



Subject:

Re: 2022/4321/P - objection from CAMRA (Campaign for Real Ale) North London Branch



Dear Planning Team

Re: 2022/4321/P

Proposal: Erection of rear extension at second floor level, addition of roof terrace on third floor roof, balcony at rear first floor level, Juliet balconies at rear second and third floor level floor levels and alterations to rear fenestration all in connection with the change of use of first to third floors from ancillary pub accommodation (Sui Generis) to residential flats (Class C3) comprising one x 1-bed and two x 2-bed. Excavation at basement level to increase floor to ceiling heights and a new extract duct to rear elevation associated with the existing public house.

I am writing on behalf of CAMRA (Campaign for Real Ale) North London Branch, as Pub Protection Officer, to object to this application for change of use of first and third floors of The Wheatsheaf public house to residential.

The pub and function room are a valuable community resource. This development would result in the loss of the function room, which contributes to the long-term economic viability of the pub. There is a risk that the pub could go out of business in the future if the function room is lost, as the pub becomes less attractive to future landlords. It looks like the kitchen is moving to the basement, but this is not clear from the plans. The council should get confirmation that the ventilation for the kitchen, if permission is granted, is suitable.

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. If permission is granted, 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' and Policy HC7 in the London Plan 2021, which protects public houses.

We urge the council to refuse planning permission for this proposal to redevelop The Wheatsheaf public house.

Sincerely

Joanne Scott
Pub Protection
CAMRA (Campaign for Real Ale) North London Branch



