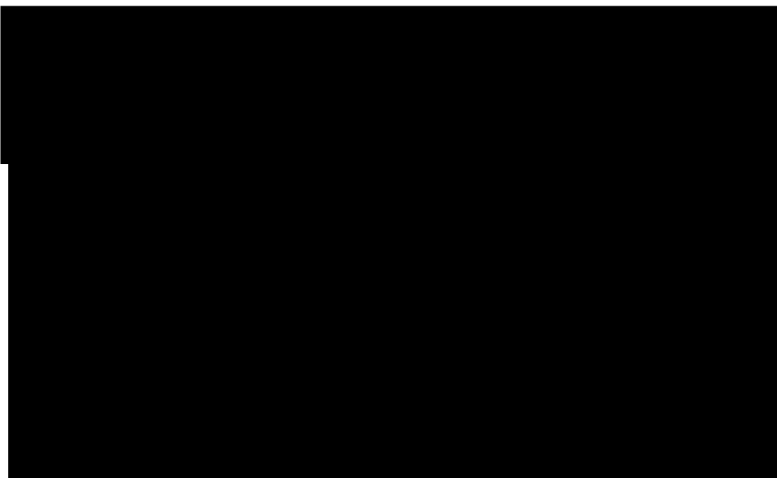
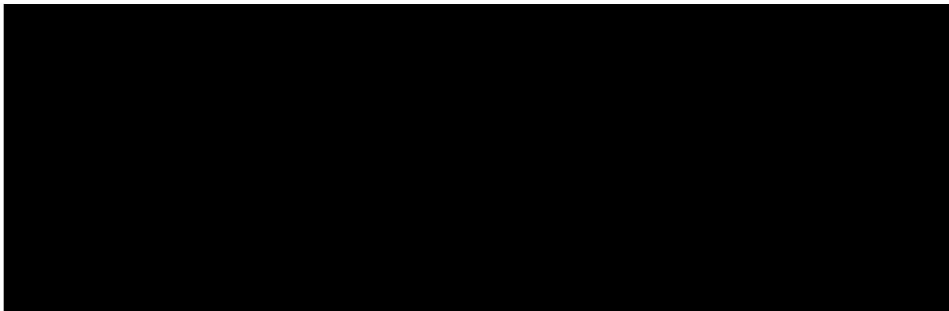




From: Diver, John
Sent: 28 March 2017 17:05
To: Planning
Subject: FW: Tavern in the Town Pub, 77 Castle Road, NW1 8SU - 2017/0777/P



From: Gill Scott [mailto: [REDACTED]]
Sent: 28 March 2017 11:58
To: McClue, Jonathan
Cc: Richard Lewis; GEORGE HANNA; James Watson; John Cryne; [REDACTED]
savethepub@pigsear.org.uk
Subject: Re: Tavern in the Town Pub, 77 Castle Road, NW1 8SU - 2017/0777/P
Importance: High

Jonathan please could you forward this email to your colleague John Diver.
And thanks for notifying us of this application.

2017/0777/P Tapping the Admiral, 77 Castle Road, NW1 8SU

The Tapping the Admiral changed its name more than 5 years ago when it was taken over by the applicants.
At the time of purchase it was an empty semi-derelict run down (squat) building most recently operating as

a 'bar'/night club. It had had a checkered history as a pub including at one time being a Firkin Pub after being run by a series of Irish publicans. It was always a 'back street booser' and served its local community before its transition to a club.

The applicants have a lease on the pub. The pub has an ACV which, to my knowledge, applies to the ground floor and cellars only. The first and second floor were/are in a semi derelict condition; the first floor function room was altered more than 20 years ago and does not retain any of its original footprint or features.

The pub has been successfully run as an independent pub by the applicants (putting in managers) during the last five years. It is well run and has a good reputation for its well kept beers and good food. It now serves local interest/community, those who choose to travel for good beers in a pleasant atmosphere and because of the amount of space is a place for gatherings and groups. Because it is well run it is perceived as a 'safe' pub for all ages and women and no trouble for local residents.

The proposed new residential

The well considered access for new residents will not affect the pub.
This is not taking away anything from the pub – it is probably ensuring its survival.

The new residents will know that they are occupying flats over a PH.
The architect must ensure that the new residents are as isolated/protected as possible from noise from the yard of the PH. I am concerned that the architect notes that all windows in the residential at the rear of the building adjacent to the rear yard (popular area in summer and winter) are 'sound proofed' to protect them from the pub customers.

I am further concerned that security at the rear of the building is well considered – access via the rail tracks has been, and remains, a major concern for property owners.

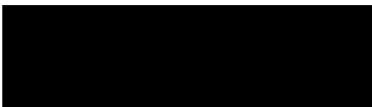
It is a pity that any developer taking over a pub site does not start as a pub owner to develop an understanding of the issues of running a pub and then creating appropriate access for new residential.

But I note that the drawings of the existing ground floor are **not correct in relation to the entry doors to the PH**; as a result it is implied that doors may be blocked and changed into windows – to which I would object on grounds of safety for customers. **Officers should ask for the existing and proposed ground floor drawings to be corrected.**

I will not be objecting to the application for flats over this PH.
I support their creation on grounds of creating new housing [where non has existed] and creating additional safety for the survival of a brilliant pub the Tapping the Admiral.

Gill Scott

Gill Scott
48 Rochester Place
London NW1 9JX



On 27 Mar 2017, at 16:21, McClue, Jonathan <Jonathan.McClue@camden.gov.uk> wrote:

77 Castle Road, NW1 8SU