

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/4514/P	Joanne Scott	17/12/2022 11:02:01	OBJ	<p>I am objecting on behalf of Campaign for Real Ale (CAMRA) North London Branch, as Pub Protection Officer, to this proposal to redevelop The Unicorn public house and live music venue. The proposal would lead to loss of the sui generis floor space on the ground floor, which would mean that the venue would be unviable, contrary to Policy HC7, London Plan, 2021. If planning permission is granted we would request that the council impose a condition that the pub and live music venue must have an operator and must be open and trading before any occupation of the flats, or supermarket is allowed.</p> <p>The conversion of rooms over a music venue to residential use can lead to complaints from future residents, and the eventual closure of the venue. If permission is granted, the Planning Officer should insist on noise insulation being a material consideration, secured by condition to protect the music venue from future complaints from the flats upstairs. The developers should work with the council to ensure that live music is protected at the Unicorn.</p>
