

Hazelton, Laura

From: Mark Reynolds <[REDACTED]>
Sent: 19 January 2021 15:22
To: Hazelton, Laura
Subject: Response to Objections to planning application 2020/5683/P

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Dear Laura,

I hope you and yours are well. I would like to comment on the objections lodged against the above Planning.

Future Survival of the Pub

This application is for the creation of two flats at the rear of the property. The majority of comments made in response to the public consultation express concern for the future of the pub, but the pub is not jeopardised by two flats going in at the rear – quite the contrary. The main driver of the application is to safeguard the future survival of the Pub which is heightened in these difficult times.

As the publican (Michael Keating, who has run The Alliance for almost 25 years) has confirmed directly to the Council: -

'Being the landlord of the Pub I fully support the above application for the long term viability of the Pub giving extra front of house space, an overall benefit'.

The publican has also approved the re-location of the kitchen to the basement (an arrangement which is common in restaurants and pubs)

Small / poky flats

The flats exceed the size requirements of the London Plan.
The flats will have excellent lighting and vastly exceed the BRE requirements. That is detailed in the Daylight/Sunlight report which accompanied the application.

Noise Disturbance to New Flats / Agent of Change

As with the flats which were consented on upper-floors, we anticipate imposition of an acoustic Condition and the flats have been designed so as to satisfy such requirements.

On the previous approval, the Council imposed the following Condition –

“4. Prior to commencement of the development, details shall be submitted to and approved in writing by the Council, of an enhanced sound insulation value $D_{nT,w}$ and $L'_{nT,w}$ of at least 10dB above the Building Regulations value, for the floor/ceiling/wall structures separating different types of rooms/ uses in adjoining dwellings, namely [e.g. living room and kitchen above bedroom of separate dwelling]. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained”

We achieved not just 10dB above, but 15dB.

The Condition above is a pre-commencement requirement; if it is not discharged, the development cannot proceed.

We trust therefore that the Council's officers will be satisfied that a Condition addresses the concerns raised.

Better Use of Pub space and Net Increase of Customer Space

The vast majority of the basement is under-utilised, meaning that the Pub is paying rent for space from which it gains no income. It is a drain on the Pub business.

The current planning application would create new housing and useful Pub space from redundant space. It will create an asset from a liability and thus remove that burden from the Pub.

Some of the objections highlight a loss of 15m² front of house space on the ground floor space. However: -

- A third of that is circulation space to the toilet which means the net loss of utilised customer space is 10m². This is secondary space to the main Pub area.

- The current toilet access is via a series of steps. The application proposals include creating level access throughout the Pub, so there will be absolutely no steps involved in accessing toilets – that is a tremendous benefit for the customers.

- The modest loss is more than compensated for by the gain of a whole new room of 36m² customer space (giving a net gain of 26m²) in the basement.

(The lack of natural light in the basement is not pertinent as this is a pub operation; artificial lighting is a common feature of pubs – it is part of the ambience.)

Over Development

No extensions to the existing building are proposed, so the massing would remain unchanged.

Fire Risk

The development would fully comply with all Fire regulations, as is required by Building Regulations 2010.

I hope the above helps. Please let me know if you have any queries.

Kind Regards

Mark Reynolds

