



| Application No: | Consultees Name: | Received: | Comment: | Response: |
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| 2020/1412/P |  | 03/06/2020 19:41:16 | OBJNOT | <p>I OBJECT to the Change of Use proposals. This site has been used as a pub / restaurant since it was first established in 1444. It was then refurbished in 1890 and has been in regular use since.</p> <p>The existing public house should be categorised as an Asset of Community Value - given how long it has served the local area, and it should be re-opened as a pub/restaurant. The proposals for change of use are not in keeping with the area, given its prominence on a high street that mainly consists of retail shopping, pubs, cafes and restaurants and other facilities that provide a reason - and use - for people to visit this high street.</p> <p>High streets are already facing enormous challenges to encourage people to use them - and these proposals would lead to a decline of Kilburn High Road. Furthermore, by reducing facilities for locals to enjoy in the area, people would instead have to travel out of the area - which, would lead to a faster decline, not just of Kilburn High Road, but of the wider area too. It is essential that high streets are supported by their local Councils - and that people continue to have a reason to make use of their local high streets. Furthermore, venues such as this, especially during its recent use, encouraged people from all over London, and the UK, to visit Kilburn and to spend money in the area. This benefited the local economy and brought visitors into the area. These benefits would be permanently lost by this change of use.</p> <p>These proposals are therefore not in keeping with the existing area and, given the prominence and importance of this site on Kilburn High Road, they should be rejected.</p> |

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| 2020/1412/P | [REDACTED] | 03/06/2020 16:20:50 | OBJ | <p>[REDACTED]</p> <p>Camden Council's new planning policies strongly support and seek to protect our local pubs. Any loss of the pub and music venue should be resisted, and the pub could be a viable business again if run properly, contrary to National Planning Policy Framework (para. 92) 2019, Camden Local Plan (2017) policy C4, and Policy HC7 of the Draft London Plan 2019, which protects public houses. Policy D12 Agent of Change, Draft London Plan 2019 states pubs and live music venues should be protected. There has been a pub on this site since 1444 and the current building was constructed in 1890 and has a few incarnations, including as popular music venue and late night bars Soul Store West and Love & Liquor. If retained, as a public house, it would contribute to the night time economy of the area, whilst an hostel would not any add value to the high street if occupying the ground floor of the building, especially at night time. Any games room should be resisted, as this would only have a negative impact on the area and may attract anti-social behaviour. There is already two similar premises nearby, so any new gaming centres, or betting shops should be refused.</p> <p>CAMRA has devised a Public House Viability Test (PHVT) to help Councils protect pubs in their areas and to assist third parties (like CAMRA activists) in influencing Councils to come to the right decision. The Test comprises a set of detailed questions, the answers to which should address the question 'What could this pub achieve if it was being properly run?' In September 2019, Star Pubs and Bars applied for a premises licence, so at this point they must have considered that this would be viable pub once again. We would ask that the applicant prove that they have adequately marketed the pub, before a change of use should be considered by the council.</p> <p>CAMRA would urge the Planning Officer to refuse this planning application, if this planning application goes to Planning Committee CAMRA would like to speak against this proposal.</p> |
| 2020/1412/P | [REDACTED] | 03/06/2020 19:44:42 | OBJ | <p>The local area has been losing pubs that are so vital. Although it's been closed for a while it should be retained in its current form and given the chance to succeed. These are places that should be community hubs rather than gaming centres or temporary hostels. It's a historical building and has been a pub since 1400s and there is no need for this to change</p> |
| 2020/1412/P | [REDACTED] | 02/06/2020 10:41:06 | OBJ | <p>I am so disheartened when so many of our historical pubs are changed into supermarkets etc. Time for us to wake up and make a stand, please do not let this happen, we have lost so many already. This is our countries history, we have so much to be proud of and the great british pub is one of those.</p> |

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| 2020/1412/P |  | 03/06/2020 17:43:09 | OBJ | <p>The proposals in this planning application would be highly detrimental to Kilburn.</p> <ol style="list-style-type: none">1. Most of the 88 beds will be in dormitories not private bedrooms and as such contradicts policy E3, seeking to establish quality accommodation for visitors and tourists. The short term accommodation of this nature would not attract visitors with any spending power to lift up the Kilburn economy.2. Kilburn already has at the bottom of Kilburn High Road a wide range of hotels and short term accommodation; the maitrise hotel across the road, The Quarters short term lets at the back and by the Library, the Marriott hotel, maida vale apartotel, and the large short term lets (illegal) on Belsize Road.3. This is an historic pub, one of the only available community spaces at the bottom of Kilburn High Road. This community facility has been missed since closing as it was the only large gathering space in Kilburn. Thus a community facility, a pub, should be reinstated.4. There is no provision for rubbish storage and it would be unacceptable to have kerbside collections for such a large development.5. There is no space for setting down visitors. Since the development would be dormitories and is said to be aimed at tourists one would expect space for coaches, not available at this site. <p>In short I strongly object to this application providing poor quality short term accommodation, that could only lead to anti-social behaviour and removing an A4 establishment. This is not the type of development that Kilburn needs.</p> |
