

## OBJECTION

1. I object to the planning that wants to happen to this building as this would not be affordable housing and not aimed at the people who earn low income and don't have a wealthy background. It seems like the property developers are trying to drive the Londoners out of London.

I think it's a shame that a landlord and landlady that do so much for the community and local charities may no longer be there if this goes ahead. Besides, you have Mount Pleasant and Fire Station in Clerkenwell to be developed on.

2. I wish to object to this proposal as it would result in the loss of a considerable community asset, as well as contradict the social sustainability aspects of the Mayor's Plan for London as well as the Council's suite of local planning policy. The Carpenter's Arms is one of few meeting points for community members new and old. The venue is relied upon by a number of people for social engagement and its loss would directly result in decreased social capital. The benefit of one additional unit to the Council's housing targets does not outweigh the immeasurable loss to the community. Please consider the detriment this change of use would cause to the community and refuse the application.

3. 1. Current class A4 use of the property has a "AVC" listing on the whole building to protect it from development. 2. Granting this application would remove my rights as a secure tenant. 3. It would end my legal right to the offer of a new lease. 4. There is a licence in place for the sale of alcohol and the performance of live music on 7 days of each week. This licence would be under threat if residential properties were built above the public bar area. 5. If granted the works would require the closing of the bar for the duration of the refurbishment which could have a damaging effect on the customer base built up over the last 19 years. 6. As there is no external access to the floors above the bar, a substantial part of the bar would be annexed to provide access which could affect the ability for the bar to trade effectively. The Carpenter's Arms comprises of 3 floors, ground and 1st floors commercial use, 2nd floor occupiers accommodation, 1st floor function room is not currently in use, the commercial kitchen

## RESPONSE

1. This redesign of the upper floors is not aimed at any particular social group. The pub will still be able to function as at present. The upper floors are not used by the community but have a residential use.

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3. The upper floors are presently not used by the community but have a de facto residential use. The application is for the redesign of the upper floors into three flats. The pub would not lose its function and would continue to be an asset to the community. The plans have been amended to include a new stage that will have better prominence on the ground floor pub. The proposed plans will not affect the community or functions in the pub. Only the leased residence of the publican and residential floor above are affected by the plans. These presently have a de facto residential use even though they are classed as A4. These floors are not used by the publican for the benefit of the community but as a large residence. The proposal leaves the possibility of one of the flats being leased to the publican/future publicans open. We reiterate that for the first floor to have meaningful use as a pub/dining space, a new staircase would have to be introduced to comply with building and fire regulations. Putting in a new staircase for pub use would not be dissimilar to the proposed scheme.

teams playing from the Carpenters Arms and for regular functions taking place in the bar throughout the year.

4. If this application is granted it will totally negate the point of the pub being an asset of community value. The only access to the flats will be a staircase in the corner where the stage is effectively preventing 6 darts teams playing in the pub and music played on Saturday nights and many Friday nights. The loss of revenue from home and away teams playing darts three nights a week and on music nights when the pub is almost always full will be disastrous. The noise and dust from clearing the properties above and re-building and re-furbishment will impact on the community and it will certainly affect traffic parking and road safety.

5. As a member of the Carpenters Arms supporters I am against the proposed Planning Application to change the use from Class A4 to C3 by the owners. Camden Council upheld the original decision to list the whole of the Carpenters Arms as an ACV following an appeal by the owners. The Carpenters Arms contributes to the social well being and interests of the local community with six darts teams participating in leagues with related charitable work. In addition there is live music every Saturday which attracts high attendance. At the very least the planning application consultation should, in my view be postponed until a decision is made regarding the AVC.

6. By building these flats will be rather damaging for this family friendly pub, as by building flats will most probably end the days of live music and therefore leaving the owners with no alternative to close. Does the landlord need to build flats that may never be sold or rented because of being on top of the pub. This is a great community pub and would be a loss if it's changed in anyway as they have visitors from all over the UK and Europe. Please think about granting permission as we are in need of keeping traditional pubs not everyone enjoys new style gastro pubs and I feel this would happen as the flats would certainly spell the end of this pub entertainments license

4. The plans have been amended to include a new stage that will have better prominence in the ground floor pub. The temporary noise and dust from refurbishing three floors will not be significant enough to effect the functioning of the pub.

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6. The pub will continue to function in its present form under the proposed plans.

## OBJECTION

7. I would like to object to this planning application, as this public house has been here for a number of years as I have used it for the last 40 years, it is the only pub in the kings cross area where you can feel safe to take your family and friends without any trouble, the landlord and landlady are two of the most friendliest people you could hope to meet they accommodate 5 dart teams on various nights of the week they also have live music at weekends, it serves 3 major hotels and 1 hostel for overseas visitors all are made to feel welcome, foreign visitors who have used this pub always recommend their family and friends to pop in when they are over here on holiday. I believe that this public house is an asset to the local community and would be sadly missed if it was to disappear.

8. Do not this to happen as I use the pub and it's a lovely place to be part and also meeting place for locals

9. I am objecting to this application because I among many others have been using this pub for the past 16 years. It is a meeting place for the local community and a recreational facility. There are seven darts teams. I am Secretary of one. There are very few other pubs in the vicinity able to offer this. The pub also offers a wide range of other entertainment. It is a very friendly place and would adversely affect the enjoyment of many people were it to change. Please notify me of the committee date.  
Yoursfaithfully,  
Michael Mescall.

10. I object to another property developer applying to turn another property in to high cost housing when all around is the king cross development which is housing and offices and then you got the mount pleasant development which will be another load of high cost housing, you also have the pakenham arms in calthorpe street wc1 which was develeped which is now sitting empty because it is not housing for working class

## RESPONSE

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10.The proposed flats are not designed for any particular social group.

you also have the pakenham arms in calthorpe street wc1 which was developed which is now sitting empty because it is not housing for working class people who could afford to pay affordable rent and homeless people that need affordable housing to. I object to it being turned in to flats and you would be putting a long serving landlord out of his home and making him homeless.

11. would like to object to the changes proposed to the Carpenters Arms. There is no doubt that the works proposed will irreversibly change the nature of what is one of the few centres of this community. Having moved here 4 years ago I have found it welcoming and it is a place I have made friends as well as meet old ones. , With people of all ages , nationalities races, genders, with class never an issue, it really is a unique place. You may find this a small price to pay for the change but it is also one of the best darts pubs in London with a 4 teams playing regularly including a ladies team and mixed teams . I myself play for one of the teams and it has helped me integrate in this area and in the wider north London community with the games we play away. These teams from part of the fabric of this area and to take that away would be a tragedy. The vast amounts of money the flats will make are of course tempting for the sellers but I implore you to think of the nature of the area you are in charge of protecting and nurturing. I have never felt strongly enough to leave a comment regarding planning and I hope you can find a way to preserve this amazing place.

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