

---

**From:** René Lavanchy <[REDACTED]>  
**Sent:** 24 September 2015 18:59  
**To:** McClue, Jonathan  
**Subject:** 2015/4456/P - Objection

Dear Mr McClue

I wish to file an **objection** to application 2015/4456/P concerning the Admiral Mann public house, at 9 Hargrave Place, N7 0BP.

I note that the application calls for partial demolition of the pub and reduction in space of (a) the landlord's accommodation and (b) the public area itself.

In my view these moves are unacceptable as they will threaten the financial viability of the pub by reducing the floor space available and by reducing the amenity offered by the landlord's accommodation, thereby harming the pub's value as a business opportunity to potential lessee/tenant landlords.

Furthermore, and worryingly, reducing the public area and landlord's accommodation is in order to allow creation of dwelling flats in the building. This is the most serious threat to the pub, since flats in the same building are entirely incompatible with the running of a busy pub. It is in my view inevitable that, sooner or later, noise complaints would force the pub to close.

In addition, the demolition work required to create these flats and take over part of the public area would damage the fabric and character of the building, which as you know is an asset of community value.

The Admiral Mann's value as an ACV has been well documented in the media. Threatening its viability in the way that this application does means threatening to remove this valuable amenity from the community in this part of North London.

I would also note that splitting the planning unit, as this application proposes, has proved unfortunate and regrettable in terms of protecting the pub's viability in previous cases where your council granted such applications (the Dartmouth Arms and The Albert in Primrose Hill) - precisely for the reasons I give above.

Finally, I note that the applicant, Mr Josh Moore, claims on his LinkedIn profile to be a "pub conversion" specialist and property developer (<https://uk.linkedin.com/pub/josh-moore/26/838/a97>), which rather undermines any claim he has to wish to preserve the pub and protect its future. His previous application, you will recall, he was invited to withdraw. While this application is less damaging to the pub, you have to ask whether it is not intended to bring about the demise of the pub by subtler means.

I therefore recommend that this application 2015/4456/P be REFUSED and thank you for your consideration.

Many thanks and best wishes

Rene Lavanchy  
108 Holcroft Court  
Clipstone Street  
London  
W1W 5DF