

Agenda Item 06

Supplementary Information Planning Committee on 12 September, 2018

Case No. 17/5292

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| Location | 57 Cricklewood Broadway, London, NW2 3JX |
| Description | Change of use from hotel (Class C1) to 9 x self-contained flats (1 x 3 bed, 4 x 2 bed and 4 x 1 bed) (Class C3) with retention of public house (Class A4); three storey rear extension. |

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A further objection regarding to the recent use of the bar and its viability has since been received by Officers (on the 10th September 2018). The objection raised a number of issues already discussed within the main report, including:

- That the bar has been open to the public more recently
- That the owners not accepting offers to lease the pub
- The loss of the beer garden and kitchen
- Noise impact on the adjoining flats

It is quite possible (if not likely) that the bar has been open to the public - at least sporadically - until very recently. Moreover, there are sporadic responses on websites such as Trip Advisor from users of the hotel complaining about the bar being noisy, closed to the public and only open for private functions. However, as discussed in the committee report, the internal space for the pub is being retained within the site and a change of use is not proposed for the public house.

The loss of the beer garden has been discussed within the main committee report, as has the potential for noise and disturbance of adjoining flats (together with the past disturbances associated with the use of the beer garden).

Recommendation: Remains resolve to grant planning permission subject to conditions as set out in the committee report.

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