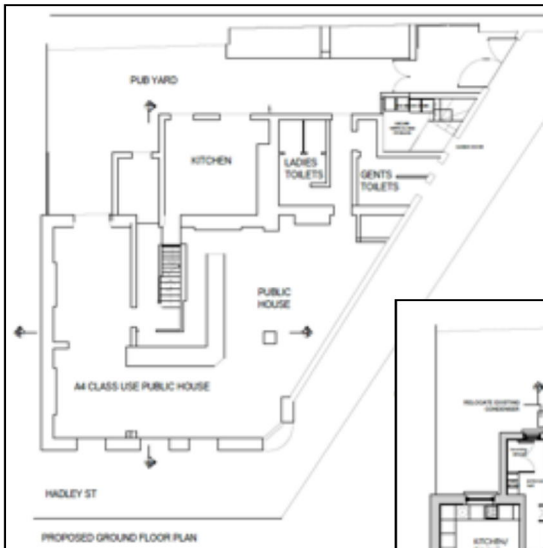


**TAPPING THE ADMIRAL PH: 2018/4014/P**



**Floor area of PH**

There is no change to the floor area of the existing PH – which is much appreciated. Access to the new flats is separate from, and well away from the entrances to the PH.





**Entrance to the proposed flats**

**The applicant has successfully created a separate entrance to the flats without taking any space from the PH.** The proposed entrance door to the flats has been created from the entrance to a previous store.

Evidence of graffiti at roof level indicates that easy access has been historically obtained. *Consideration should be given to security railings to be placed above the gates to the refuse storage space entrance to the PH to ensure that access to the flats can't be gained over the gates.*

There appears to be no change to the height and width of the door making it a less than adequate entrance.

*Consideration could be given to increasing the height/width of the door (to match the height of the entrances to the PH) which would enable furniture to be carried to the flats as well as allowing cycles and 120lt waste recycling bins to be moved in and out of the entrance with ease.*

*Consideration could also be given to allowing people answering the door sight of the space outside the door.*

*Consideration could also be given to raising the parapet height (level with the PH façade) on this extension to make the entrance walkway (and 'railings') less visible.*

*Consideration could be given to the privacy of those living in the flats and those who use the public house by obscuring the view of persons entering or leaving the flats from those customers in the PH garden and the view of the pub garden from the first floor walkway.*



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## TAPPING THE ADMIRAL PH: 2018/4014/P

### Support for the application

This application is warmly welcomed, and eagerly supported. The PH has been, and is now, a 'lock-up bar', sheltering under two derelict upper floors; it is owned by a land owner who has property – but has no interest in running a PH.

The applicant who leases the building has successfully run several public houses in north London over many years. The applicant has proven that they are prepared to run buildings which contain pubs **as pubs**; all of the applicant's pubs have won accolades from customers and CAMRA (Campaign for real ale) – pub of the season, pub of the year, and entries in the Good Beer Guide since they started operating. The premises, Tapping the Admiral, were acquired seven years ago; the pub won accolades from CAMRA within a year. It runs clubs, games evenings, quizzes, is a place for sports teams to gather and a place from where different sports teams start off. With no local 'community hall' the pub – with an excellent kitchen/chef holds receptions, wakes, and seasonal celebrations. The Tapping has become since it opened a real asset to the community; it is in a real sense, truly, an ACV.

The applicant took on the 25 year lease of a PH building which had been a famed Firkin pub in the 1980s, a failed night club and a squat. The upper floors were 'condemned' by Camden. The applicant is not a property developer. The applicant **does not close pubs and does not level pub premises**. This application will allow much needed rentable accommodation space to be created over commercial premises **without destroying any of the PH floor space or its PH value**. Occupation of the floors over the PH will make it safer for pub goers and, by providing a rental income for the applicant, ensure the survival of this ACV pub.

The Tapping is run well by its staff. It is a back-street pub providing a measure of security for people using these back streets. It is a 'local' for the near community. It is used by all ages – the elderly and families; it provides a safe environment in which to drink and young people to learn to drink. It is run as 'a place' for the community. Because of its accolades for *good beer* it is becoming a *destination pub*. *If it is not the beer, food and friendly staff that is written about it is Nelson the super gentle pub cat.*

The applicant has followed Camden's guide lines for using empty/condemned space for rental housing. Comments and suggestions alongside the drawings on page 1 and 2 are made with 50 years knowledge of the area and with regard to the safety and privacy



*Happy to call myself a customer*

Gill Scott  
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