

Andrew Dismore

Putting Barnet and Camden first



LONDON ASSEMBLY LABOUR

Andrew Dismore AM
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13/09/2018

Objection to planning application for The Midland Hotel. 29 Station Road. London NW4 4PN, Ref: (18/4961/FUL)

request to speak at the Planning Committee

Dear Sir or Madam,

I am writing to object to the above application in my capacity as London Assembly Member for Barnet and Camden.

The application is for the demolition of the hotel and public house for the construction of 59 residential dwellings on the site. Not one of those dwellings will be affordable. Likewise there is no intention for a mixed development of housing and retail outlets. In my opinion this is reason alone to refuse the application, as it does not comply with either Barnet, London or national planning policies.

The National Planning Policy Framework (NPPF, particularly para 69 and 70) which place a duty on councils to plan positively for the provision of shared space and community facilities "to enhance the stability of communities", none of which is achieved through this application.

The wilful and wholesale destruction of valued community assets is a disgrace. This comes hard on the heels of the loss of The Chequers pub in Church End, Hendon, of which I also opposed the planning application. In recent years there has been the loss of 20 pubs within a 1.5-mile radius of Hendon Town Hall.

The Mayor's London Plan (LP) also requires that London's 33 boroughs have Pub Protection Policies (PPP's) in place. Barnet does not have such a policy and are non-compliant with both the NPPF and the LP (PPP). In such instances the NPPF and LP will be applied and take precedence (para 215 NPPF refers).

It appears that Council do not consider public houses to be of "community use" (clear violation of NPPF and the LP and The Sustainable Communities Act 2017) and that the Council itself has raised no objection, again in advance of the public consultation, to the demolition of this community asset. Barnet Council is again being negligent.

In conclusion, the loss of an important and popular local pub should be opposed, and the proposed replacement building contains no affordable housing provision whatsoever. On those grounds it is a wholly inappropriate development and one that the officers and committee should refuse.

Yours sincerely,

A handwritten signature in blue ink that reads "Andrew Dismore". The signature is written in a cursive style.

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