

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/5683/P	Joanne Scott	16/01/2021 15:18:43	OBJ	<p>I object to this planning application 2020/5683/P to redevelop The Alliance pub. Adding the new flats and moving the kitchen to the basement would reduce the overall size of pub area on the ground floor and would result in the loss of a set of toilets and a room used by many local groups for meetings. The proposed kitchen in the basement would not be a pleasant place to work and the community room in the basement would be a dingy space with no natural light. The pub's long term viability is at risk if this application is granted. The Alliance is a community pub and it would be a big loss if it had to close because the freeholder keeps chipping away at the pub's assets. If this application is granted the Planning Officer should insist on noise insulation being a material consideration, secured by condition to protect the pub from future complaints from the new flats. Developers often use this 'Trojan horse' tactic to apply for change of use at a later date. The London Plan 2011 prohibits unacceptable loss of an operational public house, which performs an important community role. The National Planning Policy Framework, paragraph 70 specifically protects public houses. Camden Council should consider the ACV protected status when reviewing the application and refuse it.</p>
2020/5683/P	Adrian D'Enrico	15/01/2021 18:44:35	OBJ	<p>We need residential property in Camden. We all get that. But this is a short-termist satisfaction of an immediate requirement at the expense of a long-term mix. The (light) refurbishment requirement of the existing premises is not contended - the old cold toilet block could do with some TLC. But what's really being proposed here? The kitchen probably won't prove too problematic albeit will impact to some degree I'm sure, on the timeliness or quality of kitchen output. I can't imagine a chef of any interest or quality wants to spend their time in a subterranean cave. But it could work. Then the application tempts with tales of a community room, stuck underground in a corner. I can't see how anyone thinks that's appropriate. How about sticking the residential units in that corner? Nope? Thought not. So what we've got here is a freeholder trying to sweat an asset and hitting the keywords that Camden planners salivate over. You'll approve it because you always do, but you do so with short-termism and limited (if any) impact on experiencing the longer-term ramifications. If you succeed in your current ambitions with this property (and many others along Mill Lane), the ground floor retail and leisure uses will all be residential. We'll have a bunch of really nice flats and couples and families living here, all wondering why there's nothing to do - no retail units, no amenities, no leisure uses and facilities. The current residential fetish - where applied at the expense of complementary uses - is myopic and self-defeating. I expect nothing other than a nice waved green flag for this and I fully expect the pressure to build on a community asset (and ACV) to the point where it vanishes and is no longer viable. Death by a thousand cuts. It'll be a shame and we'll all face the consequences and subsequent uphill (near impossible?) battle to convert unused residential back into leisure use. If the Alliance goes, the nearest pubs are on West End Lane to the east (the Black Lion being the closest), the Beaten Docket (to the north in Cricklewood) and the North London Tavern (to the South). Three pubs and community venues for thousands upon thousands of families. But hey, let's squeeze two undersized, poorly thought out flats into a cold toilet block. What could be more worthwhile?</p>
2020/5683/P	Julia Woodford	16/01/2021 12:59:31	COMMNT	<p>This is more than a pub. It's a feature of the community and a local resource for many residents and staff at Beckford School.</p> <p>Please don't make yet more flats</p>

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2020/5683/P	Michael Simkins	16/01/2021 17:27:18	OBJ	<p>I wish to object to the proposed development at The Alliance Public House for the following reasons. The premises, which forms an integral and essential part of the social and cultural life of the immediate locale, has already seen extensive redevelopment in recent years and its ability to function in its present state would be heavily compromised by carving off yet more of it for apartments.. This further division of the plot into yet more dwellings would leave so little of the existing premises left that it's impossible to see how it could continue to function in its current, and essential form. The Alliance is vital to the wellbeing of the local area, offering a spacious and safe venue for eating and drinking, local meetings, children's play, or merely for the chance for lonely and isolated people to have somewhere to go where they can feel safe and secure and get fed and watered. This salami slicing of the basic premises by the developer for residential development has gone as far as it can without damaging the venue, and this new proposal is wholly incompatible the premises principal function. It is difficult to overestimate the importance of The Alliance to the local area and it should be left in its current condition and configuration.</p>
