

REGISTRY

15 Torriano Cottages

23 NOV 2018

London NW5 2TA

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17 November 2018

The Planning Inspectorate

Room 3/26a Temple Quay House

2, The Square

Bristol BS1 6PN

RE: Pub Leighton Arms . 101 ^{BRECKNOCK} Leighton Road London NW5.

Ref: APP/X5210/C/18/3207640

To whom it may concern,

I am worried that there has been a breach of the Planning appeal decision of 24th November 2015, for Leighton Arms Pub. 101 Brecknock Road NW5. Ref. APP.X5210/W/3095242

In this decision there is NO mention of "retail, shop, supermarket, NISA" or A1 use and "PUB" is mentioned 20 times in the judgement. It clearly says "Pub to remain at ground floor with 5 new residential units"

I have lived at my address since 1964 and am about 150 yards from this registered Pub and have frequented it over the years until it closed and was boarded up in mid-2016. It was an important local amenity for meeting up, bar food and occasionally Sunday dinners. The building was a classic of its time and although not listed was appropriate in that particular situation.

In early 2018 I noticed demolition/building activity and major disruption to traffic and pedestrians and no indication of any planning notices etc. Then in April 2018 NISA signs appeared on the hoardings. I noticed shelves and shop fittings were going in around April/June 2018, the NISA shop then opened and started trading at the end of June and a "Launch Party" was held on Friday 21st September 2018.

This appears NOT to be a legitimate, permitted development and clearly contravenes the decision of the Appeal tribunal of 24th November 2015.

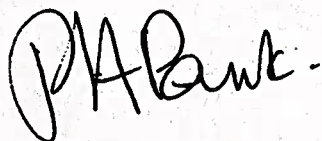
The developers Grounds for the current appeal are inaccurate:

1. Retail commenced on the 30th June 2018 and NOT between 09/08/2016 and 10/08/2017 as stated.
2. The property was definitely a Pub and NOT in any way a "restaurant" which does not justify the comment that "retail would be permitted". We have numerous small retail businesses all around us in Leighton Road, Torriano Avenue and Brecknock Road and I feel it is inappropriate to have a large chain retail shop like NISA in the vicinity. We do not however have that many pubs or community meeting places in the locality which is why I feel the loss of the Pub will deprive the wider community of an important facility at a time when we badly need a place where we can meet up with our neighbours and friends.
3. The alterations to the front of the building were indeed significant as the Victorian frontage was demolished and inappropriate full floor to ceiling NISA windows were installed across the whole frontage of the building.
4. There are really serious problems every day with large NISA delivery trucks parked on both Bartholomew Road and Leighton Grove causing other vehicles restricted passage and having to drive on the wrong side of the roads at a busy junction.
5. As a local resident I would strongly oppose that the developers be granted extended time for compliance to find alternative premises. They have clearly broken the law and contravened the judgement of the last appeal. The chain store has already had a harmful impact on the community, local residents and businesses.

It is also known that this same developer has violated a similar planning decision in another North London borough, gone ahead and put up a NISA store and got away with it. If this has not been investigated I feel it must please be taken into consideration at this appeal hearing.

Thank you.

Particia Pank



Dr Neil. L Morgan, 143 Leighton Road, London NW5 2RB.

25.09.2018

The Planning Inspectorate,

REGISTRY

Room 3/26,

28 NOV 2018

Temple Quay House,

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2 The Square,

Temple Quay,

Bristol BS1 6PN.

Planning Application APP/X5210/C18/3207640

Dear Sir/Madam,

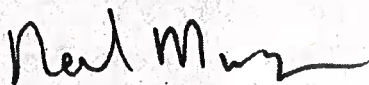
I live around the corner from this application/ appeal in Leighton Road.

The pub at the Leighton Arms was converted into a Nisa supermarket without planning permission from Camden Council. I understand the developers are requesting retrospective planning permission.

The loss of the pub would be detrimental to the local community and we already have many Nisa shops in the close vicinity. The new Nisa only opened in the last few months and is just not needed whereas a pub is needed.

It has been suggested that the pub was more a restaurant than a pub. The pub did serve food but it was not a restaurant.

Since planning permission was not granted by Camden Council and many local people have objected, I would request the appeal be refused.



Dr Neil Morgan.

Roy Lockett, 118 Torriano Avenue, London NW5 2RY

roylockett@hotmail.com

REGISTRY

27th November 2018

28 NOV 2018

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Dear/Sir Madam

Statement opposing Application APP/X5210/C/18/32307640

I wish to register m opposition to the above application. The building was converted to a NISA unit without obtaining planning permission and in the clear knowledge that the permission had not been granted. The clear intention of the developer in changing the use of the building without obtaining planning permission was to 'bounce' the Council into accepting he conversion. This is intolerable.

As someone who has lived d in Torriano Avenue for twenty five years I wish to add my voice to those of the many others who have demanded that the pub be reinstated as a community asset.

I was a fairly regular user of the Leighton Arms . They screened significant London football matches, served a very nice beef and tomato sandwich and the beer wasn't bad. Relentless property development is clearly drastically reducing the infrastructure of community facilities including pubs in Kentish town. For this process to be accelerated by developers who have ignored proper planning procedures is very galling. It is also a dangerous precedent and an incentive to other developers to ignore planning requirements.

One of the defvelp0ers key arguments is that the Leighton was more a restaurant than a pub. I saw absolutely no evidence of this in the twenty five years that I used the pub. The claim is absurd. Bar snacks and a sausage or two do not constitute a restaurant.

The developers demand that the period for compliance should be extended to two years to allow them to make the alternative arrangements which their non-compliance has necessitated is an audacious but unconvincing argument. Six months would surely be adequate and a recognition of the source of the developers difficulty.

I believe that others have provided chapter and verse on the specious claims that the property was operating as a shop in the year 1816/1817. For my part I pass the shop every day and saw no evidence of the claim which is being made.

Finally as a driver, the parking of large delivery vans on the corner of the Brecknock Road and Torriano Avenue is a real hazard requiring a driver to move well into the Brecknock Road to see approaching traffic from the left.

Please reject the developer's application and reinstate our pub. It enhanced the life of the community in our area.

Best Wishes

Roy Lockett

Roy Lockett

