

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/1085/P	Ambiorix	08/05/2021 17:17:45	OBJ	Two people will benefit from this planned alteration: the landlord and the renter. My objection is based on the fact that hundreds of paying patrons who cannot afford to live in this central London location will lose a safe, clean and open space where we gather regularly to partake in the human experience. London and its many boroughs have ample space that is already signposted for residential dwellings. Landlords, in turn, still benefit from many opportunities in other sectors in which to turn a profit. It saddens me to see time and time again how buildings with cultural and historical importance are gutted and altered to feed in to an elite property market that is not accessible to a significant majority of hardworking Londoners.
2021/1085/P	Elisabeth Sims	08/05/2021 14:44:06	OBJ	<p>The function room of the Cock Tavern has (up until lockdown restrictions came into force) proved to be a vital resource for the local and wider community as a venue available for a diverse array of meetings, educational and cultural events.</p> <p>If this space is withdrawn from community use there will be several organisations that will be unable to maintain a presence in the Somers Town area leading to an increase in cultural and social impoverishment for local people. In an area already offering very limited opportunity approving this planning application would serve to further disadvantage the local community.</p> <p>Therefore I strongly urge the Camden Council to reject this application.</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/1085/P	Carolyn Whitehead	09/05/2021 15:09:38	OBJ	<p>I wish to object to the planning application 2021/1085/P for change of use of the first floor room above the Cock Tavern public house, 23 Phoenix Road, to residential use (Use Class C3) to provide one self-contained flat, plus related changes.</p> <p>My objections are as follows.</p> <p>The function room is an important community resource used by local groups for a wide range of activities including art exhibitions, education, campaigning and discussions. To my knowledge, there are no other pubs in the area with a similarly-sized function room providing a relaxed, informal atmosphere for community groups to meet in, both by day and in the evening. Such facilities play a really important role in the well-being of the community.</p> <p>In addition to the value of the function room to the groups that meet there, the function room also contributes indirectly to the local community through its importance in sustaining the character, 'life' and economic viability of the Cock Tavern itself. If the function room is lost, it seems highly likely that the pub itself will go out of business because of the drop in income, and the community would lose a very particular and much-loved meeting place. Pubs are closing at an alarming rate and there is widespread recognition of how detrimental this is to neighbourhoods, both economically and socially.</p> <p>A thriving pub also contributes to the vibrancy of the neighbourhood and this is particularly important in terms of night life: the number and variety of people using the pub and its function room means the streets are that bit safer at night.</p> <p>The National Planning Policy Framework (NPPF, 2019) emphasises the importance of sustainable development i.e. development that meets the needs of the present without compromising those of future generations. Clearly, losing community resources DOES compromise the needs of future generations. Therefore, I consider that this planning application should be rejected.</p> <p>Furthermore, for the reasons described above, I believe that converting the function room to a flat would contravene Paragraph 192 of the NPPF, which states that in determining planning applications, local authorities should take account of the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality. As explained above, the heritage asset represented by the Cock Tavern would be seriously damaged if the function room were permanently lost because the local groups meeting there contribute to the 'life' of the community and of the pub itself, not to mention its economic viability. For this reason too, I consider that the planning application should be rejected.</p> <p>There are feasible ways of resolving the issue of the fire escape for the function room; I feel this is being used as an excuse to reap short-term profit from the premises rather than recognizing the heritage value and the importance to the community of the Cock Tavern in its pre-pandemic form, with its function room.</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/1085/P	Andrew Dodsworth	08/05/2021 13:07:32	OBJ	<p>I am the secretary of Philosophy for All, an association open to everyone with an interest in philosophy, and we have been holding monthly lectures at the Function Room of the Cock Tavern since February 2015. These lectures have been consistently well-attended, with numbers seldom falling below fifty; there are not many function rooms in pubs which can hold this many people comfortably.</p> <p>We have held our monthly lectures in the function room of a pub since PFA was established in 1998 as we felt the less formal atmosphere would be less likely to deter people, and people would also be able to continue the discussion over drinks in smaller groups when the formal lecture and Q &amp; A session is over. This has been very successful. I know the Function Room at the Cock Tavern also hosts community art exhibitions, and other meetings.</p> <p>The conversion of rooms over a pub to private dwellings (other than those inhabited by the staff of the pub) generally causes problems, as there is a certain level of noise necessarily associated with a pub. This leads to complaints from the flat dwellers, and the eventual termination of the pub's licence is a Trojan Horse approach to the pub's eventual conversion to fully residential use. There is only one other pub in the neighbourhood, the rather confusingly named Somers Town Coffee House, and it has a rather different atmosphere, so it would be a great loss to the Somers Town community if the Cock Tavern were to close.</p> <p>In conclusion, I believe that the Cock Tavern, and its Function Room, perform a valuable social function, and Camden Council would be letting the people of the area down if they assent to this proposal.</p>
2021/1085/P	Bill Moroney	09/05/2021 20:58:41	COMMNT	<p>My objection to this application is that it vandalises, in a fundamental way, the important role of this particular pub, in this particular area, and for reasons that are radically insincere, and commercially myopic.</p>
2021/1085/P	June Lausch	08/05/2021 19:18:45	COMMNT	<p>At the moment, this offers a community space. I attended a philosophy group here for a year or so, until Covid restrictions. Surely this area needs places where people can socialise. To turn this venue into a flat seems an appalling waste. No one will benefit except the owner. It should be retained and developed as a community hub.</p>
2021/1085/P	Kieran Quill	11/05/2021 10:35:44	COMMNT	<p>I understand that the function room of the Cock Tavern pub is to be converted to flat(s) if permission is given. I am a regular attendee at Philosophy For All, who use this function room. Many people attend this monthly meeting, up to 70 or even more, and have so consistently for many years, to discuss philosophical topics at a high level of rigour. I also know that the function room is used by other cultural groups, usually for free events. Facilities of this nature are nowadays very rare/very expensive in central London. The loss of this Function room would be another nail in the coffin for non-commercial cultural and artistic opportunities for Londoners. I therefore object to this change-of-use. --Kieran Quill PhD, Fellow of the Royal Society of Chemistry.</p>
2021/1085/P	Bill Radcliffe	09/05/2021 11:07:21	OBJ	<p>I agree with previous objections. Pubs are under stress for various reasons, and reducing their usefulness will make things worse. The accommodation could be found elsewhere.</p>
2021/1085/P	Ken Baldry (Prof.)	08/05/2021 20:00:53	OBJ	<p>I object on the grounds that there is a huge shortage of meeting places in Central London.</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/1085/P	Agustin Sanchez Cotta	08/05/2021 20:27:12	OBJ	<p>I am a member of Philosophy for All, an association open to everyone with an interest in philosophy, and we have been holding monthly lectures at the Function Room of the Cock Tavern since February 2015. These lectures have been consistently well-attended, with numbers seldom falling below fifty; there are not many function rooms in pubs which can hold this many people comfortably.</p> <p>Its activity is a vital role in my PhD studentship program in Philosophy.</p> <p>The group have held monthly lectures in the function room of a pub since PFA was established in 1998, to extend the philosophical discussion beyond the tight frontiers of the academy. Being the room a less formal atmosphere, it encourages people to attend and socialise around the topic, and the room also invites them to carry on the discussion over drinks in smaller groups when the formal lecture and Q &amp; A session is over. This has been highly successful. I know the Function Room at the Cock Tavern also hosts community art exhibitions, and other meetings.</p> <p>The conversion of rooms over a pub to private dwellings (other than those inhabited by the staff of the pub) generally causes problems, as there is a certain level of noise necessarily associated with a pub. This leads to complaints from the flat dwellers, and the eventual termination of the pub's licence – a Trojan Horse approach to the pub's eventual conversion to fully residential use. There is only one other pub in the neighbourhood, the rather confusingly named Somers Town Coffee House, and it has a rather different atmosphere, so it would be a great loss to the Somers Town community if the Cock Tavern were to close. Despite the housing demand, in the last two years 700,000 people have moved out of London. The destruction of the Borough's Cultural Core to build a new flat would be a massive loss for the City, and a pointless win against the housing problem.</p> <p>In conclusion, I believe that the Cock Tavern, and its Function Room, perform a valuable social function, and Camden Council would be letting the people of the area down if they assent to this proposal.</p>

---

2021/1085/P	clare bennett	08/05/2021 18:10:24	OBJNOT	<p>I know the Function Room at the Cock Tavern also hosts community art exhibitions, and other meetings. Another potential loss to music, art and community socialising which will be devastating for the area and for the people who live in it.</p> <p>The conversion of rooms over a pub to private dwellings (other than those inhabited by the staff of the pub) generally causes problems, as there is a certain level of noise necessarily associated with a pub. This leads to complaints from the flat dwellers, and the eventual termination of the pub's licence – a Trojan Horse approach to the pub's eventual conversion to fully residential use. There is only one other pub in the neighbourhood, the rather confusingly named Somers Town Coffee House, a high end pub unlikely to host local events or welcome the local residents that currently patronise the Cock Tavern.</p> <p>This change of use to private dwelling will not be compatible with the drinking culture below, many of who share protected characteristics of disability, and the non-protected characteristic of poverty. This is their lifeline - and we are not talking just an older generation, but younger ones who would otherwise have nowhere to go in Somers Town. The Cock Tavern is a uniquely non-judgemental pub and it carries out a social function. Many of the 'ungentrified' areas of London have been lost, the poor and disadvantaged, young people hoping to make homes in their local areas are pushed out by high prices and relentless high end developments often targeted as investment for absentee owners. Do we really want to lose the wonderful diversity of London and its creative population in order to feed the already rich and create empty homogenously elitist areas?</p>
-------------	---------------	---------------------	--------	---

---

<b>Application No:</b>	<b>Consultees Name:</b>	<b>Received:</b>	<b>Comment:</b>	<b>Response:</b>
2021/1085/P	Gail Campbell	11/05/2021 02:46:46	OBJ	Dear Sir/Madam

I should like to voice my objection to the proposed change. Philosophy for All has monthly meetings in this space. Through the pandemic they have had to conduct zoom meetings but were intending to return to this space for future meetings once it became available again. The site is central and excellent for travel routes for people who travel on trains and buses from outside London for the excellent opportunity for academic and social debate on philosophical themes. Finding a new venue would be challenging at this time, and would further delay the return to normal service and intelligent debate that the upper room of the Cock Tavern has nurtured in recent years.

---