

From: A Whitaker [REDACTED]
Sent: 14 April 2019 13:39
To: Planning [REDACTED]
Cc: Depala, Ramesh [REDACTED] McClue, Jonathan
[REDACTED] CWH13 John Wood [REDACTED] CWH24
Andi Whitaker [REDACTED]
Subject: The Cock Tavern - the current planning application before Camden for the emergency exit route into your yard.

To whom it may concern:

Application Details

- Application Number 2019/1481/L
- Site Address The Cock Tavern 23 Phoenix Road London NW1 1HB
- Application Type Listed Building Consent
- Development Type Commercial Minor Alterations

We would like to raise the following objections to the above application for planning permission.

We specifically object to the emergency door opening into our Walker House Estate courtyard

The Cock Tavern is part of a British Heritage Grade 2 Listed building complex. The pub owner's originally applied for planning permission to extend their building out to the boundaries of their property.

They did this to create more business space and dwelling units within their current boundaries.

During the course of these works they removed bushes from our courtyard running along the pub wall, promising to return them and make everything good at the conclusion of the works.

With reference to the new emergency doors, the architect has explained to the Walker House TRA that they have two options:

Option A: They must open up an emergency door directly onto the Walker House Courtyard, a private residential estate owned by Camden Council.

or

Option B: They must slightly reconfigure the internal layout of the Cock Tavern to provide an emergency exit onto a public street which will involve a small loss of space.

(Please note this small loss of space is more than compensated for by the large amount of additional footage they created through their development.)

The developer's claim Option A is the preferred option as Option B will lose them some business space.

We do not understand why after having significantly improved the usable area and facilities

within their property boundaries, they now want to force access into the Walker House estate.

We are a private residential estate and contend that this is as unreasonable as asking any householder with a garden to permit an adjacent business to essentially have free access to their garden and property.

The only motivation for this application is to optimise their investment and in no way will this emergency door bring any benefit to the residents of Walker House, in fact it will have a detrimental affect on the use of their courtyard.

To illustrate the callous attitude of the developer we raise the following facts. Since the development and the subsequent creation of several AirBnB type units in the Cock Tavern, piles of black garbage sacks have been left on the pavement near the estate gates, as the developers did not make any provision for the increase of rubbish caused by their expansion plans.

The TRA has complained about this several times, the bags are eventually removed before reappearing again.

This non-caring attitude is indicative of the developer's contempt for the residents of Walker House.

The original development works were finished sometime last year, and yet our courtyard bushes have still not been replaced and minor outstanding works are still unfinished. Neither the developer or Camden Council have made any attempt to rectify this matter, until when the developer wanted to seek the opinion of the TRA about the proposed emergency door, their architect convened a meeting in January 2019.

At present, we regularly have drinkers from the pub who are too lazy to use the pub toilets come and use our binsheds as urinals. We fear that a fireescape door will be seen as an even quicker route into our estate.

The architect assures us the door would be monitored, etc. and such incursions would not happen.

We would like the planners to realise that any customer too drunk to use the pub toilets will certainly not respect any such monitoring and will enter our courtyard at will, causing a disturbance to those residents living close to the exit and also to the many children who play in the courtyard throughout the year, in addition to leaving our bins smelling of urine and providing additional work for our long-suffering caretaker.

Of course the architect is duty bound to provide solutions for his client, but from our experience in the way the developer's have dealt with the black rubbish sacks and failed to swiftly complete the final works, we do not believe that the developer's will care for the welfare of the residents of Walker House; we believe promises of monitoring to be empty and unrealistic when dealing with drunks, as by its very nature, an emergency door must be easy to open.

As seen by the failure of the developer's to allow space for rubbish bags and there piling up by the Walker House gates, it is highly likely the developer or their agents will simply be unable to enforce any adequate monitoring over the coming years.

In short, we feel this request for planning permission is unreasonable and is an unwarranted imposition on the residents of Walker House in the enjoyment of their homes and the private environment of their estate.

We request this permission is refused, especially as Option B provides a perfectly sound and reasonable solution to the emergency exit problem. Option B allows the pub to carry out all its activities, and for the developers to enjoy the benefits of their scheme with no disruption to the greater good of the community of Walker House and the surrounding area. Please refuse this request for planning permission.

Andrew Whitaker WHARTL (Sec)