

Application No: 2015/4456/P	Consultees Name: Nathaniel Weiner	Consultees Addr: Flat 13 Bennett Court Axminster Road London N7 6BE	Received: 08/09/2015 13:12:51	Comment: OIBJ	Response: I wish to object in the strongest possible terms to application 2015/4456/P concerning the former Admiral Mann PII, at 9 Hargrave Place, London N7. As a Nags Head resident I have spent many happy moments at the Admiral Mann and feel strongly that this application will put the pub in jeopardy. With reduced floor space the Admiral Mann will not be able to perform the full range of community functions it once did. We need only look at the examples in Camden of the Dartmouth Arms and the Albert to see how conversion of half a pub puts the whole establishment in jeopardy. Planning decisions in regards to the Chesham Arms, the Swan & Edgar, the Cross Keys and the Golden Lion have determined that best practice for councils concerned with pub survival is to protect pubs from being carved up. Aside from the loss of pub space there is also the loss of space for landlord accommodation and the increased chance of noise complaints from the new occupants of the flats that are created. My final concern regards heritage preservation: the Admiral Mann is a beautiful Victorian building dating back to the 1870s and it would be a real loss to the local area if its appearance was changed through conversion into flats. Camden council should recognise that heritage buildings are a huge draw for both residents and businesses, contributing to the creative cache that makes Camden unique amongst other boroughs. In summation, My recommendation is that application 015.44456/P be refused. Thank you for your attention. Kind regards, Nathaniel Weiner
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Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/4456/P	Kelly Williams	Flat 1 18 Downside Crescent London NW3 2AP	08/09/2015 09:22:38	OBJ	I wish to file an objection to proposal 2015/4456/P. As a hard working single mother living in the Borough of Camden, I appreciated my visits to the Admiral Mann as a welcoming, easy-going community minded pub. There are all too few pubs of this type left in north London and to risk its future by allowing a property developer to split the unit into flats is of grave risk to the long-term viability to this Victorian pub. A recent study demonstrated that most parents in London feel lonely and isolated, but the quiz nights, sing-alongs, and other gatherings at the Admiral Mann provided a positive place to engage with the local community. With the pub being reduced in size and with the pub sharing the same building with several new flats, I do worry whether such events could continue in the same scale as before or even at all! This could impact on the pub's business potential as previously a large number of people enjoyed the traditional entertainment which the pub hosted. Since the pub closed certain elderly and disabled locals have been badly affected. There just aren't any suitable alternatives nearby for them, and we have noticed number vulnerable individuals are now all but housebound. I think it was quite spiteful of the property developer to have suddenly closed the pub while he went through the planning process. We are led to question whether he really even wants to open a pub at all. I advise Camden planning officials to be very wary of any rushes to try and get his plans through, with his true interests not really shared with that of the community. Most of the people who used the Admiral Mann were tenants in rented accommodation or social housing. We know all about London's housing crisis because it affects us directly. I don't think the way to solve it is to destroy our community spaces and heritage. Please RLU/USL consent to this planning application and make bold steps to save our local!
2015/4456/P	Robert Brown	396 York way Austin fruit&veg Ltd N79LW N79LW N79LW	08/09/2015 14:22:35	OBJ	I am a local shopkeeper and used the Admiral Mann on a regular basis.I am disgusted to here that some money grabbing property developer want to turn this once vibrant pub and wonderful building into flats, islington /camden have lost to many pub over the last decade, and i feel this has to stop i get customers coming to my shop saying they are lost since this pub closed telling me they do not see there friends of the community (most of them elderly) who now have no choice but to stay home behind locked doors ,being to scared to come out at night because Hargrave Place is very dark. When the pub was open people would be walking past and the pub was lit up, a welcoming refuge THIS BEAUTIFUL BUILDING WITH ITS ACV SHOULD NOT BE TOUCHED !!!! I asked the committee to refuse this application many thanks Robert Brown proprietor of Austin Fruit and veg Ltd

Application No: 2015/4456/P	Consultees Name: Sarah Marshall	Consultees Addr: Flat 2 Hilton House Amherst Road, London W13 8NF	Received: 08/09/2015 12:18:49	Comment: OBJ	Response: To whom it may concern, I am writing to you to OBJECT planning application 2015/4456/P which concerns the formal Admiral Mann of 9 Hargrave Place, London N7 0EP. The Admiral Mann had served its surrounding community successfully for nearly 150 years, providing space for local residents to meet and socialise. It was profitable and successfully celebrated many aspects of British culture, including St. George's Day, Cockney Nights, Christmas Day functions to name a few. It was an excellent 'local' which is greatly missed by the local community. The pub would not be able to function so well with diminished floor space, as proposed by the developers, and much of its character would be lost. Having neighbours directly above the pub would mean that many of these functions would be unable to happen due to possibility of complaints about the noise from the people living in the flats. This character would also be destroyed by dividing the building up into flats. The building dates back to the 1870s and is an excellent and attractive example of a Victorian Pub. More and more of the traditional pubs in London are being sold to developers and turned into flats which is taking away from the communities which surround them. The area surrounding the pub is densely populated and there is no other community public house to serve the area. The strong objection which has been shown to the proposals demonstrates how much of a key role it played in the community. Historically, pubs which have been divided into pubs and flats have had a poor track record in Camden (E.g. The Dartmouth Arms and The Albert) and more recent planning decisions have ruled that pubs are more likely to survive if they are kept all together (The Chesham Arms, The Swan & Edgar, The Cross Keys and The Golden Lion). One only needs to look at figures of recent pub closures to see how rapidly we are losing this aspect of British culture. This is why I OBJECT wholeheartedly to the planning proposals. Yours sincerely, Sarah Marshall
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Application No: 2015/4456/P **Consultees Name:** Alex Holland **Consultees Addr:** 10b Gateley Rd **Received:** 08/09/2015 17:42:38 **Comment:** COMMENT **Response:** I am writing to object to this application. I have been a happy customer of the Admiral Mann in the past and noted what an exceptional community hub it was for local residents.

The current application would do significant damage to this fine Victorian pub, a heritage asset to the local community, by rendering it mostly into flats. By having such a high proportion of flats to pub space there would not be enough viable space for a pub to be commercially viable or provide enough space to hold community events that it was famous for before such as it's St George's Day celebrations. Another impediment to this acting as a community pub ads before is that residents in the flats above would issue noise complaints restricting its operation so it could not function.

I refer planning officer to planning decisions which have ruled pub survival is best served by keeping a site viable for pub use - Chesham Arms, Swan & Edgar, Cross Keys, Golden Lion.

I hope that officers will recognise all of the above and reject this application.

