

**St Brides Tavern - Appendix 1**  
**ACV Assessment Matrix**  
**Assessment Against City Corporation ACV Guidelines**

<b>Section 1: Validation of Nomination</b>	<b>Comment</b>	<b>Conclusion</b>
<i>A) Information Requirements</i>		
Description of the nominated land or building	The nomination provides a description of St Brides Tavern Public House and the Land Registry Title and Location Plan. For the avoidance of doubt the nomination relates only to the St Brides Tavern Public House and any parts of the building that are not functionally linked to the public house will not be included in the listing. Those parts of the building which are considered to have a functional relationship with the public house include the ground to second floor areas comprising the bars, stairs, toilets, the associated second floor bedroom and lounge (that are considered to be functionally connected to the pub). The parts of the site in office use (including on the 3 <sup>rd</sup> floor above the public house) are not functionally connected to the public house and are not included in the listing.	Valid nomination
Information about freeholders, leaseholders and occupiers	A copy of the land registry title has been submitted with the nomination. At the time the nomination was submitted the freehold interest was the only registered interest in respect of the site, although it was clear from the title that an application was pending. Subsequent investigations have revealed that Fleet House Developments Ltd have a long interest in the site. Notice of the ACV nomination was served on them as long leasehold owner, and also on The City of London Corporation as freeholder and the current occupier of St Brides Tavern.	
Reasons for nomination	The nomination provides details that the lease for the public house is not to be renewed; is within a proposed redevelopment site, there is no confidence that the pub will be retained as part of the redevelopment works.	Valid nomination

	<p>The site has been in use as a public house in its current form and location since 1958. Prior to this evidence has been presented to suggest a site of social interest has existed within the vicinity since 1755, when the Cogers Society formed, subsequently there appears to have been iterations of a public house in this area until the current establishment was developed in 1958. It is therefore considered that there has been the long-term use public house for the past 64 years, with older iterations dating back further which has clearly contributed to a sense of place furthering social interest in the area.</p>	
Nominator's eligibility	Nomination is by a not-for-profit unincorporated body with 22 local members.	Valid nomination
<i>B) Status of the Nominator/Applicant</i>		
Does the nominator meet the definition of a community body?	Yes the nominator is considered to meet the definition of a community body. The nomination provides details of 22 local persons registered to vote in the ward of Castle Baynard who have formed a not-for-profit unincorporated body.	Valid nomination
<i>C) Does the Nominator/Applicant have a local connection?</i>		
Are the nominator's activities wholly or partly concerned with the City of London or neighbouring boroughs?	The nominator is an unincorporated body with 22 members and a Ward Member of Castle Baynard within the City of London, has submitted the nomination on behalf of the unincorporated body. The Memorandum of Understanding provided makes it clear that the unincorporated body has been set up for the purpose of submitting the ACV nomination and to assist with any petitions and objection letters regarding the planning application proposing the demolition of St Brides Tavern. This demonstrates that the nominator's activities wholly concern the City of London.	Valid nomination
Is any surplus generated wholly or partly applied for the benefit of the City of	The cover letter to the application confirms that the body does not distribute any surplus it makes to its members and	

London or neighbouring boroughs?	that any surplus it does make is wholly for the benefit of the local authority's area.	
Does the nominator have at least 21 local members who are registered for elections in the City of London?	The nomination provides details of a not-for-profit unincorporated body of 22 local persons of the ward of Castle Baynard registered on the latest Ward List. Under the Regulations an unincorporated body must have at least 21 'local members'.	Valid nomination
<i>D) Does the land or building meet the requirement for nomination?</i>		
Is it located in the City of London?	St Brides Tavern Public House lies within Castle Bayard ward, 1 Bridewell Place.	Valid nomination
Is the building exempted from designation?	St Brides Tavern is currently in use as a public house. It does not fall within the categories of exempted land uses in the Regulations (residential, a residential caravan park or on operational land for statutory undertakers).	Valid nomination
<i>E) Is the nominated use the primary use of the land or building?</i>		
Primary use of the land or building	The Land Registry Title Plan and other information indicates that the of the St Brides Tavern is as a public house and this part of the building is currently leased as such.	Valid nomination
<i>F) Is there evidence of continued/future use?</i>		
Is it realistic to think that the current use could continue or there could be a use which furthers social wellbeing or social interest in the next 5 years?	<p>The lawful use of St Brides Tavern is as a sui generis drinking establishment and this will remain the case until a change of use which is authorised by the City Corporation comes forward through the redevelopment of the site or otherwise</p> <p>The public house is currently in use. The existing lease holders lease will end in January 2023. It is the City Corporation's understanding that there is no legal right for the tenants to renew the public house lease or to remain in occupation after this time.</p> <p>Redevelopment works are proposed for the wider site (inclusive of the existing public house) and a planning application has been submitted to the City of London Corporation for consideration but has not</p>	Valid nomination

	<p>yet been decided. Whilst the Owner's intentions are relevant, the outcome of this application cannot be prejudged and nor is there certainty about the timing of any redevelopment. There is an extant planning permission granted in 2015, which has been implemented. Given the length of time that has past and the submission of a new application, whilst that application would remain a fallback option, there is no current indication that there are any plans to continue with this development.</p> <p>CAMRA describes the pub as a continuation of a rich history of public house use within the vicinity of the site, dating back to the early 18<sup>th</sup> Century where the Cogers debating society was considered to have formed. CAMRA's letter of support for this nomination details the current pub as a remarkable rare survivor of a post-war purpose-built pub and in their opinion, as far as the criteria under Section 88 of the 2011 Act go, the evidence is overwhelmingly in favour of adding St Brides Tavern to the register of land of community value.</p> <p>The current pub is still in use. The fact that there is no legal right for a lease to be extended does not mean that it is not realistic to think that there can continue to be non-ancillary use of the building which will further (whether or not in the same way) the social wellbeing or social interests of the community). The use does not have to be likely but can be one of several realistic options and must be more than fanciful. The timing of any redevelopment is uncertain. It is clear that if the existing pub were to be retained in the short to medium term it could continue to further social wellbeing and social interest in the next 5 years.</p>	
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<b>Section 2: Evidence that would help show the use furthers social wellbeing or social interest</b>	<b>Comment</b>	<b>Conclusion</b>
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<p>Does the nomination define a local community?</p>	<p>The nomination outlines that St Brides Tavern is used by workers, residents, and visitors. It has strong links to the publishing, press and legal industries.</p> <p>Residents, resident associations, business groups, individual businesses and workers are included with the communities that the City Corporation will consult in relation to planning matters as set out in the City Corporation's Statement of Community Involvement. St Brides Tavern is in an area that has a large catchment of City workers from the legal quarter of the City.</p> <p>Note: There is no requirement in the legislation for a nomination to define a local community but one of the tests in s88(1) of the Localism Act is whether there is an actual current use of the land or building or other land that is not an ancillary use that furthers the social wellbeing or social interests of the local community. In the case of <i>4C Hotels (2) Limited v City of London</i> CR/2017/0011 the Judge agreed with the City Corporation that there did not need to be a residential link between regular users and local residents when there is a small full-time residential population. It was accepted that local community should be interpreted as a body of people viewed collectively and that it was not appropriate to interpret this as meaning a group of people living in the same locality when applying the ACV regime in the circumstances applicable in the City of London.</p>	<p>Strong evidence</p>
<p>1) Evidence from local residents, other individuals or groups who use the public house that it furthers social wellbeing and social interest, e.g. letters, emails, social media, petitions</p>	<p>'Social Wellbeing' is not defined by the Act but as set out in the City Corporations Guidelines for determining ACV nominations, is generally taken to mean a condition where there is a positive sense of involvement contribution to quality of life or welfare. 'Social Interest' is defined to include cultural, recreational or sporting interests.</p>	<p>Strong evidence</p>

Objections have been submitted in response to the pending planning application (ref: 22/00622/FULMAJ) in relation to the potential loss of St Brides Tavern which detail the social interest of the public house.

Since the end of August, a petition has been set up to support the ACV nomination of St Brides Tavern, as of the 11/11/2022 the petition has 1246 signatures. A number of comments express support for the public house and point to its place as part of the local community, and to the tavern as a valuable community resource. It is noted that other comments are more general and relate to concerns about the loss of public houses in general.

The City AM newspaper has also visited David Perkins and Karen Perkins to write about St Brides Tavern Public House and the community.

Emails have been received by the City of London Corporation in support of this ACV application, including a supportive letter from CAMRA.

The nomination is supported by a document which lists a number of other letters that have been received in support of the ACV nomination from the following:

- St Brides Church
- ProLink Television Facilities
- Robert Chesshyre
- Neal Ascherson
- Suzanne Gilda Beech
- Charles Glass
- Jonathan Hunt
- Peter Deeley

The nominating body had put forwards an account of the social history of the pub, which includes information relating to the Coggers, a debating club which is considered to have formed in the area in 1755. The evidence available suggests

	<p>that the existing pub is unlikely to be in the same location as historic establishments, but the local community has followed this link between past and existing and the role of pubs in this area, which St Brides could be seen to continue from. Whilst the physical state and exact location of the pub has altered over time, it appears to have long standing recognition as a public house or space for social interest and clearly contributes to a sense of place furthering the social interests of the area.</p>	
<p>2) Evidence from local Members and other community leaders that the public house furthers social wellbeing and social interest</p>	<p>The nomination has been submitted by a Member for Castle Baynard Ward. The nomination is supported by 22 local members on the Ward Lists, including several elected City Corporation Members and other community leaders from St Brides church and the Archdeacon of London, Fr Luke Miller.</p>	<p>Strong evidence</p>
<p>3) Evidence of awards, recognitions and recommendations earned by the public house</p>	<p>The pub won the best Small Displays Trophy by the Flowers in the City Campaign in 2021 and has received past awards from this campaign in 2018, 2017, and 2014.</p> <p>The pub has received a certificate of excellence from the Cask Marque in 2014.</p> <p>The pub received a Guinness quality approved plaque in 2022-23.</p> <p>A special Cogers plaque is also to be installed shortly to commemorate this historical tie.</p>	<p>Limited evidence</p>
<p>4) Evidence of long term use as a public house contributing to sense of place for the local community</p>	<p>The site has been a public house in its current form and location since 1958. Prior to this evidence has been presented to suggest a site of social interest has existed within the vicinity since 1755 when the Cogers Society formed and iterations of a public house until the current establishment was developed in 1958. As such there is a demonstrated use of a long-term public house over the past 64 years, with older iterations dating back further which has clearly contributed</p>	<p>Strong evidence</p>

	to a sense of place furthering social interest in the area.	
5) Other social or cultural association with local area	<p>The supporting nomination information submitted states that the street has been an important through route since Roman times. During the Middle Ages, businesses were established, and senior clergy lived there. St Brides Church is within proximity, The church choir uses St Brides Tavern Public House. St Brides Tavern Public House is named after the church.</p> <p>It then goes onto say that the area has strong links to the publication and press industries. The Independent Monitor for the Press is still present and is 2 minutes' walk from St Brides Tavern Public House. Many of the journalists and those who work/worked in media still come back to this area and use St Brides Tavern Public House for their reunions, as noted within supporting letters.</p> <p>The supporting information also makes reference to St Bride's Institute, which it states is to the rear of St Brides Tavern Public House, established in 1891 to serve the burgeoning print and publishing trade of nearby Fleet Street and is now finding a new contemporary audience of designers, printmakers and typographers who come to enjoy a regular programme of design events and workshops. The nomination states that many of the workers and visitors here use St Brides Tavern Public House as their local.</p>	Strong evidence
6) Evidence that the public house is well used as a venue for local sports and games competitions, e.g. pool, snooker, darts, dominoes, cards	<p>The pub does not have a social club given its city pub nature and constrained nature.</p> <p>This pub does not host local sports of games competitions due to its size, nature and location as a city pub.</p>	No evidence
7) Fielding a representative 'pub team' in local sports or games leagues or other competitions, e.g. football, darts	The pub does not have any representative pub teams as there are no social clubs.	No evidence



<p>8) Evidence that the public house is well used as a regular meeting venue for local clubs, societies, hobby groups, work-based groups and other special interest groups.</p>	<p>The pub lies within an area that has a large catchment of City workers.</p> <p>The letters and emails provide as part of the nomination detail how the public house is used as a meeting venue for work-based groups, societies, and other special interest groups.</p> <p>St Brides Tavern also has an upstairs bar which can be booked out for private events.</p>	<p>Strong evidence</p>
<p>9) Staging frequent events which meet the needs of local customers, e.g. quiz nights, karaoke, parties, etc.</p>	<p>St Brides Tavern does not stage any events as described.</p>	<p>No evidence</p>
<p>10) Evidence that the public house is used as a venue for local community events and services, e.g. Community Toilet Scheme membership, party bookings, family occasions, room for hire, catering available.</p>	<p>The upstairs dining room is advertised as being available for functions.</p> <p>The supporting nomination information details that the public house is well used for events such as birthdays, various parties, leaving dos, family celebrations, hen dos, reunions etc. It also provides a list of bookings made so far (up to the submission of the nomination in September 2022), with 27 larger group bookings detailed and more expected for the later part of the year.</p>	<p>Strong evidence</p>