

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/7069/P	Ed Perridge	39 Enderby Street London	20/02/2017 12:34:15	OBJ	This site contains a public house which is listed as an asset of community value. As such it is vital this asset is not lost to a residential development.
2016/7069/P	Paul Shearsmith	54 Falkland Road Kentish Town London NW5 2XA	17/02/2017 14:47:17	COMMNT	I strongly oppose this application. I have used the Admiral Mann since the mid 1970s and it is of great and proven worth to the local community. The proposals by the developer, who specialises in converting and closing pubs, threatens the future viability of the Admiral Mann. The Admiral Mann is of great value to the social well-being of the local community. The Admiral Mann has been a pub building since the 1870s. I urge the council to REFUSE consent to application 2016/7069/P.
2016/7069/P	Nathanie Weiner	Flat 13 Bennett Court Axminster Road London N7 6BE	16/02/2017 15:50:00	OBJ	I wish to file an OBJECTION to application 2016/7069/P concerning the former Admiral Mann PH, at 9 Hargrave Place, London N7. This pub was an important part of the community, which served a diverse clientele across a great range of ages. The only other pub in the area is an alternative 'rock' pub that is alienating to the older folks who used to drink at the Admiral Mann. It is precisely these kinds of institutions that foster a sense of community in London - something that is becoming ever more elusive due to gentrification. If we envision a cohesive community with people of all ages, races, classes, sexual identities and religions, then we need to have more pubs like this, not less. Otherwise London will become an atomized place that only serves the needs of transient property investors. After moving to England from Canada I only came to feel a sense of belonging in the area after being welcomed in at the Admiral Mann, which soon became my local. It is a real shame that this pub has closed as it has been entirely a pub building since 1870. It has an asset of community value' listing and needs to be protected from this developer, who has a history of closing pubs to make a quick profit at the expense of the local community. I urge the Council to REFUSE consent to application 2016/7069/P.
2016/7069/P	Robert Gray	Flat 3 No 15 Shakespeare st Loughborough	21/02/2017 08:16:55	OBJ	These premises are intended to be used as a public house and have a long tradition as such. The Admiral Mann is an important community asset, any change of use from its intended purpose would represent a loss to the community of this lovely area and would result in the loss of yet another of our country's pubs. The interior alterations proposed by the developer would detract from the character of the building and it would be very difficult to see any return to its original in the future.

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/7069/P	D.A.Woods	27 Fieldhouse Lane	20/02/2017 16:56:33	OBJ	<p>Dear Mr McClue</p> <p>I wish to object to the proposals for the redevelopment of the Admiral Mann Public House. These most recent proposals show, amongst other measures, the conversion of the existing 1st & 2nd floor pub accommodation into private residential properties. The consequences of these proposed changes would be to surround the much reduced Pub premises with independent private dwellings which, in turn, would have the following impact on the business:-</p> <p>(1) No accommodation for a new landlord, or manager, means those individuals running the business would be obliged to live away from the premises. This makes the business less attractive for any future landlord/manager.</p> <p>(2) The existing accommodation provides an "office" for the management of the Public House which, again, would have to be sited elsewhere if the proposed alterations are allowed to proceed.</p> <p>(3) It may be desirable, in the future, to reinstate the upstairs function room to expand on the facilities offered by the Pub. The proposed removal of all the 1st & 2nd floor accommodation from the Public House premises means there would be no possibility for any such expansion.</p> <p>(4) Constructing three new units of private accommodation above the public bar would increase the risk of complaints from residents regarding noise. It would also reduce the likelihood of the Pub being granted extended licensing hours under circumstances when, otherwise, the Local Authorities might look favourably on such an application.</p> <p>I believe that if this application is approved it will result in the "Admiral Mann" becoming non-viable as a Public House business.</p> <p>As the "Admiral Mann" is considered to be an Asset of Community Value, I urge you to REJECT the application.</p> <p>D.A.Woods</p>
2016/7069/P	John David Pearson	31 Nevill Road N16 8SL	19/02/2017 18:58:16	COMMNT	<p>I object to the application, as I do not want to loose yet another Pub in North London. It won't survive as a lock up bar and the developer has a history of turning pubs into housing (at a profit). The Admiral Mann can be a community asset as a Pub.</p>
2016/7069/P	Katrin O'Hara	2 c North Villas London NW1 9BJ	18/02/2017 16:16:24	OBJ	<p>I wish to file an objection to application 2016/7069/P concerning the former Admiral Man PH,at 9 Hargrave Place N7.</p> <p>I object because the Admiral Man is an Asset of Community Value and the proposal threatens the future viability of the pub and has been filed by a developer who specialises in converting and closing pubs. We have proven that the pub is vital to the community and I don't want the Admiral Man and it's community to suffer the dispersion and isolation the communities of The Dartmouth Arms, The Albert and The Leighton Arms suffered.</p> <p>I urge the Council to REFUSE consent to application 2016/7069/P.</p>
2016/7069/P	Kate Surgenor	212 Camden Rd	17/02/2017 13:38:01	OBJ	<p>This is an Asset of Community Value in my opinion, and I object to the functionality of the site as a pub being altered or impeded by profit-hungry developers.</p>
2016/7069/P	Joe Pundek	Flat 2 56 Ivanhoe Road SE58DJ	20/02/2017 10:07:08	OBJ	<p>I object to this planning application as it proposes partial demolition and redevelopment of the Admiral Mann, a very good pub which deserves to be preserved as a piece of local heritage.</p>

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2016/7069/P	Joe Pundek	Flat 2 56 Ivanhoe Road SE58DJ	20/02/2017 10:07:04	OBJ	I object to this planning application as it proposes partial demolition and redevelopment of the Admiral Mann, a very good pub which deserves to be preserved as a piece of local heritage.
2016/7069/P	Tristan O'Dwyer	26 Sutton Road Barking IG11 7YD IG11 7YD	20/02/2017 19:00:30	OBJ	<p>This is an obvious Trojan Horse proposal that will result in the loss of a valued community pub.</p> <p>The pub is an ACV and it will not be viable as a "lock-up" pub. Residential flats above pubs always result in noise complaints and the eventual loss of the pub. This is textbook aggressive developer tactics and Camden should be wise to this kind of thing by now.</p> <p>I urge the the council to not only reject this application, but also to advise the applicant that any future applications are also likely to fail.</p>
2016/7069/P	Douglas Cowie	107B Junction Road Archway London N19 5QX	16/02/2017 09:57:33	OBJ	I object to this planning application, as I have objected to the previous planning applications put forward by this developer for this site. I live nearby and would like this pub to reopen as a pub, and as a viable pub. The proposals to convert parts of the currently existing pub site to residential use will seriously impair the ability of anyone to run the pub as a viable business. There are fewer and fewer pubs in this area generally (both in Camden and Islington) and preserving the few that remain for use as pubs will keep much-needed community social space, which is basically what pubs like this are, in addition to being businesses. The developer's continual submission of new plans hinders the ability of those who are interested in reopening this pub and running it as a viable business from doing so.

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/7069/P	George Hanna	22c Huddleston Road London N7 0AG	17/02/2017 09:22:00	OBJ	<p>A paper copy of this comment has been sent via post</p> <p>Re Objection to Planning Application 2016/7069/P Admiral Mann PH, 9 Hargrave Place, London N7 0BP</p> <p>Dear Jonathan</p> <p>I write to urge you to reject Planning Application 2016/7069/P by Agent Keiran Rafferty on behalf of developer Josh Moore as the application proposes</p> <ul style="list-style-type: none"> • A development which will immediately and irreparably damage a long established Asset of Community value; • addition of an extra storey to 9 Hargrave Place, which will affect the light of residents in Longmeadow flats to rear of Hargrave Place; • strangulation of the Admiral Mann by ‘trojan horse’ application which will immediately render it unviable. • flats to be built above the pub will make noise complaints inevitable; • loss of Landlord’s accommodation/function room in the current planning unit; • splitting of the existing planning unit which experience in Camden shows does not work. • to radically change a locally-listed non-designated heritage asset. • With the ultimate aim of turning the whole building into flats. <ol style="list-style-type: none"> 1. Asset of Community Value (ACV) status 1. Within a month of the closure of the Admiral Mann in August 2014, the local community had mobilised to nominate the Admiral Mann as an Asset of Community Value, and ensure we got a say in the future of our pub. None of us had been involved in pub preservation campaigning before then. 2. In approving our application to have the Admiral Mann listed as an ACV, London Borough of Camden said “The pub was used by long term local residents of all social classes who are not well served by other public houses in the area which tend to serve a younger, more transient population. There have been closures of similar pubs in the local area in recent years and it seems that the Admiral Mann was the only pub of its kind left in the local area.” 3. Since ACV status was granted at the end of October 2014, the following community pubs in Kentish Town ward have closed or are under threat - the Gloucester Arms, Leighton Road NW5 (razed for housing), Auntie Annies/Porter House in Kentish Town Road NW5 (currently being redeveloped); The Leighton Arms, Brecknock Road N7 (gutted and soon to become a convenience store). The Lord Stanley, Camden Park Road NW1, was under direct threat of sale/closure by Punch Taverns until they applied for and won ACV status, assisted by former regulars of the Admiral Mann who have decamped there. We visit the Lord Stanley rather than the Unicorn, Brecknock Road N7 as it is not welcoming to all ages and has a more transient customer base. The Admiral Mann sits approx 100m from the boundary between Camden/Islington, and drew clientele into Camden, as a result of the many pub closures on York Way and North Road/Market Road areas. 4. The Department for Communities and Local Government, in a response to an E-petition entitled Save our Pubs, change the Planning Laws - http://epetitions.direct.gov.uk/petitions/66572 “recognise

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					<p>that community pubs are important assets, making a significant contribution to the economy and providing local hubs that strengthen community relationships and encourage wider social interaction.”</p> <p>5. “The local planning authority may take the listing as an Asset of Community Value into account as a material consideration when determining any planning application. Local and neighbourhood plans should be consistent with and reflect the strong support for pubs in the National Planning Policy Framework. This encourages local planning authorities to plan positively to support the sustainability of communities. This includes plans to deliver the social, recreational and cultural facilities and services the community needs.”</p> <p>6. Please ensure you/the planning committee give material consideration to the ACV status and act to ensure that the building as described on the original ACV application remains preserved in its current use class so that it may further the social wellbeing of the community in accordance with Section 88 of the Localism Act 2011.</p> <p>2. Negative effects of proposal/ pub closure on residents in Longmeadow flats</p> <p>1. Residents of Longmeadow flats on Torriano Estate, immediately below the Admiral Mann pub are concerned over loss of light from property recently built at 1-7 Hargrave Place; & are extremely concerned that, if the Application 2016/7069/P is accepted, the additional storey being proposed above current roof level of Admiral Mann will further block light from gardens & spoil enjoyment of their garden(s) by them/their children.</p> <p>2. Since Admiral Mann closed, residents of Longmeadow have noted a significant increase in antisocial behaviour in the walkways between the rear of Torriano Estate and 9 Hargrave Place. The Admiral Mann pub & smoking area formerly overlooked these passages, which are now seeing regular and increasingly large congregations of youngsters. On the evening of Sat 08/08/2015, the area saw serious disorder when a group of several dozen youngsters let off fireworks/threw missiles etc (Attendance by the Met Police, including Dog Unit, & Fire Service was required to restore order); During the site visit made with the Planning Inspector in September 2016, assorted drug paraphernalia was noted at the rear of the pub/entrance to Brecon Mews. Were the traditional Admiral Mann configuration to be restored, the wide mix of pub users would return, & such highly undesirable activities would be much less likely to occur.</p> <p>3. Strangulation by ‘Trojan horse’ planning application</p> <p>1. Planning application 2016/7069/P reads as yet another "trojan horse" application – all too common in Camden. Via such applications, significant changes are proposed to existing community pubs to render them unviable. This facilitates the closure and complete loss of the pub at a later stage, even if developers have proposed or even in some cases opened and then closed ground floor ‘lock up bars’. Please ensure Camden do not repeat earlier mistakes in approving other ‘Trojan Horse’ developments such as at Dartmouth Arms, York Rise NW5 1SP; Leighton Arms Brecknock Road, N7; Pakenham Arms, EC1; Magdala Tavern NW3 where granting of the applications has led to the permanent closure of the pubs, with nothing but sterile unaffordable flats in their place.</p> <p>2. The proposal to lose all ancillary space above ground floor level also removes any possibility of the existing Function Room/ancillary space ever being restored as public space. Ancillary space has been reinstated as public space in 6 Camden pubs since 2010 (Oxford in 2016; Washington, Bull & Gate 2015; Rose & Crown 2014; Vine ~2011; Pineapple 2010), but this could not happen at 9 Hargrave Place if current proposals are approved.</p>

Application No: Consultees Name: Consultees Addr: Received:

Comment: Response:

4. Potential for noise complaints & reduction in numbers of seats will render the pub unviable
1. Some changes have been made to previous application Ref 2015/4456/P, which was refused by Camden which should decrease the chances of complaints about noise emanating from within the pub. However, much the simplest, and cheapest way, to reduce the likelihood of noise complaints from the occupants of new dwellings unrelated to the pub is to retain the Ancillary managers accommodation & kitchen etc above the bar at floor 1. (which served the Pub & Community so well for ~140 years and provides the acoustic buffer required and security for the pub below).
2. Can I remind you that (in his October 2016 judgement on Planning Inspectorate Appeal Ref: APP/X5210/W/16/3147248, which confirmed refusal of Ref 2015/4456/P) the Inspector commented ...”any acoustic insulation works would not mitigate the noise generated from outside the pub by the coming and going of customers or customers smoking and drinking outside. Although the pavements outside the property are not deep, so do not provide the opportunity for outdoor seating, and the PH is not of such a size that it would be likely to attract vast numbers of customers simultaneously, it is not unreasonable to consider it would generate a regular amount of outdoor noise. Whilst some mitigation would be provided through the quality of the glazing in the flats, this would only be effective when the windows are closed. Additionally, the site’s location on a quiet backstreet would mean that outdoor noise would mostly be likely to come from customers of the PH and in this respect the development differs from The Leighton PH. Notwithstanding this, the Noise Impact Report [supplied in support of 2015/4456/P] makes no assessment of this aspect and I do not agree that it would be sufficient to control this through a premises license as suggested in the Report. The available evidence does not satisfy me, on the balance of probabilities, that such noise would be within acceptable limits.
3. Accordingly I am unable to find that noise from the proposed PH would not harm the living conditions of the future occupiers of the development. Therefore the development would fail to accord with Policy CS5 of the CCS which aims to protect the amenity of local residents, and Policies DP26 and DP28 of the CDP which seek the same with specific reference to noise.”
4. Complaints from residents in Torriano Avenue about smokers/drinkers outside the Leighton Arms, Brecknock Road N7 were a significant factor in its demise, and given its back street location, the same scenario is highly likely to play out at the Admiral Mann.
5. The Noise impact assessment provided in support of Application 2016/7069/P anticipates reducing the number of pub entrances from two to one, with access via the front door only. As there was little or no traffic, smokers formerly congregated mainly outside the rear entrance of the pub, where seating was provided on the pavement. Restricting access to a single entrance would badly affect the viability of the pub, as it would be impossible for the Admiral Mann to host Tottenham and Arsenal fans simultaneously in separate bars to watch ‘derby matches’ on tv. These occasions, unique in North London pubs, provided some of the most profitable trading days for this back street Community local and would be lost forever.
6. The proposed development in Application 2016/7069/P includes a significantly smaller number of available seats ~60, than in the current pub (~80). Sufficient seating always leads to a more relaxed drinking environment. While vertical drinking may be the norm in High Street locations, a 25% reduction in seating would further significantly affect the viability of a traditional back-street local such as the Admiral Mann.

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
					<p>5. Irregularities in Kitchen storage, ventilation & bar provision shown on the proposal drawings</p> <p>1. Following irregularities in Kitchen & bar provision shown on the drawings supplied in support of the application which will affect the viability of the pub:</p> <p>2. A deepened basement area is proposed (to accommodate male/female public toilets re-sited from the ground floor; and a 'commercial kitchen' and cold store). However, there is insufficient storage provided for the pub to accommodate refuse/recycling etc; and no provision has been made for kitchen staff toilets/wet work areas.</p> <p>3. The gents and ladies toilets and 'commercial kitchen' shown at newly deepened cellar level will require effective ventilation to function correctly. Drawings currently show an extract duct crossing the building at Basement level, and emerging at Level 2 in close proximity to the terrace of an adjacent property newly constructed at 1-7 Hargrave Place, and unit #2 proposed by this application. While this ducting may be sufficient for venting a private dwelling, I doubt if this is a genuine proposal for a 'commercial kitchen';</p> <p>4. Current ground floor bar area shows no point for staff to access the serving space; provision of a hatch will reduce the available serving area, as will provision of new stairs to cellar level toilets/kitchen; both infelicities will mean a smaller serving area than exists at present;</p> <p>5. Door shown behind bar between front room and back bars, would preclude single person working; and reduce security of the drinking area as both bars would not be visible to a single operative</p> <p>6. As well as more seating, the current traditional two bar arrangement includes sufficient space for a dart board in each bar, with food provided from the kitchen in the upstairs ancillary accommodation. Admiral Mann had thus for years been able to simultaneously host womens & mens darts matches, and occasionally shove halfpenny; or music events in one bar, with quieter drinking space in the second room. There is also sufficient floor space for wheelchair users to easily move around, and participate fully in any social activities or pub games.</p> <p>7. Given the potential for noise complaints, and proposed reduction in seating, and irregularities identified above, it is difficult to envisage this new proposed pub space being other than a precursor to further development and in time another flat.</p> <p>6. Grounds to reject proposed application: under 2011 London Plan policies</p> <p>1. The significant community cohesion recognised by Camden when granting ACV status would be threatened by reduced seating and potential noise complaints. The proposal would thus be contrary to 2011 London Plan policies 3.1 (Ensuring Equal Life Chances for All), 3.16 (Protection and Enhancement of Social Infrastructure), 4.8 (Supporting a successful and diverse retail sector) and 7.1 (Building London"s neighbourhoods and communities).</p> <p>7. Grounds to reject proposal to split planning unit under National Planning Policy Framework (Para. 70)</p> <p>1. Application does not recognize the importance of retaining ancillary accommodation above as a home for the licensee/manager and his/her family; the kitchen/service elevator in the accommodation above allowed the pub to provide food on 6 days out of 7, and regularly chill/serve food for darts/sports teams/wakes etc.</p> <p>2. Application 2015/4456/P proposes splitting the current Planning unit which has served the community well since ~1880. Experience in Camden shows splitting the current Planning unit does not</p>

Application No: Consultees Name: Consultees Addr: Received:

Comment: Response:

work.. (In Camden alone: The Albert has suffered a similar fate. The developer of the Dartmouth Arms promised it would reopen by Summer 2015, however re-opening is now years overdue, and the developer is now challenging its ACV status. Keeping the planning unit together does work! Look at the rejuvenated Golden Lion, NW1; Southampton Arms, NW5; Chesham Arms in London E9 to name but a few.

3. The applicant has provided no evidence that the pub has been marketed at a fair price for a period of 2 years. Were this to happen, there would be a great deal of interest from pub operators. That interest would be substantially diminished if Camden allows the splitting of the existing planning unit which has served the community so well since ~1880.

4. National Planning Policy Framework (Paragraph 70) has been used by inspectors to defend pub use and to maintain established pub facilities e.g. gardens and landlord's accommodation. The conversion of this building into a development of flats and subsequent reduction in seating proposed would result in the loss of the pub as a community facility. This planning application is therefore contrary to NPPF Paragraph 70.

8. Heritage significance of 9 Hargrave Place

1. The Admiral Mann pub is a locally-listed non-designated heritage asset. One of the few remaining traditional style community pubs in the area (with original internal features such as the cellar staircase/glazing; separate 'public' and 'lounge' bars, and residual jug and bottle)

2. The pub is valuable to the community precisely because of its traditional layout i.e. two rooms, ancillary accommodation, detached from adjacent properties; and one planning unit under common ownership. This proposal seeks to permanently change the building's emphasis and deny the community forever a social amenity it has appreciated for almost 140 years.

9. Developers long-term intentions

1. McMullens brewery sold the pub to the present owner for £1.1M, which is well over its market value. The applicant paid a speculative price assuming he would later obtain planning consent for residential use. This kind of behaviour is rapidly destroying Camden's heritage and culture. It is the role of the planning system to safeguard public amenity and to protect communities from the negative impact of the free market. It is not the role of the planning system to bail out developers who overpay for pubs.

2. On purchase, the new freeholder immediately shut the business down. This made no economic sense. For the owner then needed to employ property guardians to secure the premises, at considerable expense and with no income. Had the developer been serious about retaining the pub, and building flats around it, it would have made more sense to retain the publican, employing staff, paying business rates, contributing to Camden's economy; and providing a vital community service. He could have enjoyed a market rent whilst planning matters were under consideration, gaining a return on his investment regardless of the outcome of the planning decision.

3. Instead they chose to shut the pub, alienating the community and creating economic harm to Camden - the loss of 3 full-time and 5 part-time jobs, and reduced economic activity surrounding the pub (estimated by the IPPR at ~£80,000 per annum). Sadly, this pattern of behaviour is recognisable when owners are interested in the return from residential conversion and care little for the pub, and the local community which it enriches.

Application No: Consultees Name: Consultees Addr: Received:

Comment: Response:

4. The present owners have a track record of converting pubs to residential use: Josh Moore's LinkedIn profile latterly emphasised his experience in "Pub conversions in North London", and he has a history of closing Camden pubs eg Queens, Queens Terrace NW1; Neptune, Werrington St NW1. Further details are available as Annexes I & II to this letter [Annex I & II tables included in version sent by post]. A previous attempt to convert the premises to retail, first by undertaking physical though not material development to create a 'sham shop', then trying to regularise it via certificate of lawfulness application 2015/1814/P was rightly refused by Camden Council.

5. The Planning Agent acting on Mr Moore's behalf has acted on behalf of a number of clients, including those responsible for the unlawful demolition of the Carlton Tavern in Kilburn NW6, and other 'Trojan Horse' developments eg the Winchester Tavern Highgate N6.

6. I would question his reliability as an applicant, and urge you to be cautious. Camden Council could consider granting consent for the current scheme, believing that the proposal would Save The Admiral Mann, only to discover that, once the flats are built and the profit realised, the ground floor is, as at the Queens/Neptune, converted to an alternative and unsatisfactory use.

10. Summary

- With the available seating significantly reduced, partial demolition for deepening of the basement and noise complaints arising from the new private accommodation unconnected with the pub business above it, the viability of the pub would be immediately and critically threatened. I urge you to
- ensure this matter is considered at the highest possible level within Camden Council; and
- give material consideration to the pubs ACV status; and
- refuse consent for planning application 2016/7069/P;
- on National, London-wide & Camden local planning framework grounds
- Ensure Camden do not repeat earlier mistakes made in approving other 'Trojan Horse' developments eg the Dartmouth Arms, NW5; Leighton Arms Brecknock Road, N7; Pakenham Arms, EC1.

I urge you/the Council: please refuse consent on this scheme and insist that the whole building remains in A4 use, as per strategic policy to resist the loss of pubs.

Yours sincerely

George Hanna

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/7069/P	Richard Lewis	27 Shepherd House York Way Estate N7 9QB N7 9QB	15/02/2017 10:55:12	OBJ	<p>I wish to file an OBJECTION to application 2016/7069/P concerning the former Admiral Mann PH, at 9 Hargrave Place, London N7.</p> <p>This represents the latest in a long line of various applications and appeals stretching back to when the appellant closed the pub in summer of 2014. While several of the community's concerns appear to have been addressed, there remains a significant shortfall in what would be an acceptable proposal. In short, we believe this application would be ruinous to the pub.</p> <p>The building dates back to the 1870's. It had operated as a single address consisting of a public house with manager's accommodation. The pub is a locally listed Heritage Asset and historic Victorian building. Dividing it up into flats is of serious detriment to its character. Partial demolition compromises its history. The proposal is unsympathetic to the building's proud heritage.</p> <p>Left in its current structural entity with the entire ground floor and sizable manager's accommodation, and no unconnected tenants living in the same building, the pub would be an attractive project for a professional pub operator. You'll be aware the pub was made an Asset of Community Value, when in their reason for the nomination, the Council said: "The pub was used by long term local residents of all social classes who are not well served by other public houses in the area which tend to serve a younger, more transient population. There have been closures of similar pubs in the local area in recent years and it seems that the Admiral Mann was the only pub of its kind left in the local area."</p> <p>The Department for Communities and Local Government, in a response to an E-petition entitled Save our Pubs, change the Planning Laws have said "We recognise that community pubs are important assets, making a significant contribution to the economy and providing local hubs that strengthen community relationships and encourage wider social interaction. The fact that significant numbers of community pubs are listed as Assets of Community Value highlights the need to enable local communities to consider planning applications for the change of use of a pub of particular local value."</p> <p>They further go on to comment "The local planning authority may take the listing as an Asset of Community Value into account as a material consideration when determining any planning application. Local and neighbourhood plans should be consistent with and reflect the strong support for pubs in the National Planning Policy Framework. This encourages local planning authorities to plan positively to support the sustainability of communities. This includes plans to deliver the social, recreational and cultural facilities and services the community needs." Source: http://epetitions.direct.gov.uk/petitions/66572</p> <p>Can I insist that the planning committee give material consideration to the ACV status and act to ensure that the building as described on the original ACV application remains preserved in its current use class so that it may further the social wellbeing of the community in accordance with Section 88 of the Localism Act 2011.</p>

Application No: Consultees Name: Consultees Addr: Received:

Comment: Response:

The building was purpose built to serve the local community. It is located in an already densely populated neighbourhood with the large Torriano Estate just opposite, other housing across the road, and a number of entirely new flats being built as we speak on site of the former factory next door. Local people and communities require amenities, exactly of the type the Admiral Mann provided for some 140 years previously.

Only a few weeks ago the nearby Leighton pub, on Brecknock Road was granted permission to be converted into a supermarket. The rapid rate in which we are losing pubs is both a local and a national scandal. This was the subject of a recent episode of The One Show, which even featured both the Admiral Mann and the Leighton in a montage sequence. Local authorities should do all they can to protect what few Victorian style traditional pubs we have left, not least from when predatory property developers are exploiting the housing crisis to exacerbate the situation of pub closures.

I realise this proposal includes the provision of a pub space. However anyone who lives in Camden will be well aware of the trend to file “Trojan Horse” applications, and I am keenly aware of numerous other cases where granting of these applications led to the permanent closure of such pubs down the line, even though developers proposed/opened ground floor ‘lock up bars’. One only needs to see the recent cases of the Leighton Arms, N7 0DA; Dartmouth Arms, NW5 1SP; and Pakenham Arms, WC1X 0LA to see this tactic in action.

Even if this pub were to be operational, the ability for the new entity to fulfil the same role to the community would be clearly compromised. The Council will be aware from previous evidence, the Admiral Mann was licensed until 01:00, and had been used for numerous sports, entertainment, musical, and community events including wakes, national celebration and all kinds of gatherings where a great variety of people were congregating. Building new flats on top of the pub would, through regular activity and noise prove a disruptive arrangement. Furthermore people must smoke outside these days, and no doubt this would be below people’s windows. No amount of double glazing etc will have any effect on the noise inevitably generated by the Admiral Mann, since new potential residents unconnected with the pub would expect to keep their windows open for some 4-6 months of the year.

The applicant, Mr Josh Moore is a self-proclaimed “pub conversion” specialist as listed on his publically viewable LinkedIn social media profile. One has to wonder if he is seriously interested in even running a pub in the first place. The previous application 2015/0906/P which he was invited to WITHDRAW was widely considered a ‘Trojan horse’ type application, derided by the local community and indeed strongly opposed by it because it was felt the nominal ‘pub’ included as part of that plan was really a precursor to being another flat at a future point.

Following that withdrawal, Mr Moore applied for a Certificate of Lawfulness to convert the pub space into a shop. This was REFUSED. It was thought by the community that this was a cynical and hastily cobbled together attempt at bypassing recent changes in the law which offer further protection to pubs with Asset of Community Value status. The ‘shop’ called ‘Bargains R Us’, effectively a tableaux, the subject of jokes among locals, was a completely bizarre stunt that tried to make a mockery of the planning process.

Application No: **Consultees Name:** **Consultees Addr:** **Received:****Comment:** **Response:**

Latterly, a further application was refused, went to appeal and then also thrown out. These attempts to submit successive planning applications are wearisome for the community and the planning office, and I ask you to see them for what they are, a conscious and manipulative attempt to turn this building into flats by grinding down opposition. To that end the only way this can be viewed is another 'Trojan Horse' application, and that the long term aim is to install another flat on the pub area of this property.

I further note that Genesis Architects Ltd, associated with Mr Moore has been behind at least two other full transformations of Victorian pubs into blocks of flats. These are the Neptune, 51 Werrington Street, NW1 1QN and the Queens Arms, 2 Queens Crescent NW5 4EP. These were the subject of planning applications 2013/0787/P and 2010/6281/P respectively. In short, I object because based on the evidence and previous actions, this application raises grave concerns in relation to the long term future of the Admiral Mann.

My recommendation is that application 2016/7069/P is REFUSED. However should the planning office see fit to grant this application, I ask if conditions could be attached, namely such that not a single flat or dwelling can be occupied until the public house space is operational. Further that the most high specification sound protection would have to be installed to limit the potential noise from the pub to unduly affect any new residents. The ability of pub users to smoke outside without disturbing residents should also be an important consideration. In his appeal judgement on Camden Planning Application reference 2015/4456/P, the Planning Inspector noted that a completed bilateral planning obligation [Section 106 Agreement] was submitted [to him] at the Hearing. I ask if some similar arrangement could be put into place where relevant.

Many thanks for reading this objection.

Regards
Richard Lewis
Chairman, Community Campaign to Save the Admiral Mann
