

**Minutes of Site Meeting: Carpenters Arms, 105 Kings Cross Road,
London, WC1X 9LR**

Location: on site at 11:30 11/11/2015

Minutes amended 23.11.2015 : Camden Planning do not agree with point 3.01 'It was agreed by all present that the first floor has not and is not used by the pub or the local community and has a de facto ancillary residential use.' This point has been removed below.

Meeting No.1

**Site Meeting with Camden Planning for Planning Application
2015/5840/P**

Change of use of first and second floors from public (Class A4) to create 1x2 bedroom and 1x3 bedroom flat (Class C3); erection of mansard roof extension to create 1x3 bedroom flat (Class C3) and associated works.

Attendees:

Hussein Aziz – Golfrate
Milan Babic – Milan Babic Architects
Konrad Romaniuk – Milan Babic Architects
Ian Gracie – Camden Planning
David Andrew Wheeler – Publican of the Carpenter's Arms

Absentees:
n/a

Ref	Comments	
1.00	Entrance to pub	
1.01	It was agreed that potentially the pub door nearest the proposed residential entrance from the street could be permanently closed to further separate pub A4 use from residential C3 use.	This could be made a condition by Camden for PA approval. Camden to confirm.
1.02	Shop front of merit.	Camden to inform MBA of any concerns before the expiry of determination date of the PA.
2.00	Stage	
2.01	Camden is concerned that the stage may be lost. Community plays darts every week on this stage.	MBA agree to amend plans to show new stage in place of existing stairs leading to upper floors at ground floor level.
3.00	Loss of kitchen on first floor	
3.01	Camden concerned about loss of kitchen and A4 use on first floor. The publican of 15	

years at the Carpenters confirmed that the kitchen on the first floor is not viable for commercial purposes as it is served by a very narrow staircase. Secondly the adjacent rooms on the first floor cannot be used by the pub because there is no means of escape for the public. It was noted by the publican that these rooms have not been used by the pub and the first floor has not been used by the local community for many years.