

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/0777/P	Richard Lewis	27 Shepherd House York Way Estate N7 9QB N7 9QB	28/03/2017 15:42:04	OBJ	<p>My name is Richard Lewis, I work at the Arsenal Football Club, have lived close by for years and know the 'Tapping the Admiral' pub well. The ale is good, the décor consists of many interesting nautical posters and objects, and they have a well-known pub cat called Nelson.</p> <p>I wish to register in strongest terms my objection to this proposal 2017/0777/P concerning the pub at 77 Castle Rd, London NW1 8SU. Time and time again, and especially in London we are seeing our heritage and community assets destroyed by speculative property developers, taking advantage of London's overcooked property market to ruin our community pubs. Tapping the Admiral is an especially loved community hub serving a wide variety of clientele who come from near and far. It's a well-managed, affordable, and imaginative space that should be preserved and retained in its current configuration. Unsurprisingly the pub was nominated and granted 'ACV' status by Camden Council.</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> <p>The application seeks to retain a pub, but also build several new dwellings in and around Tapping the Admiral building. Such changes will dramatically alter beyond all recognition the pub as a viable community resource, and indeed change the character and layout of a Victorian pub which had been in use in various guises since the Victorian time. The building was built specifically to provide refreshment, entertainment, and community focus for residents in the surrounding streets and visitors to the Borough. This proposal seeks to permanently change the building's emphasis away from that of a public house, potentially denying the community of a social amenity facility with years of history. The majority of the building would be demolished under these proposals. It is unacceptable and unnecessary to make this historic pub a mere façade of its former self.</p>

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Furthermore the cramming of new flats in and around the building gravely threatens the ability of the pub to run to its full potential, with smoking outside and noise issues being the obvious impediments. Traditional pubs work best with manager / staff accommodation only, and not additional unconnected tenants. I have also seen various 'Trojan Horse' applications, where these kinds of lock up bars are never meant to succeed anyway, and are just precursors to future further accommodation with no flats left at all. Look no further than the Leighton Arms, N7 0DA; Dartmouth Arms, NW5 1SP; and Pakenham Arms, WC1X 0LA. There, even though developers proposed/opened ground floor 'lock up bars, granting the application has led to the permanent closure of the pubs.

Scores of pubs are closing forever across the UK but especially in London. Local residents and planning offices should do all they can to spare ones that are left, especially well-run, community focused establishments situated in traditional buildings like Tapping the Admiral.

I say all this as a local who rents a flat not far away; I am only all too aware of the housing issues facing Londoners. I do not think the way to address housing crisis is to take away our community amenities. Please REJECT application 2017/0777/P and save our pub! It is a national scandal how many we are losing and we have seen this narrative played out so many times. Thank you for reading my objection.
