

Dike, Darlene

From: James Earl [REDACTED]
Sent: 08 September 2016 12:55
To: Planning; Thewarapperuma, Kasuni
Cc: Rea, Flick (Councillor); Russell, Lorna (Councillor); Olszewski, Richard (Councillor)
Subject: Planning application 2016/2661/P | comments from West Hampstead NDF

Dear Camden Council,

I am writing from the Fortune Green & West Hampstead Neighbourhood Development Forum (NDF) to comment on planning application [2016/2661/P](#) for The Alliance pub, 40-42 Mill Lane.

1. We note that the Design and Access Statement fails to mention the Fortune Green & West Hampstead Neighbourhood Plan as part of the adopted planning policy for the site. The applicant needs to demonstrate that the planning application is conformity with the policies in the Neighbourhood Plan - in particular Policy 2 (Design & Character); Policy 12 (Business, Commercial and Employment Premises and Sites); and Policy 14 (Mill Lane Neighbourhood Centre).
2. The NDF strongly supports keeping the pub on the ground floor of the premises. We also note that the Design and Access Statement fails to mention that the pub has been listed as an Asset of Community Value (ACV) by Camden Council, following a successful campaign by the NDF and local residents. We require that a legal agreement accompanies any approval for planning permission, stating that:
 - (a). an ACV exists for the property and that the Council and local community are committed to keeping the pub in its current use on the ground floor;
 - (b). that the developer should make all efforts possible to maintain the pub on the ground floor and should charge a reasonable rent for its use; and
 - (c). there shall be no future conversion of any part of the ground floor to residential accommodation.
3. Finally, in order to protect the integrity and viability of the pub - along with its ACV status - we require that any sound proofing is installed on the first floor of the building, rather than on the ceiling of the pub.

Best wishes,

James Earl
(Chair, Fortune Green & West Hampstead NDF)
www.ndpwesthampstead.org.uk