

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/7069/P	James Watson	47 Mehetabel Road Hackney London E9 6DU	09/02/2017 16:20:17	OBJNOT	<p>I object to this proposal which is the latest of many at this site, all of which have been refused so far and an appeal was dismissed. This application is vexatious and stubborn with no prospect of realistic success.</p> <p>Fundamentally, this developer bought an historic pub without planning consent in place, paying over the market rate based on a gamble. He assumed he would be able to convert the pub, which is an Asset of Community Value, into a more profitable land use, namely residential. London has lost 52% of its pubs over 30 years and our neighbourhoods are now fighting back! Cohesive communities need places to get together. We need pubs in which to socially interact. There are plenty of far more appropriate sites for unaffordable private flats. What few historic pubs we have left must not be sacrificed for developer profit. The planning system is not here to reward or compensate gamblers in speculators, moreover it exists to safeguard our communities against the negative impacts of development. Pubs are recognised as vital community social infrastructure and are protected in policy. I implore the Council to roundly dismiss this latest application which at face value claims to "retain" some barely specified pub. But in reality experience has shown us that these Trojan Horse invariably spell the end of the pub. In most cases, that is precisely what they are designed to do.</p> <p>The Council needs to hold its nerve here and make the developer realise his asset is not worth what he paid for it. Sooner or later he is going to have to cut his losses. There is a substantial amount of interest from pub operators in this site. We need the planning system to robustly protect pub use, including ancillary accommodation, at this site and the vibrant London pub market will do the rest. Camden Council has enough experience now of Trojan Horses, the most recent being the Leighton Arms on Brecknock Road, which has been lost forever having been converted to flats and a c-store. Let us please ensure that does not happen to the Admiral Mann.</p> <p>Accordingly please REFUSE consent - Policy grounds are NPPF 69, 70, London Plan 3.1B, 3.16, 4.8, 4.48A, 7.1 and Camden Local Plan Policy C3 and various supporting text.</p> <p>Thanks.</p>
