

Application 2018/1516/p and 2018/1517/P 40-42 Mill Lane: OBJECTION

I am writing on behalf of the Fortune Green and West Hampstead NDF.

This appears to be a largely well-designed scheme which should improve the existing building's appearance and reinforce the viability of the pub. The NDF believes that the pub is integral to the local economy and social structure in Mill Lane, and you will be aware that the NDF obtained an ACV for it two years ago. However we are objecting to both the current proposals for the following reasons:

1. Initial review of the plans suggests that the vents from the kitchen of the pub would impinge on residents in the new flats. This would immediately put the operation of the pub at risk and is therefore completely unacceptable.
2. Although there is a computer simulation of what the building would look like in the future, which show an improved building, there is no commitment in the planning statement to the improvements, in particular, the detailing to improve the exterior, including the ground floor.
3. The proposed height of the converted roof is above the height of the existing roof and higher than neighbouring buildings in the terrace contravening the Neighbourhood Plan. We are aware that there is planning permission in place for a mansard roof extension a few doors down from the pub, and another current similar application, these citing the height of the pub's roof as precedent for their increased roof height. This piggyback escalation of height along the terrace is unacceptable. On the other hand, we believe that reasonable mansard roof extensions can be in keeping with the area.
4. The application appears to propose a wider entrance and access staircase from Mill Lane than the previous approved planning application (ref 2016/2661/P) for building flats above the public house. This would involve losing further floorspace in the pub which is unacceptable. We are aware that the pub is closing on the 4 June for installation of the staircase, presumably on the dimensions in the previous application, and not the current application.

There may be further details in the application that give rise to objections from us, but I thought it would help the process to make these initial reasons for objection as soon as possible.

I would be happy to discuss any of the points above,