
From: george hanna [REDACTED]
Sent: 15 December 2015 12:49
To: McClue, Jonathan
Cc: Richard Lewis
Subject: Re: Re planning application 2015/4456/P, Admiral Mann N7 OAG
Attachments: 23032015 George Hanna objection.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mr McClue

I write to OBJECT to the recent amendment to Planning application 2015/4456/P, on the following grounds.

1. Many of my objections filed for applicant's previous application 2015/0906/P (which he was invited to WITHDRAW) included material planning considerations equally relevant to this revision. I attach a copy of my previous objection; and note the following specifically in relation to the current revision:
2. Considerable Potential for noise complaints remains as the soundproofing proposals outlined in the short Noise Impact Assessment report are likely to be insufficient for The Admiral Mann, given its very active sports teams, and long history of music nights. As the main pub/bar area is directly under bedrooms 1 & 2 of Unit 1 on 1st floor, it is *almost inevitable that complaints will immediately be received from the occupants of this dwelling*, and others unrelated to the pub. This seems an entirely inappropriate stacking of rooms, motivated by a wish to maximise profit for the Developer.
3. Much the simplest, and cheapest way, to reduce the likelihood of complaints from the occupants of new micro dwellings unrelated to the pub is to retain the Ancillary managers accommodation & kitchen etc above the bar at floor 1. (which has served the Pub & Community so well for ~140 years)
4. However to reduce the likelihood of complaints about noise from the pub
 - a heavier density of mineral wool insulation (>120kg/m3) would be needed than that recommended in the Noise Impact Assessment report; and
 - (as recommended in the Noise Impact Assessment report) the developer should install a suspended ceiling including extra sound insulation above the main Ground Floor bar area. The current ~2.4m ceiling height would comfortably allow this.
 - the developer should install carpets with suitable underlay (rather than laminate flooring) should be installed in bedrooms 1 and 2 (noise impact calculations are based on the use of typical soft furnishings ie bed *& carpet*); and
 - A minimum 100mm lining should be installed to internal walls of the new staircase enclosure for the purpose of deadening vertical sound transfer is highly desirable.
 - It highly probable that additional reinforcement will be needed if the existing joists are to be reused (in view of the additional weight of floating floor etc and 2x soundblock boards underneath).

5. With the floor space/seating reduced, loss of ancillary space, including any kitchen facilities 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

- recommend this matter is considered at the highest possible level within Camden Council; and
- give material consideration to the pubs ACV status, so that it can continue to further the social wellbeing of the community in accordance with Section 88 of the Localism Act 2011; and
- recommend refusal of consent for planning application 2015/4456/P as it is contrary to
- National Planning Policy Framework (Para. 70); and
- 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); and
- Camden local Policy DP 15 & developing Kentish Town Neighbourhood Plan Policy CC3 (details of which have been outlined by other objectors)

Yours sincerely

George Hanna

