



Dear Rob,

Apologies for the delay in responding to the above scheme. We are constantly inundated with threatened pubs in London.

Further to the comments you have received from my colleague John Cryne of the North London branch of CAMRA, I should like to lodge an objection on behalf of the CAMRA Greater London Region.

We strongly oppose the change of use of the Sir Richard Steele pub into mixed use pub / residential (A4/C3).

The pub freehold is owned by an overseas property speculating company, Kicking Horse Ltd, which has an appalling track record of community deprivation with regard to their pub conversion projects in Camden. The Dartmouth Arms and the Black Cap are two ongoing cases where the Borough and its residents and visitors have been left all the poorer as a result of their irresponsible stewardship of these Assets of Community Value.

The company has been attempting to profit from the seemingly insatiable demand for residential property in central London by squeezing every inch of potential residential space from their commercial pub estate. Pubs are, quite rightly, recognised as vital community social infrastructure. The planning protection mandate is found at Paragraphs 69 and 70 of the NPPF, Sections 3.1B, 3.16, 4.8. 4.48A. 7.1 of the altered London Plan 2011, and Policy DP15 within Camden's development policies. The Council has learned about the unsatisfactory outcomes when pub planning units are split at the two cases mentioned above, and the Prince Albert in Primrose Hill. There are countless more I could name.

The local residents, with full support of the Council, nominated the pub, in its entirety, as an Asset of Community Value. This further links in to the valued criteria at P70 of the NPPF and the additional encouragement levied on London Boroughs by the Mayor at Section 4.48A of the London Plan. What makes THIS pub special to local people and visitors alike, is the function room and garden. What makes the pub viable and highly sustainable in the long-term is the beer cellar, staff accommodation, and the function room and the garden. The site would be very attractive to a whole range of pub operators. It is indeed a rare surviving example of an intact London pub which still retains its ancillary accommodation.

Hellbent on realising a quite unnecessary residential property return, by asset stripping an historic pub, the applicant appealed against the ACV listing first to the Council and then to the First Tier Tribunal in the General Regulatory Chamber. Both appeals were dismissed and significantly the WHOLE pub is an Asset of Community Value. Not only is this a material planning consideration in accordance with the DCLG non statutory advice note, but it also vindicates the Council stance to refuse consent for splitting of the A4 planning unit and change of use in the previous application, which was lost on appeal last July. The decision on the ACV appeal by Judge Peter Lane (here: <http://www.bailii.org/uk/cases/UKFTT/GRC/2016/CR-2015-001.html>) should be grist to the Council's mill. Officers would be entirely justified in refusing this application on the basis of the Judge's comments above alone. Moreover, Councillors appeared at the ACV appeal to defend the pub. If the asset is offered for sale, this could trigger a community right to bid. If the planning unit is split, the community would only be able to bid for a lease, on the ground floor and cellar, which undermines the spirit of the Localism Act and, as the learned Judge remarks, is contrary to the will of parliament.

CAMRA has widespread experience of 'Trojan Horse' attacks on viable community pubs. The upper floors are sacrificed, making the pub less viable. Then noise complaints from flats lead to a licensing review. This in turn can lead to reduced hours, restrictions on music and events, decreasing viability further. Eventually all A4 community use is erased and then the freeholder, by calculated guile, submits plans to convert the entire building into flats, as there lies the maximum margin. The various strategic planning objectives are designed to protect pubs and to resist their loss. Such grounds of argument were successfully applied by officers recently at the Carpenter's Arms in King's Cross Road (2016/0759/P).

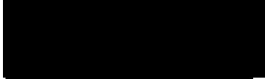
This Council, above all others in London, has a most excellent track record in protecting its precious community pubs, boasting more ACV pubs than any other Borough. Furthermore it has learned from past mistakes and guided by community pub champions amongst Members, for example Councillors Oliver Lewis, Sally Gimson, Sian Berry, Phil Jones, with widespread cross party support, it has developed a reputation for rightly standing up to developer greed and ensuring a sustainable, vibrant, inclusive Borough for all, in accordance with policy and the general aspirations of the Council's strategic vision.

Please recognise this scheme for what it is. A unnecessary assault on an historic, healthy, sustainable example of a community pub, one of many thousands that once existed in London, and one of a now dwindling number. The housing gain of 4 flats is marginal and when the loss of the staff ancillary flat is included, it is insignificant. It certainly does not outweigh the harm that would be caused by the splitting of this ACV and weakening of the currently intact, unspoilt pub.

Accordingly we urge officers to build on past successes, stand firm and REFUSE consent. You can be assured of our full support.

Yours,

James Watson CEng, MIET
Pub Protection Advisor
Greater London Region
Campaign for Real Ale





Dear Rob,

I'm writing as one of the residents at the Etons blocks to comment on the proposal.

The Steele's village pubs are our nearest local pubs and we know there have been some concerns after dealing local ASB.

As a pub this one has set a good example of how to manage rowdy patrons and its management have done their best to keep their business viable and effectively manage out ASB.

I would therefore wholeheartedly support their proposals which increase the amenity in the area by retaining this traditional pub, which has always been affordable and accessible to both younger and older members of the community.

I would also consider the visual and commercial contribution as a positive step in the change of mix of local outlets towards something more in tune with the changing needs of the area and providing the kind of service offering which we really need at this end of Haverstock Hill to improve our quality of life.

I trust you will be able to set aside any spurious objections to this sympathetic scheme which increases residential space and modernises the ground floor in a way which can only make the pub more attractive.

The proposed extension makes no overlook and the refurbishment makes the use of space and grounds far more effective.

I feel this new arrangement will certainly appeal to the diverse clientele we need to see in the area, and I know this goal was mentioned in today's Camden partnership meeting as part of the NTE objectives, so your approving ICENI to start moving this pub into the next decade, on a sounder footing, can only be a positive step.

It is really important to sustain the local community and if the new residential accommodation is proposed, I hope Camden will be permissive around the granting of new residents car permits, rather than to necessarily insist on 'car free', as many people coming to the area still depend on cars for their livelihood.

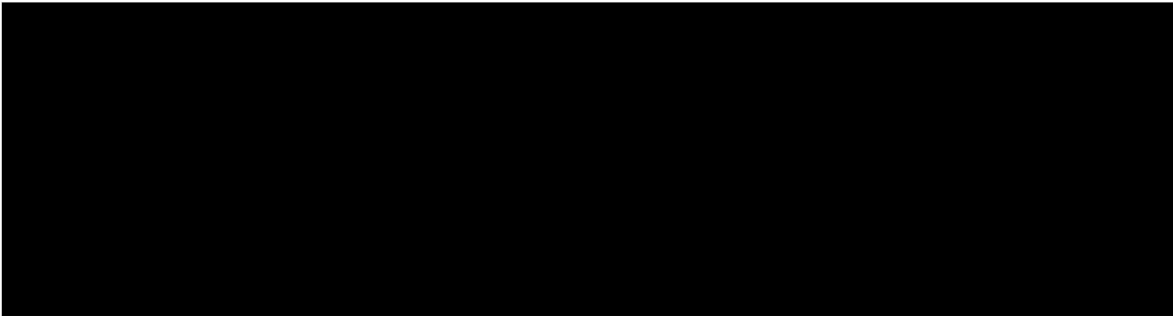
Of course we would be happy for the CIL conditions to include an element of good sense for disposal of rubbish and for contributing to the local community environment - perhaps assisting with the costs of new roadworks down at Chalk Farm when you get to design out the ASB we suffer from our southward outlets.

As it does back on to a residential area I would make a minor point to check that any upgrade to air handling units is both properly proofed for sound, and located such that sound moves away from a direct path to existing neighbours, although this is usually a matter of compliance in designs.

Accordingly I look forward to the proposals being accepted and thank you for your consideration.

Yours sincerely
Jonathan Burg
1 Eton Place
Eton College Road
NW3 2BT





Dear Mr Rob Tulloch,

2016/1189/P - The Sir Richard Steele Pub - 97 Haverstock Hill

I write as the secretary of the Steele's Village Business Association. We formed as an association 6 years ago at the height of the recession with the aim of protecting and enhancing our neighbourhood. This has been extremely difficult in this tough era of recession and cut backs. We have neither asked or expected any help despite sky high rents and rates.

As a group with our residents association (Steele's Village Residents Association) our local schools churches etc we have worked very hard and found innovative ways to survive. I would like to stress that no other group has been involved in anyway in our community. We are involved as a community to work together for the common good. The Pub and their directors and staff are very much part of the community and have supported us and our activities and event in so many different ways.

We believe very strongly that approving this application works on all levels for the local community and will protect a treasured pub which we support and the additional leaseholders and facilities will be tremendous additional support to our little " big society" community that the Council knows and likes.

Yours sincerely,

**Marshall Levine
Sheldon Restaurants Limited**

81 Haverstock Hill
London NW3 4SL

Tel : 0207 586 7149
Fax : 0207 586 7149
Mob : 07710 132 716
Email: info@marshalllevineassociates.com
web: www.marshalllevineassociates.com

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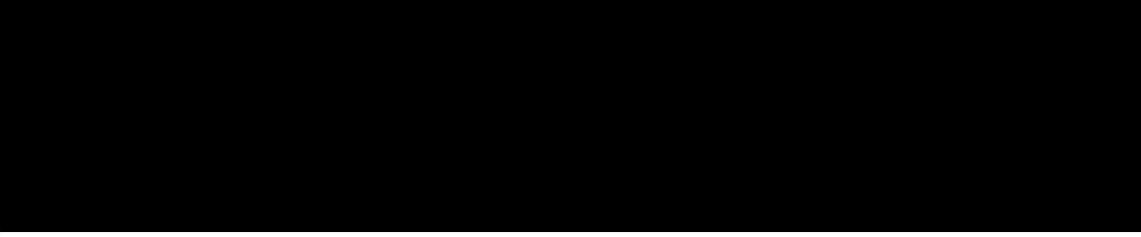
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Dear Mr Tulloch,

I am contacting you with regards to the following Planning Application Ref: 2016/1190/P

As a local resident(opposite the pub) I am very much in favour of the proposed changes and feel it would be suited for the area & currently The Sir Richard Steeles is the only commercial holding without flats above the premises.

Kind regards,
Jeremy Southgate
98 Haverstock hill
NW3 2BD