

Objection Alliance 2020/5683/P

The NDF would like to see more community space within the Alliance pub to further its value to the community and improve its viability. But since publication of the plans for this application the NDF has decided that it will object to this proposal on the following grounds:

- The loss of ACV ground floor and basement space, largely because it is part of a small but steady attrition
- Over development of the building
- Unsatisfactory location of the pub kitchen
- Concerns over the viability of the basement “community” space given it is down-stairs and underground, and the new kitchen would remove any natural light to this space. There must also be concerns around fire safety given that the kitchen is next to the “community” space
- Concerns about noise transmission from the pub to the new residential space

Some of these objections lie outside the normal remit of the NDF, but are based upon viability issues around the ACV.

Should the scheme go ahead the NDF would expect that:

- No occupation of the residential area will be permitted until the whole scheme is completed
- Fully adequate sound insulation is installed between the pub and the residential areas
- It be car free

Background:

The Alliance’s ACV awarded in 2016 was limited to the ground floor and basement. Some of this space was conceded after award of the ACV for a new staircase to the upper floors in the main bar, a bike shed and bin room in the cellar, in recognition that some concession was needed to permit development of the upper floors. The NDF agreed with this as the future of the pub building, and thus the pub, appeared more secure with a successful development of the upper floors.

One of NDF co-chairs was contacted by the current freeholder of the Alliance some months again in regard to this current proposal. He met the freeholder on two occasions at which plans were presented. There were discussions on the details of the proposal and the reasons for it, which were largely based around the viability of the pub and the need to use the basement space more efficiently. Some substantial details were modified to improve the scheme but:

- It was clear that the kitchen downstairs was not optimal.
- The loss of one of the toilets was not ideal, although the replacement would be an improvement on the current facilities.
- There is net loss of ground floor and basement ACV space, although it was proposed that the conversion of some basement space into a large “community” room would compensate for this loss.