

IN THE MATTER OF THE CARPENTERS ARMS,  
105 KINGS CROSS ROAD,  
LONDON WC1X 9LR.

A STATEMENT OF REPLY BY THE  
CARPENTERS ARMS PH SUPPORTERS.

The Carpenters Arms in Kings Cross Road was a public house serving the local community for over 140 years, during this time it has undergone many updates but has always remained a public house with the local community at its heart.

There has always been dart teams playing for the pub in local dart leagues, there were six teams playing in the local leagues Tuesday nights there was the ladies bullseye darts league, in which the pub has a ladies team registered, the league runs from September through to June the following year. Wednesday nights we had an early team who play in a long and established Trafalgar darts league, also on Wednesdays we had two mixed dart teams that played in the Wednesday mixed darts league where the seasons run October to March and September to June respectively. Thursday night we had two mens teams that played and have for 19 years in the Caledonian and Barnsbury darts league, again the season running from September until June. If required the committees running the relevant leagues are willing to give written confirmation of the Carpenters Arms participation in those leagues.

For the last 19 years live bands and karaoke sessions have been performing every weekend normally on Saturday nights which were always popular with the local residents and tourists. The pub had the required PRS and PPL licenses to stage these music sessions, copies of which can be supplied if required. In order for locals to know what entertainment is on week to week there was a Carpenters Arms facebook page and website [www.carpenterskingscross.co.uk](http://www.carpenterskingscross.co.uk) where the listings for the music nights for the whole year can be viewed. This site is now closed. Also an A-board was placed outside daily advertising the coming weekends entertainment.

The Carpenters Arms regular customers and passing trade has in the past

been very active in raising funds and donations for local and national charities as follows.

The Marie Curie annual daffodil appeal.  
The Marie Curie Hospice Hampstead.

Great Ormond Street Hospital.

Children with Leukaemia appeals.

British Legion appeals throughout the year including the annual poppy appeal.

The funds for the charities were raised by holding charity karaoke nights, quiz nights, darts matches playing against teams from the local mounted police unit, the Peel Centre and other pubs in the local area although a good number of these have now disappeared. Some of our more active regulars have taken part in numerous charity walks and bike rides to raise funds.

. We can if required ask the charities to send confirmation letters verifying donations.

Local fund raising events for local appeals were also taken on, we have raised monies to purchase a wheelchair for an elderly disabled gentleman living in the local warden controlled flats so that he was able to leave the confines of his home. We have also raised funds to help send a local disabled child to Disneyland and to purchase colouring books and crayon for a local childrens nursery.

These are just a few of the good local causes the regulars have helped in the past and would have continued to help in the future.

A STATEMENT BY DAVID WHEELER

THE FORMER

LICENSEE OF THE CARPENTERS ARMS PUBLIC HOUSE

FROM

23rd APRIL 1996-10<sup>th</sup> OCTOBER 2016.

As the last licensee of the Carpenters Arms PH I am making this statement to support the supporters of the Carpenters Arms in their effort to keep the pub at the centre of the local community.

I was the landlord of the Carpenters for over twenty years and prior to that for many years a regular customer. When the lease came on the market in 1996 I did not hesitate and aquired a ten year lease with Vanguard the landlords of the pub. For me it was a dream come true, the chance to run one of the best pubs in the local area, however dreams rarely reflect reality and for quite a few years we struggled to keep the bar open, but with the support of the local community we began to turn the pub around and in 2006 took out a new 10 year lease this time with Punch pub company who had aquired Vanguard a few years earlier

The Carpenters Arms has always been a major part of the community in Kings Cross and over the time I was the landlord the locals have celebrated engagements, weddings, christenings and sadly funerals. Over the years many fund raisers were held to help local and national charities, it has been a meeting place, a place to go to if you needed help regardless of race, religion, age or gender an oasis in the hustle and bustle of Kings Cross. There has been a lot of fun, a little heartache, all of which has added to the strength of the community. Mendoza ltd purchased the pub from Punch pub co in 2014 and from the start made it quite plain there intensions were to close the bar and convert the upper floors to luxury apartments, then rent out the ground floor space at a rent that would exclude anyone trying to keep the community pub alive

The local pub will be lost if Mendoza ltd do not restore the pub and protect the uniqueness of a truly traditional local London pub.

## Statement on behalf of the Carpenters Arms PH supporters.

The supporters of the Carpenters Arms PH fully support Camden Council planning department in their decision to reject the planning application by Mendoza ltd in order to protect the Carpenters Arms status as a local community public house.

If the appeal against the refusal of planning permission is upheld it will be the end for another community asset that has served the local area for over 140 years turning the area into a sterile community with no focal point, no place to meet friend and relax for a few hours.

Pubs like the Carpenters Arms have long been established at the heart of communities and are often a focal point for social interaction. They also offer employment opportunities for people within the local community. Pubs also contribute to the local tourist industry providing a safe, friendly environment for tourists to interact with the local community and the chance to be part of any local events happening at the time of their visit, which adds to the attractiveness of the area.

In recent years pubs like the Carpenters Arms have come under pressure because of the increase in value of residential property. Pubs can be purchased very easily, if the developers get a change of use they can make a substantial profit with no regard to the local community.

In order to stem the rapid disappearance of local pubs the government through the localism act gave more powers to local councils and introduced the "ACV" (asset of community value) so that local communities could apply to the councils to get the protection of an "ACV" order, the Carpenters Arms has such an order in force.

The government department for community and local government through their strategies to support local shops are encouraging local communities to use their local shops, bars and cafe's and by doing so keep the life and spirit of the area alive.

With regard to the current planning application and appeal the local residents and pub regulars who submitted objections were told by Mendoza ltd in their responses to those objections that if they are given the planning permission the pub itself would not lose it's function and would continue to be an asset to the community. However as early as September 2016 Mendoza ltd's lease for the bar and basement was being advertised by the Restaurant Property letting agency as a possible restaurant with A4 use.

It seems to us that represent the local community through the Carpenters Arms PH supporters, Mendoza ltd have no regard for Camden planning department or their reasons for not granting planning permission, no regard to the fact the pub is protected by an “ACV” and give no regard at all to the local community whatsoever. This statement is made with the knowledge that Mendoza ltd have already carried out the conversion of the upper floors into bedsits which does not tally with there planning application, also the bar has been leased as a lock up bar again the work carried out in the bar does not tally with the planning application, there is no kitchen on the ground floor or any facilities for the disabled.

Signed on behalf of the Carpenters Arms supporters.

David Wheeler.

## Proposed changes to the basement.

The basement is in need of renovation but the proposed alterations to the basement would mean a much reduced space for the toilets in comparison to the current toilets on the ground floor, a cold room where the barrels of beer can be stored and dispensed to the bar area is not indicated on the proposed plan, something that would be essential if the bar was to be retained after renovation.

## Proposed changes the ground floor bar.

The stage prior to it being removed was on the left side front of the bar area, when not used for darts or entertainment had a seating area for six people, the position of the stage is also situated so that it is in clear view from any position in the bar. The proposed area for the relocation of the stage is ill conceived as it has been placed next to the bar, the noise level would create problems for the barstaff hearing the customers orders, it would also interfere with the access to the proposed disabled toilet, there would also be a restricted view of the stage for thirty percent of the customers. The total floor area of the bar as it was originally and in comparison with the proposed plan are almost identical but if you refer to the proposed floor plan attached the area marked in a red grid would have to be kept clear for wheelchair access and as such will reduce the amount of seating and the availability of standing room in the bar.

The plan to move the commercial kitchen to the area that was originally the gents toilet is also flawed, they could not fit the kitchen shown on the plans into the space available, although this could be redesign to fit the space.



## Proposed changes to the first floor.

The first floor of the Carpenters Arms originally consisted of a commercial kitchen with wash-up area, toilet and storage area along with a function room all still currently covered as A4 use. As the licensee of the Carpenters Arms I did not use the function room for functions there was not any demand for it when I first took on the lease of the pub, so it was used as an office and a rest area for staff on their breaks. The kitchen however was used for purpose over the years, producing food for the darts teams on game nights and the many functions held throughout my tenancy at the pub. However this does not prevent the next licensee from using the function room, possibly as a dining room with the kitchen adjacent it would work very well.

## Current usage.

The Carpenters Arms public house is now known as the Racketeer Cocktail and craft beer bar. Although the Mendoza planning application shows a kitchen and disabled toilet facilities on the Ground floor they actually were never installed.



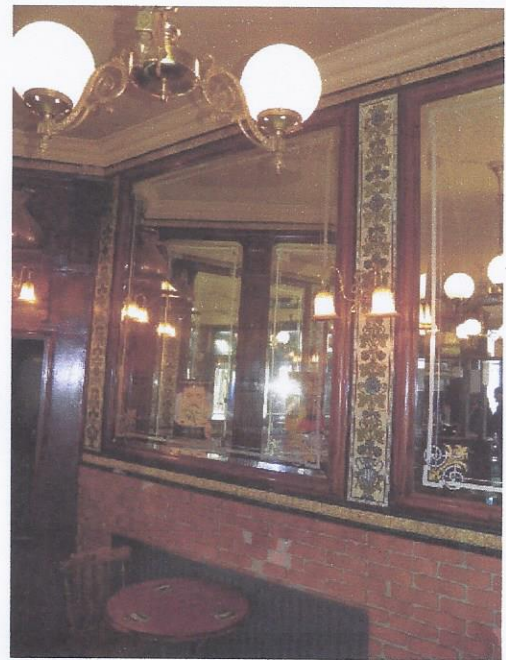
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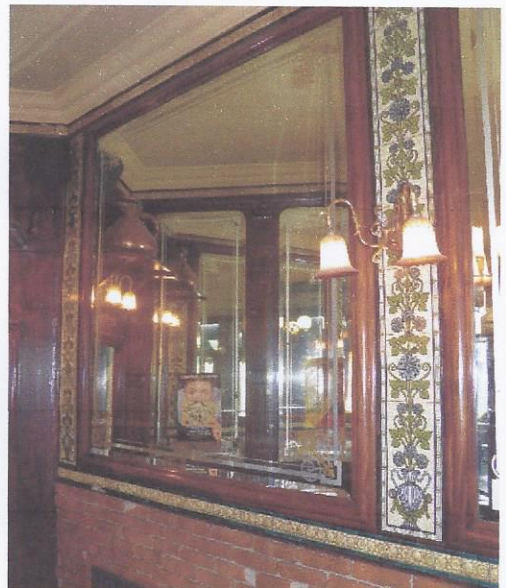
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