Flat 27 Shepherd House

York Way Estate

London, N7 9QB

19th August 2015

Dear Mr McClue

**RE: 2015/4456/P Admiral Mann PH, 9 Hargrave Place, London N7 0BP**

I wish to file an OBJECTION to application 2015/4456/P concerning the former Admiral Mann PH, at 9 Hargrave Place, London N7.

The building dates back to the 19th century 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.

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.

As has already been well documented in the local press, 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.

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.

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.

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’, considered something tableaux by 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.

Best wishes,

Sam Dyas