

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/0759/P	Mr David Wheeler	THE CARPENTERS ARMS 105 KINGS CROSS ROAD CAMDEN LONDON WC1X 9LR	20/03/2016 14:04:43	COMMNT	I believe the reason for this planning application being made with no significant changes, in fact no changes at all so soon after the first application was rejected is that the owner of the property has lodged an appeal with the appeals tribunal against the granting of the "avc" order placed on the Carpenters Arms PH by Camden Council on a legal technicality. This appeal will be heard on the 31/03/2016, if successful considering the new planning application just days after the appeal would not give the local community the time they would need to re-apply for a new "AVC" listing, something the tribunal office say can be done if the original "AVC" listing is overturned on a legal issue. My objections to the planning application are 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 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 greatly affect the ability for the bar to trade effectively. The Carpenters Arms comprises of three floors, ground and 1st floors commercial use the 2nd floor occupiers private accommodation. 1st floor function room is not currently in use commercially, the commercial kitchen is still in use to provide food for the regular darts teams playing for the Carpenters Arms and for regular functions taking place in the bar throughout the year.
