Mr M Quinn,

Planning Department,

Knowsley Council,

Ground Floor,

Yorkon Building,

Archway Road,

Liverpool,

L36 9FB.

19 April 2021

Dear Mr Quinn,

**The Queens Arms Public House, 39 Blacklow Brow, Huyton, L36 5XE**

**Planning Application No:** **21/00062/FUL**

I wish to object to this application on the grounds that the proposed works would eventually lead to the loss of a community facility.

In general terms, I share the deep national concern about the loss of public houses, with closures now taking place at the rate of around eighteen each week. Pubs are valuable community assets for many reasons, including: -

* Providing somewhere for people to meet and socialise.
* Supporting the local economy through employment of staff and purchases from local businesses.
* Offering meeting places for clubs, societies, and charities.
* Recent research found that pubs are an important part of a community’s infrastructure, just like libraries, cafés, and community centres.
* A new report about the role of pubs in communities has found that they have a key role to play in tackling loneliness and offer a social value above and beyond the contribution they make to the economy.

The proposals to convert the existing licensee accommodation into private residential units will lead to an adverse impact on the long-term financial health of the business (Pub).

The loss of licensee accommodation will in effect make it a “lock up” pub and will make the pub unattractive to potential future licensees, thereby causing recruitment problems and therefore threaten the viability of the pub.

The Planning Application proposals state that the existing ground floor pub area will be revamped to form a bar/bistro. This will obviously conflict with the private residential accommodation located on the upper floors who will no doubt be complaining about the noise and disruption etc.

As with other examples of “Trojan Horse” applications this will affect the viability of the business leading to its closure and a further planning application submitted to convert the remaining ground floor to residential accommodation with loss of yet another pub. It is just the thin edge of the wedge.

The Queens Arms pub is located within a community which serves around 33,000 people and the community would be a much poorer place if this pub were lost.

The Queens Arms is located within a Conservation Area and is in fact listed by CAMRA (Campaign for Real Ale) as a Pub with an Historic Pub Interior.

CAMRA maintains an inventory of pubs recognised as having interiors of National or Regional Importance and any revamp of the ground floor will result in the destruction of a rare heritage asset particular the removal of period fixtures and fittings.

The Queens Arms pub is a particularly good example of a late 1950s interior and schemes of this quality have now become very rare.

Knowsley Councils Local Plan, particularly Planning Policy CS20 titled “Managing the Borough's Historic Environment” states that: -

“1) Development proposals in Knowsley should preserve or enhance the

borough’s historic and architectural assets, including Listed Buildings,

Conservation Areas, Historic Parks and Gardens and archaeological remains,

together with other local areas, buildings and structures of historic importance”.

“4) Locally important historic assets which are not subject to statutory designation

will be identified in a local list and will be afforded consideration in the decision

making process.”

Whilst the Queens Arms pub has previously not been identified as a listed building it is known that Knowsley Council has been awarded funding to develop their Local Heritage List and the assumption would be that the Historic Interior of the Queens Arms will be picked up in the future review of heritage assets.

It is therefore important that the interior of the Queens Arms pub is preserved.

Yours Sincerely

Graham Murray

Pubs Protection Officer

Liverpool & Districts CAMRA Branch