

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/5683/P	Miram Porat	15/01/2021 10:40:39	OBJ	<p>This is an owner that has already had at least one and maybe two recent planning agreements and then amendments to the the upstairs of the property to shoehorn in tiny studios.</p> <p>The pub is a community asset and is used by families locally, as well as many local business people to hold meetings, and community meetings, as well as a number of small businesses that do not have their own premises to work and think in peace, over a pint and lunch or dinner. It is a very important asset for the local community.</p> <p>The 'Community Asset/Heritage' status seems something of a joke if the council will merely continually to allow residential over-'development' of the building until it no longer functions in any suitable way to achieve the outputs that enabled it to receive the 'Community Asset's status in the first place.</p> <p>Very few pubs in area (I can think of none) have a creche. The Alliance is very important to local parents of toddlers and young children, particularly when it's raining outside. The creche is out of action as it's being used to store tables and chairs caused by the necessary thinning out to create additional Covid-19-distancing space.</p> <p>The Alliance pub does not have any beer garden/open space to the sides or rear so pretty much all the activity is indoors on the ground (and sole) floor. This is the area that is being significantly reduced in the application. A 'community room' for enjoyment in a dark dank Victorian era basement is an oxymoron, notwithstanding the critical life-endangering egress concerns of people and children in the event of fire or flood. Just how many people will be in this building at any one time on different levels to enable safe and ordered emergency egress!??</p> <p>Yet more residential studios in this relatively small building will ensure more parking at the top of Ravenshaw Street, where the Post Office is adjacent on a busy junction – and therefore more parking of resident &amp; visitor cars, and additional supermarket delivery trucks/Amazon delivery etc. in a crowded area of Ravenshaw Street/Mill Lane right on the junction. Yet more pollution. Already we see continuing flouting of double yellow lines for adjacent Post Office by the normal public's cars as well as postal delivery/collection trucks – also parking very close to the junction in direct contravention of the Road Traffic Act ensuring very poor &amp; dangerous obstruction to vision and vehicle manoeuvres into Ravenshaw Street from Mill Lane and vice-versa.</p> <p>The planning application calls for just over 20% reduction in available pub space. This is clearly further erosion of the pub amenity and the reduction of the number of people that are then able to use as a Community Asset.</p> <p>In normal times this planning application would be nonsensical, inequitable and unjust to the community. During next couple of years when far fewer people can attend and furniture can be used (for what is/should be a 'community' asset) due to Covid-19 distancing - this border on the insane.</p> <p>Primary concerns: Reduction in numbers of community ability use; safety issues of basement use and egress in case of fire; reduction of children's ability to use pub for leisure for local parents in the community, reduction of local public and business people to use the pub particularly during the daytime, additional illegal parking, additional pollution.</p>

15th January 2021

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2020/5683/P	Joanne Scott	16/01/2021 14:48:59	OBJ	<p>I am writing on behalf of the Fordwych Residents Association (FRA) to object to this planning application 2020/5683/P to redevelop The Alliance pub, 40-42 Mill Lane London NW6 1NR. The FRA represents people living on Fordwych Road and adjoining streets in the London borough of Camden, NW2/6.</p> <p>The proposed application is overdevelopment and would jeopardise the long term viability of the Alliance public house and its retention as a community facility. The pub has been registered as an Asset of Community Value and this indicates the importance the Alliance plays in our local community and any changes that threaten its viability should be resisted, so that its community role is not diminished. The cumulative effect of granting permission for flats on the upper floors has already resulted in the loss of the ACV space, as a new staircase to the upper floors in the main bar was built, as well as a bike shed and bin room in the cellar have all reduced the pub area. The ACV gives the pub some protection, so we would request that Camden Council consider this when deciding on this application. We feel that the Alliance could be forced to close if this development goes ahead and we will lose the main focal point of our community. Pubs are important social hubs, that combat loneliness and social isolation and should be protected. Many local groups as well as FRA use the pub for meetings, including GARA, Jester Festival, Garden Friends, WHAT and West Hampstead NDF.</p> <p>Adding two new flats and moving the kitchen to the basement would reduce the overall size of pub sales area space on the ground floor, compared to the previous pub layout. This would change the dynamic from a more spacious bar at ground level to two customer areas, split between ground floor and basement. This would reduce the appeal of the pub to customers who prefer the ground floor level pub experience to a basement space due to outlook, reduced sense of enclosure, immediacy of access or a sense of traditional pub layout. FRA would welcome more ACV space, and any improvements that would enhance the pub would be supported, including redeveloping the basement and providing more community space, such as a games and snooker room. However, this should not be at the expense of the loss of the ground floor area of the pub, which would generate the most revenue. We would welcome any proposal to make the rear toilets accessible by levelling out the floor, but the loss of a set of toilets should be resisted, as the bar area is large and needs two sets of toilets. The proposed kitchen would not be a pleasant place to work in and it would be difficult for Michael, the landlord to effectively manage both the kitchen and floor staff, as well as communicating with customers. The new community room would be a dingy space in the basement with no natural light and the entrance is opposite the kitchen, which is not ideal. The proposal would also result in a reduction in the amount of street level bar space with natural light, which is available for functions, watching sports, weekly quizzes, community meetings and live entertainment and would therefore diminish customer appeal of the pub. Our members use the existing recessed seating area for small, informal meetings, which would be lost if the plans were granted.</p> <p>Camden Council should ensure that any new development to the pub should be protected by the 'agent of change' principle and the any future occupants of the flats should not be able to complain about noise from the pub. There are concerns about the living conditions of future occupants of the two proposed flats. The bedrooms of the flats are located at street level, directly adjoining the pavement on Ravenshaw Street. As such, they are close to the pub's refuse store, cellar hatch and side exit, so would be noisy at times, especially when beer barrels are being delivered. If the proposal is granted, sound proofing should be added between the flats and the pub. FRA would urge Camden Council to reject this application.</p>

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2020/5683/P	Anne	16/01/2021 20:08:48	OBJ	<p>I am very concerned about the impact this plan would have on The Alliance should it go ahead. As you will know, The Alliance is a community pub with Asset of Community Value status. I regularly visit the pub with place friends and neighbours and know how popular it is. I worry about the impact of moving the kitchen to the basement would have on the business, and simply cannot see the benefit of a basement community space. The large ground floor space of the current configuration lends itself nicely to a welcoming, community space. Removal of ground floor space will change the feel and usability of the pub. With the hospitality industry struggling, decisions need to be made to protect pubs and restaurants.</p> <p>I urge the committee to reject this application.</p>

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