Response to Planning Application No. 2021/5985/P

The Constitution Public House – proposed conversion works

Comments from Places for People Group and the residents of Flats 1-12 44 St. Pancreas Way (Elm Village Supported Housing scheme)

1. The proposal to construct a single storey extension from the Constitution pub up to the wall of Elm Village (Flats 1-12 St. Pancreas Way) will leave no gap in between the buildings to allow for noise. The proposal also includes a fenced bin storage which raises concerns for the potential for overflow rubbish, rats, smells and people traffic at the bins late at night on the side wall of flat number 1.
2. There is a double extension coming from behind the pub which covers the back boundary of Elm Village which, according to plans, will be in line with the top of the flats at Elm Village. This will block any view across from outside of residents’ windows. There will be no gap between the pub & Elm Village - it will be boundary to boundary. Residents have expressed serious concerns re the impact this will have on the ability to enjoy their homes as they do now.
3. The noise coming from the pub, with no gap between boundaries, provides a particular concern as there is currently a large gap between the pub & Elm Village and yet noise has been raised consistently as an issue for our residents over the years.
4. Given that the proposal is for sliding windows to the terraced new story, our residents fear that during warmer periods the windows will be open for ventilation causing increased noise and also visitors to the pub standing on the balcony looking across into residents’ flats. Increased noise and privacy invaded.
5. Traffic in and around the area is likely to increase as the capacity of the pub is increased.
6. From a visual perspective there will be a huge change to the current situation. Our residents at Elm Village suffer from a range of conditions which is why they are receiving support from Places for People Living Plus so that they can live semi-independently in their own flats. The environment in which they live is an important factor in them being able to live peacefully and without unnecessary stress and anxiety. The proposals in place threaten much of this.
7. The impact of the proposed changes on light levels for our residents has been raised by a number of different residents. We would like to see full scrutiny of the plans and reassurances given on this.
8. Some residents have commented that on occasions when outdoor cooking would take place at the pub (BBQs) smoke would drift across the gardens at the rear of our development making the gardens unusable. Residents want assurances that this type of activity would not increase in line with the changes.
9. Several residents have commented that over the years there has been lots of problems with noise nuisance from the pub and drug dealing activity outside. The pub have not wanted to deal with these issues despite numerous complaints from residents, so the hope is that the new owners will respect their neighbours and do not allow the pub garden area to be used late at night and also better enforce pub users leaving the pub quietly at closing time.
10. Residents have expressed concerns that the inclusion of the ‘Biodiverse garden’ is nothing more than ‘a ploy’ and a ’temporary sweetener’ to get the proposals agreed. There is concern regarding what will develop once the work is complete.
11. A consistent message from residents is around the lack of full and clear consultation on the plans. From a landlord point of view, Places for People only became aware of the plans when alerted by one of our customers and then sight of a notice on a lamppost near the site in question. It would be expected that, as the owner of the site of our supported housing development, Places for People would have been communicated with directly. Residents have commented that the detail provided to date is insufficient in detail to allow them to fully assess and understand the potential impact the proposed changes would have on their lives. There is a high level of concern anxiety from the residents living in our flats.
12. General comments have been received from a number of residents regarding any actual conversion works taking place and the need to be mindful and considerate regarding the residents of the neighbouring flats and the impact of noise and disturbance on their lives. A particular request is that noisy works do not take place early morning, evenings and weekends.

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The above combines comments and concerns from Places for People as the owner of 44 St. Pancreas Way, along with comments expressed from individual residents living in our flats.

It is accepted that some of the points made above relate more to the management of the pub itself but it was felt that these should be shared at this stage to highlight the full concerns being expressed by our vulnerable and anxious residents