

From: neil p [harry.np@virgin.net]

Sent: 19 March 2010 08:33

To: Duckworth, Rosemary

Subject: Re: Planning applications on Public Houses

Dear Ms Duckworth

I have recently been sent details of the new LDF planning documents and invited to give my feedback.

To my extreme disappointment, it seems that neither document contains any reference to the preservation of the Borough's public houses. This is despite my efforts (as a Lewisham resident and member of CAMRA, the Campaign for Real Ale), and those of many other people (including a concerted effort by people in FOCAS, the forum of local amenity societies) to encourage the Council to include some specific clauses giving pubs some protection.

We corresponded on this topic some time ago (see sample email below). I would be grateful to hear your thoughts on this matter, and possibly to tell me how I may take it further.

Many other boroughs have specific planning regulations to protect their pubs - cannot Lewisham do the same?

Many thanks,

Neil Pettigrew

On behalf of 2,200 members of South East London CAMRA (Campaign for Real Ale)

----- Original Message -----

From: [neil p](#)

To: [Duckworth, Rosemary](#)

Sent: Thursday, January 18, 2007 8:13 PM

Subject: Re: Planning applications on Public Houses

Dear Ms Duckworth,

Thank you for prompt reply to my enquiry. I am gladdened to read that Lewisham Council shares my concerns about the loss of so many local pubs.

I would very much like to take part in the consultation proces which you mention. My postal address is : N.Pettigrew, PO Box 24931, London SE23 3WW.

As it may be some months before this gets underway, I am concerned about several pubs which are currently under threat. For example, I have heard that the Green Man, Bromley Rd, SE6, is going to be demolished and a block of flats built in its place. Can you confirm if this is the case? It seems shocking to me that such a wonderful building, and a local landmark, cannot be saved from the developers. Is there no preservation order on it?

Also, might it be possible for the Council to supply me with a list of all pubs in the borough which currently have planning applications for conversion?

It seems the current craze for converting pubs into flats is driven by economics. Many pub-owning companies have realised that they can make big money selling off some of their pubs, with little or no thought given to the local community. I would like to see the Council working with these companies and trying to see if there is some alternative, and perhaps discussing ways in which to make such pubs more successful.

Otherwise, where will it end? For example, I note that over the last decade the number of surviving pubs in SE6 has to dropped to only eight! There were nearly double that number a few years ago. At this rate, there will be no pubs at all in another ten years!

Am I corecting in thinking that the Council Planning department has the power to turn down an application on the basis that it feels there is still a need for a pub in a particular area? If that is the case, and more applications were rejected, this would force the pub companies to think again, and find ways to keep their pubs open, popular and profitable.

Regards,

Neil Pettigrew

----- Original Message ----- , From: [Duckworth, Rosemary](#)

To: harry.np@virgin.net

Sent: Wednesday, January 17, 2007 11:35 AM

Subject: Planning applications on Public Houses

Dear Neil Pettigrew

Thanks for your e-mail expressing concern about the number of public houses in Lewisham that have closed and been converted to flats.

The Council is concerned about this growing trend, and the effect it will have on the community and is proposing to include a policy in the new planning framework for Lewisham specifically designed to protect these uses from redevelopment.

At the moment public houses have no specific protection in the planning policy framework. A developer does not have to prove that a public house is not financially viable before the Council will approve another use such as a residential use.

The first draft of the new planning framework that will include this policy will be published for public consultation in April/May this year in a document called 'Development Control Policies and Site Allocations'.

If you wish to take part in this consultation process, could let me have your postal address so I can let you know by post of the start of the consultation. If you need any further information please do not hesitate to get in touch again.

Best Wishes

Rosemary Duckworth
Senior Policy Officer
020 8314 6247