

Application No:	Consultees Name:	Received:	Comment:	Response:
2018/1515/P	Vanheems	08/06/2018 20:51:47	OBJ	DO NOT mess about with one of the few proper pubs we have in West Hampstead. We're sick of disgusting materialism eroding our social structures, and we're sick of beautiful buildings being damaged.
2018/1515/P	Joanne scott	09/06/2018 00:00:48	OBJ	<p>Fordwych Residents Association objects to the application for alternations to The Alliance pub, 40-42 Mill Lane (ref 2018/1515/p; 2018/1516/p), which includes a Mansard roof extension and new staircase from the ground level to access the flat on the upper levels. We fully support all of the objections raised from West Hampstead NDF. The Alliance pub is a landmark building on Mill Lane and in the local area and received ACV status a few years ago, due to the fact it is a valued asset in our local community and is used by many local groups for meetings and functions. Our reasons for objecting are listed below:</p> <p>We have concerns about the design, bulk and scale of the proposed mansard roof extension. We refer to policy D1 & 2 of the local West Hampstead and Fortune Green Neighbourhood Plan. The artist's impression drawing shows no proposed detail and looks distorted. We would like to request a better quality drawing, which shows more detail and shows the scale of the roof in proportion to the pub and to surrounding buildings. The revised drawing should also show the side elevation at Ravenshaw Street (not shown in the artist's drawing). We share the concerns of West Hampstead NDF that the mansard roof might be very much larger than is indicated in the plans and drawings. There are glass wall verandas proposed on the front of the building, which we would encourage the planning officer to refuse. There is another planning application for a mansard roof extension near the pub and we have concerns that allowing this roof extension will set a precedent in the area.</p> <p>We object on the extra height above the existing roof and have issues with the ventilation for the pub kitchens, which might compromise the pub in the future. More details on the pub soundproofing between the new flats and the pub below would also be needed.</p> <p>We would request that the developer not start work on the interior staircase during the refurbishment of the pub (which closed on 4th June for 'essential refurbishment'). The NDF has raised concerns that the staircase appears twice the size of what was approved. The new proposed staircase clearly takes more bar space, so needs to be revised. The ACV protects the pub and we have concerns that the larger staircase would mean the floor area of the pub is reduced. Camden Planning Enforcement should look into this and ensure work does not begin until this application has been reviewed. The developer should only be doing other prep work within the limits of the approved application. The proposed wider entrance at ground level would reduce the floor area of the pub, which is not acceptable.</p> <p>Fordwych Residents Association would urge the planning officer to refuse this application in it's current form and ask for revised documents before it is considered. If the application goes before a planning committee we ask that Fordwych Residents Association and West Hampstead NDF be allowed to speak against these proposals.</p>

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2018/1515/P	Linda Sluys	08/06/2018 21:06:39	OBJ	I live 'doggy corner' to the building and use the amenities provided by the pub which is an ACV. I have examined both the approved and proposed plans for the project and note that the proposed new front entrance/staircase encroaches further into the pub/bar space which is not acceptable. The proposed additional storey is somewhat disingenuously drawn in the CGI. Common sense say it will be much higher than the half metre stated (as indeed has been the case with other buildings in the locality). The mass of the roof will impose an unacceptable heavy skyline vs what exists. A proposed balcony above the entrance to the pub is likely to be trouble spot in the future when pub users stand outside and noise spills upwards - furthermore, the proposed balcony is not shown in the CGI . There is a local NDP in place and the plan needs to be carefully considered alongside this. This same objection applies to 2018/1516/P.
2018/1515/P	Linda Sluys	08/06/2018 21:06:56	OBJ	I live 'doggy corner' to the building and use the amenities provided by the pub which is an ACV. I have examined both the approved and proposed plans for the project and note that the proposed new front entrance/staircase encroaches further into the pub/bar space which is not acceptable. The proposed additional storey is somewhat disingenuously drawn in the CGI. Common sense say it will be much higher than the half metre stated (as indeed has been the case with other buildings in the locality). The mass of the roof will impose an unacceptable heavy skyline vs what exists. A proposed balcony above the entrance to the pub is likely to be trouble spot in the future when pub users stand outside and noise spills upwards - furthermore, the proposed balcony is not shown in the CGI . There is a local NDP in place and the plan needs to be carefully considered alongside this. This same objection applies to 2018/1516/P.
2018/1515/P	Nick Jackson	08/06/2018 19:58:03	OBJ	<p>Additional objection to Applications 2018/1515/P, and 22018/1516/P, 40-42 Mill Lane from Fortune Green and West Hampstead Neighbourhood Development Forum.</p> <p>Further to the NDF's initial objection submitted on 28 May 2018, further study of the drawings leads us to make additional objections:</p> <ul style="list-style-type: none"> The application builds on the previous application by the previous owners, with which we were largely content, albeit losing 6.7 m2 of bar space to an access staircase, but enabling a development upstairs that should maintain the viability of the investment for the owner. This new application (see here) shows the staircase considerably longer than the previous application (see here page 28) causing substantially greater loss of floorspace in the bar. This, in spite of the text in the application maintaining several times that there is no further loss floor space. This loss of space is unacceptable as it largely destroys the right- hand side bar. The application includes building an extra storey under a mansard roof. It claims that it will only add half a metre above the existing roof ridge. We are not convinced that this will actually be feasible, and in any case half a metre increase in height could make the building seem overly massive or top heavy. The application includes a computer designed graphic showing the final building, which presents a plausibly attractive building but we have growing concern that this representation may not be accurate, particularly in relation to the impact of mansard roof (see above) and the detailing of the building. For instance, careful scrutiny of the drawings reveals that a terrace is proposed just above the pub doors with a glass balustrade. Apart from the glass destroying the style of the pub, a terrace is likely to cause clashes in amenity between the residents upstairs and the pub users downstairs. This terrace is invisible in the computer graphic, but still unacceptable.

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2018/1515/P	Jennie Norwood	08/06/2018 23:15:50	OBJ	<p>I object to this application on the following grounds:</p> <ul style="list-style-type: none"> • The pub is already one of the most imposing buildings on this section of Mill Lane and increasing the height of the mansard at all will increase the bulk and will set an unwelcome precedent for other building extensions in Mill Lane in the future. There will also be detrimental massing and bulk on the Ravenshaw Street elevation. • I think that the proposed frameless glass balustrade to the terrace above the pub doors is incongruous and not relevant to the style of this attractive building; it must be possible to design a balustrade that enhances the frontage rather than • It appears that the access staircase to the upper floors takes up more space on these plans than was consented to in April 2017 – it appears to be wider and longer. This is not mentioned in this application.
2018/1515/P	Joanne Scott	08/06/2018 12:45:32	OBJ	<p>I strongly object to the application for the Mansard roof extension to The Alliance pub, which is a landmark building on Mill Lane and the local area. While I am pleased that the Alliance pub received ACV a few years ago, this status this is unlikely to protect the upper floors of the pub or the building itself.</p> <p>I have concerns about the design, bulk and scale of the proposed mansard roof extension. I refer to policy D1 & 2 of the local West Hampstead and Fortune Green Neighbourhood Plan. The artist's impression is poorly drawn and shows no proposed detail. I would suggest that the planning officer request a better quality drawing, which shows more detail. It also looks stretched, and it is important to show how the roof will work with the existing building structure. It does not show the side elevation at Ravenshaw Street. The side elevation will change and the proportions of the building will also change. The artist's impression does not show the side elevation.</p> <p>The proposed height of the mansard roof is out of proportion with surrounding buildings and it too high. It also does not comply with the local neighbourhood plan. It would also destroy the beautiful original roofline and Victorian features.</p> <p>The proposed wider entrance at ground level would reduce the floor area of the pub, which is not acceptable. The pub has closed this week for refurbishment, so I hope they don't install the new staircase without planning permission. Can an enforcement office visit the property?</p> <p>I am a local resident and drink in The Alliance on a regular basis, and hope to see it open again as a busy community pub. They do excellent Sunday Roasts..</p> <p>The developer of The Salt House Abbey Road has also applied for a mansard roof extension and has over 70 objections.</p> <p>I am contacting English Heritage to see if the building can be listed, as it is a beautiful example of Victorian architecture and should be preserved. They can list a building if it is danger of serious threat of alteration.</p> <p>I would urge the planning officer to refuse this application.</p>