

<b>Application No:</b>	<b>Consultees Name:</b>	<b>Received:</b>	<b>Comment:</b>	<b>Response:</b>
2018/4014/P	John Cryne	16/10/2018 09:51:07	SUPPRT	<p>Triple winner of the CAMRA North London Branch Pub of the Year (2013, 2015 and 2018). After four years being closed, this community pub was reopened by the people that own the Pineapple, itself a pub that came close to being closed. A consistent entry in CAMRA's Good Beer Guide since 2014. A member of CAMRA's LocAle scheme offering a good range from London's Local breweries. Popular Wednesday quiz and live sessions of traditional music on Thursday evenings. Supporter of community groups. Listed as an Asset Of Community Value in 2016.</p> <p>What else is there to say about the remarkable transformation brought about by owner Paul Davies and Kirk McGrath and the management team they have put in place.</p> <p>CAMRA does not consider that this application in any way threatens its ACV listing nor does it pose any threat to the commercial viability of the pub as the upstairs area has never been a part of the pub since its reopening.</p> <p>Unlike many such applications, there is no reduction to the pub's floor area. All the community activities which the pub currently supports will continue and the approval of this application will allow an additional stream of income to be developed to help maintain the overall sustainability of the business.</p> <p>On behalf of the Campaign for Real Ale, North London Branch, I wholeheartedly support his application.</p>

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2018/4014/P	Sue Hunter	17/10/2018 08:46:47	COMMNT	<p>Support for the application</p> <p>The Tapping the Admiral is a well-run and well-kept pub in spite of its having two vacant and derelict floors above. Before the applicant took on the lease seven years ago, this building was variously a well-known Firkin pub in the 1980s, a failed night club and a squat.</p> <p>When the applicant took over the lease seven years ago, Camden condemned the upper floors. However, operating the pub as a lock-up, using only the ground floor and cellar, the applicant has turned this once hopeless site into a valued hub for community activity. It runs clubs, games evenings, quizzes, is a place for sports teams to gather and, with its excellent kitchen, hosts birthdays, wakes and many other gatherings. It is a perfect example of an ACV, as status it actually holds.</p> <p>This application will only further enhance the value the applicant is bringing to the community, through the provision of much needed rentable accommodation in currently unusable space, without in any way compromising the pub space or viability. Indeed, occupation of the upper floors will add to the pub's security, prevent further damage to the building through damp and weather damage, and provide a rental income to the publican, so protecting the viability of this ACV pub.</p> <p>This applicant is a publican, not a property developer. He enhances, rather than compromises pubs, and has successfully run several public houses in north London over many years. The applicant has proved he wishes to run pubs as pubs, and has no cynical intent to take on a pub and gradually erode its viability with the end goal of complete conversion to residential use.</p> <p>All of the applicant's pubs are successful and popular, and have won many awards from CAMRA, pub of the season, pub of the year, and the Tapping the Admiral won its first CAMRA award within a year of the applicant's arrival.</p> <p>This pub is a local for the near community. It is used by all ages including the elderly and young families. Because of its accolades for good beer it is becoming a destination pub. If it is not the beer, food and friendly staff that brings them in, it is Nelson the cat. It provides a busy, occupied hub providing a measure of security for people using these back streets.</p> <p>This applicant follows Camden's guidelines for using empty/condemned space for rental housing, and I fully support it.</p>

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