

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/1085/P	Joanne Scott	21/05/2021 13:45:42	OBJ	Objection from Campaign for Real Ale (CAMRA) North London Branch

I am the Pub Protection Officer for the Campaign for Real Ale (CAMRA) North London Branch. CAMRA objects to the planning application 2021/1085/P for change of use of the first-floor function room and kitchen above the Cock Tavern public house, 23 Phoenix Road, to residential use. Somers Town has lost all, but two of its pubs, so it is important that Camden Council acknowledges the importance of the Cock Tavern, as a vital community resource and works to resolve the issues with the fire escape, so the function room can be used and retained.

The Cock Tavern, including its first-floor function room and kitchen are important resources for the local community and should be protected. The function room has been used by local groups for a wide range of activities including history groups, art exhibitions, education, cultural events, Philosophy For All, RMT, London Celtic Supporters, campaigning and discussions. This development would result in the loss of the function room, contrary to Policy C4 (Public Houses) of the London Borough of Camden Local Plan 2017, paragraph 70 of the National Planning Policy Framework 2018, and Policy HC7 of the London Plan 2021, which states that "development proposals for redevelopment of associated accommodation, facilities or development within the curtilage of the public house that would compromise the operation or viability of the public house use should be resisted." The function room will contribute to the long-term economic viability of the Cock Tavern, so it is important this asset is retained. There is a risk that the pub could go out of business in the future if the function room is lost.

The conversion of rooms over a pub to residential use can lead to complaints from future residents, and the eventual closure of the pub. Developers often use this 'Trojan horse' tactic to apply for change of use later. The Planning Officer should insist on noise insulation being a material consideration, secured by condition to protect the pub from future complaints from the flats upstairs. This development is contrary to Policy D3 'The Agent of Change' in the London Plan 2021.

The proposed pub signage suggested in the plans looks too contemporary, so we would suggest traditional pub signage more in character with a Grade II listed building.

If the kitchen is moved to the basement this would result in loss of part of the storage area for beer barrels and does not lead to ideal working conditions for employees. There needs to be adequate space in the plans for storage and delivery of beer barrels/kegs, and the vent for the kitchen needs to be clearly marked up on the plans, as the building is Grade II listed, and these points should be added as conditions.

The Cock Tavern public house sits at the historic heart of Somers Town. The area has a rich history of Irish immigration, with many long-standing customers finding the pub and function room a vital place to meet and connect with like-minded people, providing a link to their Irish heritage. Many of these elderly customers live on their own and meeting friends in the pub creates valued and meaningful connections, which reduces feelings of isolation and loneliness. The pub brings a diverse group of people together to socialise across age groups and social backgrounds. The Cock Tavern pub is a symbol of the resistance to the constant threat of development surrounding the area and was designated as an ACV until it expired in 2019 and the function room must be protected for the community's use.

CAMRA believes that the Cock Tavern public house and its function room are a valuable community resource

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2021/1085/P	Siobhan Bradshaw	21/05/2021 12:30:51	COMMNT	<p>and we urge Camden Council to refuse this application.</p> <hr/> <p>First of all please can you renew as matter of urgency the ACV for The Cock Tavern.It is a valuable community asset, it is much more and needs to be recognised as such straight away. Shelagh and Rob are community richness and do so much beyond serving drinks for their customers. Some of their customers are teetotal but go for community companionship, to be together with their friends, somewhere they belong and are welcome.</p> <p>There are no pubs left like this for the community and students were coming before the pandemic so it is attracting new generations.</p> <p>The function room is extremely important to remain as one because Somers Town's heritage and history used to have plenty of spaces to meet, share ideas, debate, have exhibitions, learn philosophy and now there are not any left especially if needed in an evening.</p> <p>Please do not take away this amazing space that is only one left that means so much to so many people for one measly flat. It makes me so sad that Shelagh is having to go through this kind of stress, she does not deserve this at all when she does so much for the community.</p> <hr/>