

<b>Committee(s)</b>	<b>Dated:</b>
Policy & Resources Committee	17 Nov 2016
<b>Subject:</b> Application for designation of the Still & Star Public House as an Asset of Community Value – Report of Planning & Transportation Committee	<b>Public</b>
<b>Report of:</b> Director of the Built Environment	<b>For Decision</b>
<b>Report author:</b> Peter Shadbolt, Department of the Built Environment	

### Summary

The application for the designation of the Still & Star public house as an Asset of Community Value (ACV) was considered by the Planning & Transportation Committee at its meeting on 25 October 2016.

The Planning & Transportation Committee considered the information put forward in the nomination from the Campaign for Real Ale, comments submitted in objection to a wider office-led redevelopment scheme for Aldgate Bus Station which would impact on the Still & Star, the participation of the Still & Star at City Corporation annual Community Fair events, and comments from the building's owners.

Under section 88 (1) and (2) of the Localism Act 2011, a building or other land in a local authority's area is land of community value if in the opinion of the authority:

- a. an actual current use of the building or other land that is not an ancillary use furthers the social wellbeing or social interests of the local community, and
- b. it is realistic to think that there can continue to be non-ancillary use of the building or other land which will further (whether or not in the same way) the social wellbeing or social interests of the local community.

The Committee debated the evidence presented but did not consider that the Still & Star met either of these tests, for the following reasons:

1. Members did not consider that the pub furthered the social interests and wellbeing of the local community. The lack of engagement and support from the local resident community was considered to be important. Although a significant number of objections have been received to the demolition of the pub as part of a wider office-led redevelopment, it was felt that few of these objectors had a direct City of London connection.
2. The pub is closed at weekends and therefore cannot serve the social interests of the local community at these times.
3. There are many other licensed premises and public houses in the City which could meet social interests and wellbeing and the application contained little information to enable the Still & Star to be distinguished from these other premises.

4. No information had been provided to satisfy the Committee that it was realistic to think that the pub could continue to meet the social wellbeing or social interests of the local community in the future and thereby meet the second test in legislation.

On balance a majority of the Committee considered that the Still and Star public house did not meet the tests for designation as an Asset of Community Value.

The Committee also considered the procedure for determination of any future applications for ACV status. The Committee considered that, before making a recommendation to Policy & Resources Committee, it needed to have further information on the required procedures for designation as set out in legislation. The Committee also considered that City of London specific guidelines should be developed to inform any future applications.

### **Recommendation(s)**

The Planning & Transportation Committee recommends that the Policy & Resources Committee:

- Refuse the application for the designation of the Still & Star public house as an Asset of Community Value.
- Defer consideration of the procedure for the determination of future nominations for ACV status, pending the Planning & Transportation Committee's further consideration and recommendation to Policy & Resources of appropriate guidelines for determining ACV applications in the City of London.

### **Background Papers**

Additional information submitted by owner's agent: email and maps showing location of objectors to the wider office-led redevelopment scheme.

The application for ACV status and related representations can be viewed at: <http://www.cityoflondon.gov.uk/services/environment-and-planning/planning/planning-policy/Pages/localism-and-neighbourhood-planning.aspx>

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