitting of the existing planning unit which experience elsewhere in Camden/other parts of London shows does not work.</li><li>· proposal would radically change two locally-listed non-designated heritage assets.</li></ul>

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