

Rob McNicol and Jessica Robinson  
Environment Department  
City of London  
Guildhall  
London  
EC2V 7HH

10th September 2022

**BY EMAIL AND BY HAND**

Dear Rob,

RE: St Brides' Tavern Public House - Nomination to be registered as an Asset of Community Value

Please find enclosed the nomination for the St Brides' Tavern Public House to be listed as an Asset of Community Value ("ACV") in accordance with Part 5, Chapter 3, of the Localism Act 2011 and the Assets of Community Value (England) Regulations 2012.

In accordance with Regulations 4 and 5 of the Assets of Community Value (England) Regulations 2012, this nomination is being put forward by an unincorporated body of at least 21 local members, such body does not distribute any surplus it makes to its members and any surplus it does make is wholly for the benefit of the local authority's area (see Regulations 5(1)(c), 4(1)(b)(i), 4(1)(c) and 4(3)). A list of the local members is enclosed in the nomination pack.

We look forward to hearing from you with the Corporation's decision. If you require any further information, please do not hesitate to contact me.

Yours sincerely,

A black rectangular redaction box covering the signature of Martha Grekos.

**Martha Grekos CC**  
**Ward of Castle Baynard**

On behalf of the members listed in the enclosed nomination pack

## St Brides' Tavern - Public House

1 Bridewell Place, London, EC4V 6AP

Castle Baynard Ward, City of London



Nomination for listing as an Asset of Community Value  
in accordance with Part 5, Chapter 3, of the Localism Act 2011 and  
the Assets of Community Value (England) Regulations 2012

10th September 2022

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## 1. Information Requirements For Validation

### (A) Unincorporated body details and eligibility to nominate

The 'at least 21 local members' of the unincorporated body who support this submission for the nomination for the St Brides Tavern Public House on 1 Bridewell Place, London, EC4V 6AP - which is within the Castle Baynard Ward within the City of London - are listed below.

They are listed in alphabetical order. All are registered voters within the Castle Baynard ward and as such satisfy Regulations 5(1)(c), 4(1)(b)(i), 4(1)(c) and 4(3) of the Assets of Community Value (England) Regulations 2012.

1. David Canty, [REDACTED]
2. Alex Dos San [REDACTED]
3. Martha Grekos CC [REDACTED] Limited, [REDACTED]
4. John Griffiths CC, Rocket Science, [REDACTED]
5. David Hammond, Temple Translatio [REDACTED]
6. Daniel Jobsz, The Wardrobe, [REDACTED] (known as 'Epic Pies')
7. Rev Canon Dr Alison Joyce, S [REDACTED] urch. [REDACTED]
8. Rauf Kasapoglu, JD Cafe-Restaurant. [REDACTED]
9. Alice Kinnane, Temple Transalations. [REDACTED]
10. Alison Lee, St Brides Foundation, [REDACTED]
11. Fr Luke Miller, Archdeacon of Lond [REDACTED]
12. Eamon Mullally CC, The Old Deanery. [REDACTED]
13. Jack Norgate, Temple Translations. [REDACTED]
14. Henrika Priest CC, [REDACTED]
15. John Pasby, The Al [REDACTED]
16. David Perkins, St Brides [REDACTED]
17. Karen Perkins, St Brides Tavern, [REDACTED]
18. David Rolles, Helix Management, [REDACTED]
19. Jeff Shepherd, Eye Place Limited. [REDACTED]
20. Daniel Tunkel, Memery Crystal, [REDACTED]
21. Sedat Ucuncuoglu, Poppins Ca [REDACTED]
22. Anthony Whall, Jones Day, [REDACTED]

## **(B) Description of the building, Property Title and Land Registry Plan**

St Brides Tavern Public House is situated at 1 Bridewell Place, London, EC4V 6AP, which is within the Castle Baynard Ward within the City of London. The Public House is run by David Perkins and Karen Perkins who also reside in the Manager's Flat above the Public House. David Perkins and Karen Perkins lease St Brides Tavern Public House from the Corporation. The lease has been renewed several times, as David Perkins and Karen Perkins have run that pub for 17 years.

A copy of the Property Register and Title Plan are below.

St Brides Tavern Public House is labelled as 'PH' on the Title Plan and its boundary is identified in green on the enlarged plan that follows the Title Plan.



## Official copy of register of title

Title number NGL890555

Edition date 25.11.2021

- This official copy shows the entries on the register of title on 15 MAR 2022 at 15:30:12.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 12 Sep 2022.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Wales Office.

### A: Property Register

This register describes the land and estate comprised in the title.

CITY OF LONDON

- 1 (30.11.2007) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Fleet House, 8 to 12 New Bridge Street and part of Bride Lane, London.
- 2 (30.11.2007) A Transfer dated 10 August 1983 made between (1) The Mayor And Commonalty Of The City Of London and (2) Taylor Woodrow Developments Limited contains a provision as to light or air.  
*NOTE: Copy filed.*
- 3 (25.11.2021) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.

### B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (30.11.2007) PROPRIETOR: THE MAYOR AND COMMONALTY AND CITIZENS OF THE CITY OF LONDON care of The Comptroller and City Solicitor, The City of London Corporation, Guildhall, PO Box 270, London EC2P 2EJ and of DX121783, Guildhall.

### C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (30.11.2007) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.  
The leases grant and reserve easements as therein mentioned.
- 2 (11.01.2018) UNILATERAL NOTICE affecting the land numbered 1 in blue in respect of a lease dated 21 December 2017 made between (1) The Mayor and Commonalty and Citizens of the City of London and (2) Cheeky Chicos Limited for a term of 5 years from 1 January 2018 to 31 December 2022.

Title number NGL890555

## C: Charges Register continued

- 3 (11.01.2018) BENEFICIARY: Cheeky Chicos Limited (Co. Regn. No. 09404864) of Finsgate, 5-7 Cranwood Street, London EC1V 9EE.
- 4 (03.04.2018) UNILATERAL NOTICE affecting ground floor basement and mezzanine, 12 New Bridge Street in respect of a lease dated 16 March 2018 made between (1) The Mayor and Commonalty and the Citizens of the City of London and (2) Done Brothers (Cash Betting) Limited for a term of years commencing on 16 March 2018 expiring on 15 March 2023.
- NOTE: Copy filed.*
- 5 (03.04.2018) BENEFICIARY: Done Brothers (Cash Betting) Limited (Co. Regn. No. 1277703) of The Spectrum, 56-58 Benson Road, Birchwood, Warrington, Cheshire WA3 7PQ.

## Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	Numbered 4 in blue (Part of)	Basement Transformer Chamber	31.07.1961 60 years from 7 July 1961	NGL867958

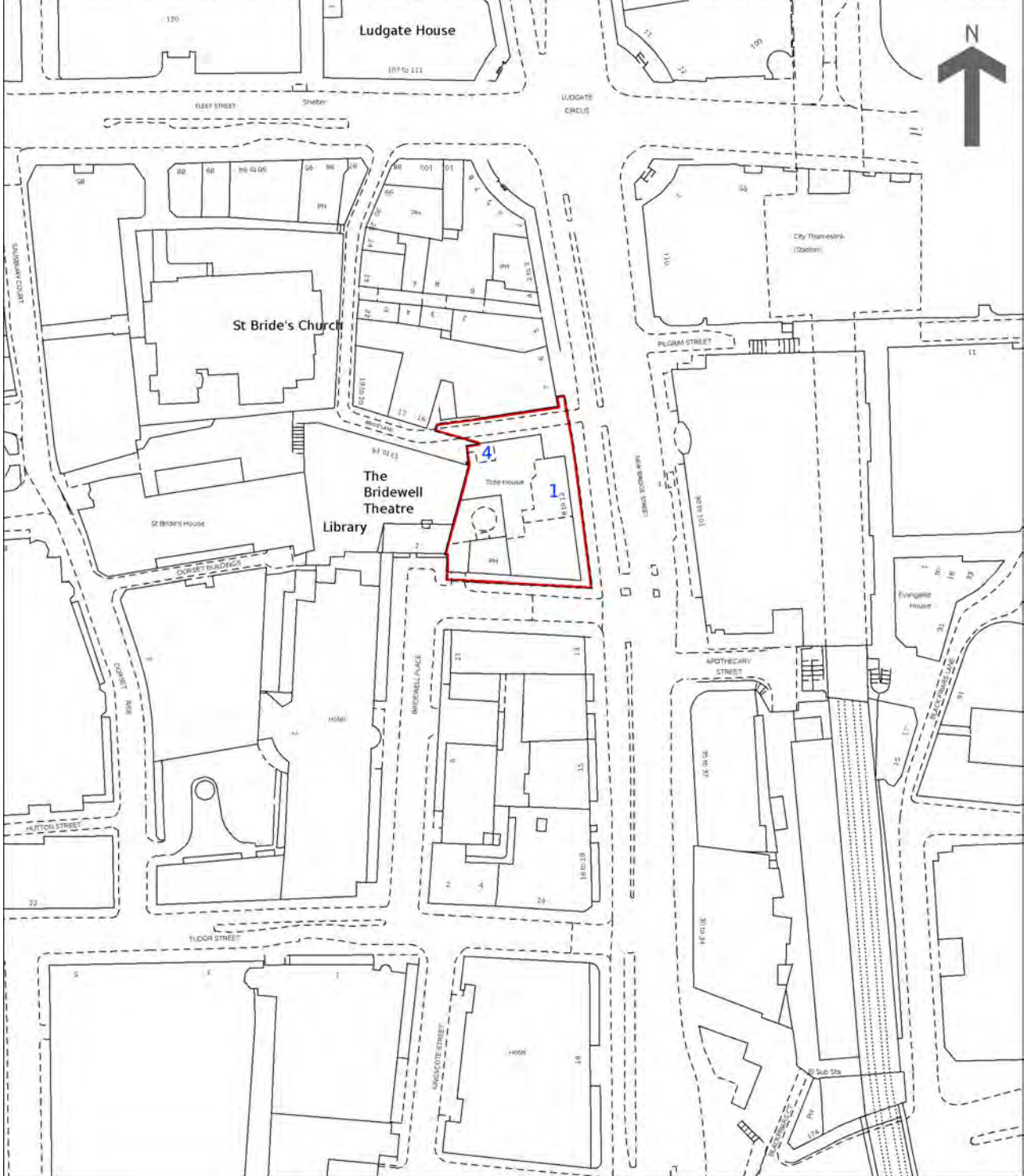
End of register

# HM Land Registry Current title plan

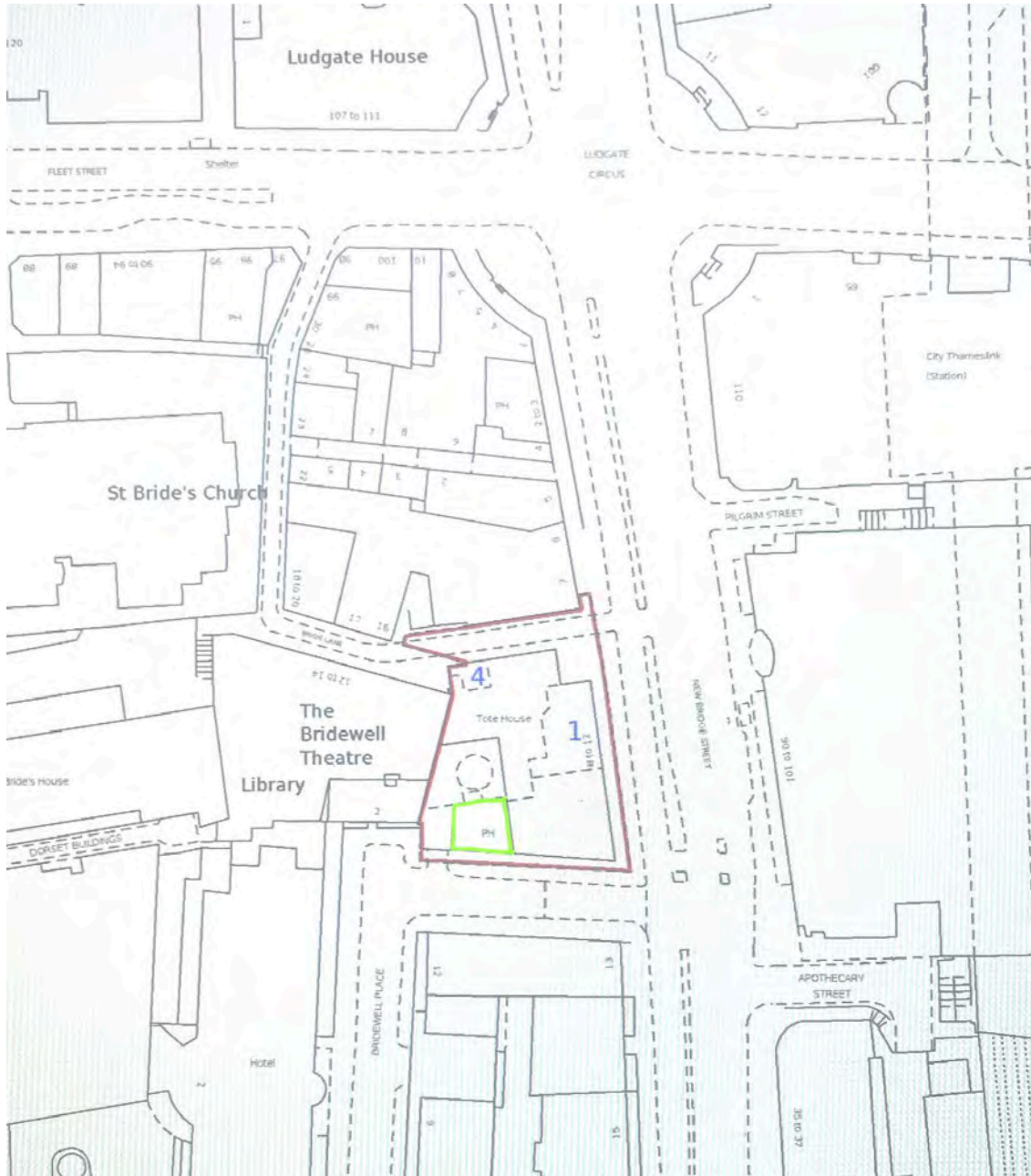
Title number **NGL890555**  
Ordnance Survey map reference **TQ3181SE**  
Scale **1:1250**  
Administrative area **City of London**



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## 2. Reasons for Nomination

### Legal Requirements

Under section 88(1) of the Localism Act, “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.”

Section 88(2) also further states that “a building or other land in a local authority’s area that is not land of community value as a result of [section 88(1)] is land of community value if in the opinion of the local authority— (a) there is a time in the recent past when an actual use of the building or other land that was not an ancillary use furthered the social wellbeing or interests of the local community, and (b) it is realistic to think that there is a time in the next five years when there could be non-ancillary use of the building or other land that would further (whether or not in the same way as before) the social wellbeing or social interests of the local community.

This submission for nomination fulfils these requirements. Below, we have provided evidence to highlight the above, taking into account the Corporation’s guidelines for Public Houses nominations in the City of London, which are stated in the ‘Assets of Community Value City of London Corporation: Guidelines for Determine Nominations’ (December 2016). We set out the evidence below and also provide direct evidence (whether letters or emails or photos) from the local community to verify our factual statements.

### History and current use of the Public House

St Brides Tavern Public House has always been a Public House used by the local community.

It was formally called the ‘White Bear’ and appears as such in records throughout the time. It was also known as the Cogers Hall. The Cogers were a debating society, formed at this pub in 1755 and moving to the Barley Mow in 1871. The pub was sold (as the White Bear) and demolished in 1895. But a replacement pub was provided and this was renamed St Bride’s Tavern - which is the current pub at the address 1 Bridewell Place.

The following link provides evidence to support this <https://pubwiki.co.uk/LondonPubs/StBrides/CogersHall.shtml>

Since 1895, St Brides Tavern Public House has been in its current location and has continued to serve its local community to date (see further below).

## *History of the Cogers*

Convivial debating clubs formed part of the social, intellectual and commercial life of London during that period. Taverns and coffee-houses throughout the capital already functioned as important centres of trade and commerce and gave rise to Lloyds, the Baltic Exchange and the Stock Exchange. In this period Fleet Street was the natural home of publishers and lawyers and by the reign of George the Second at least a dozen clubs had been established for the purpose of reviewing and discussing the contents of newspapers.

The first meeting of the original "Society of Cogers" was convened in the upper room of a tavern in Bride Lane, Fleet Street, in 1755. Its founder members were friends of John Wilkes, a leader of popular agitation against the ministers of George the Third in the cause of freedom of the press.

John Wilkes was the first of three members of the Cogers to be elected to the office of Lord Mayor. Since its foundation, the membership list of the Cogers has also included Aldermen, Members of Parliament, Judges, lawyers, politicians, editors, journalists, publishers and writers.

Many debating societies were suppressed by an Act of Parliament of 1795. The Cogers survived by adopting a policy of strict political neutrality. Over the years the society has provided a platform for the views of Whigs, Tories, Jacobites, Chartists, Liberals, Conservatives, Socialists, Monarchists, Republicans and Democrats as well as those owing no allegiance to any political party or political movement.

Cogers is the oldest Speaking Society in the world. The old "Society of Cogers" is mentioned in encyclopaedias and several histories of the City of London. Its meeting place – the Cogers Hall – was for a great many years a part of the City of London's fabric. During the last century, until the late 1960s, the meetings were held on licensed premises in Salisbury Square. When this place was eventually closed down, the traditional debate was conducted in an informal manner at various pubs in the "Square Mile" before moving to Fleet Street's 'Old Bank of England' hostelry in the 1990s.

Nowadays, with the establishment of the Cogers Trust, additional Cogers clubs have been formed, and the Cogers debating style is at times used in other speaking arenas. The Society of Cogers is the only one of the original coffee house debating societies to have survived. The 250th Anniversary was celebrated in 2005 with a special programme of events at St Bride's. The Cogers can now claim to be the oldest "free-speech forum" in the world, and the Society's future survival is well assured.

Gwyn Rodgers, who is a trustee of Cogers, visited St Brides Tavern Public House on 7th September 2022 and wrote a letter of support to list the St Brides Tavern as an ACV and also detailed some of the historical and social value this Public House has. This letter is printed on the following pages.

Further details of the Cogers can be found here: <https://cogers.org/index.html>



HISTORY OF  
YE ANTIENT SOCIETY  
OF COGERS

1755—1903

By PETER RAYLEIGH

WITH ILLUSTRATIONS BY  
HERBERT CESCINSKY, G. BUCKINGHAM POCOCK  
HENRY SAINT-GEORGE, AND THE AUTHOR.

*Cogito, ergo sum*  
—DESCARTES

LONDON  
SIMPKIN, MARSHALL, HAMILTON, KENT & CO., LTD.  
4, STATIONERS' HALL COURT, E.C.



Engraved by H. Wigmore March 1850

Picture of the White Bear/Cogers Hall, before it became St Brides Tavern



Eve Pattiner and Australian servicemen at the Cogers at Bride Lane (WWII)

Dear Sir/Madam

As a Trustee of Cogers, the oldest discussion/debating Society of the UK, I am writing to support the nomination of St Bride's Tavern to be listed as an Asset of Community Value, and also to object to its demolition under planning application ref. 22/00622/FULMAJ. This is because of the social and historical value of St. Bride's Tavern that I set out below.

The 17th and 18th-centuries saw in the City of London the formation of a good number of social meeting groups in which Citizens assembled for discussion and debate. These were held in the taverns and coffeehouses which had become a feature of the City. One of these was the Honourable Society of Cogers, which held its first meeting in 1755, i.e. 267 years ago. The Cogers – alone amongst all these groups – continues to exist and to meet regularly, and are thus justified in using the phrase "Britain's oldest discussion and debating club".

The name 'Cogers' derives from the philosophical work of Descartes – '*cogito, ergo sum*' ('I think, therefore I am'). The Society's 'Minute Book' a few years after launch notes that "the Society originally consisted of Citizens of London who met to watch the course of political events and the conduct of their representatives in Parliament". It also stated that - included in the Society's 'Objectives' - were "the promotion of the Liberty of the Subject and the Freedom of the Press".

The Society's 1903 history "Ye History of Ye Antient Society of Cogers") states that the society was "founded at the sign of the White Bear, 15, Bride Lane (now the St Bride's Tavern)", and continued to meet there until 1855. It then moved to the nearby Shoe Lane and, in 1871, to the Barley Mow in Salisbury Square. From quite soon after its foundation, the actual meeting room bore the name "Cogers' Hall" on a lamp over the entrance.

Among its earliest leaders was John Wilkes MP, who was one of the most well-known (*and most imprisoned!*) advocates of extending House of Commons membership to representatives from the whole country. Other well-known figures such as Charles Dickens were also frequent 'Cogers' Hall' attenders.

The last century saw various changes of size, influence and venues. However the Society of Cogers continued to hold its regular meetings, and - from 1994 - the City of London Cogers (which now has several branches) now meets in a Fleet Street tavern. It remains an important City institution, choosing a Bridewell location - for example - to hold its various 250th Anniversary Celebrations.

In conclusion therefore I feel very strongly that the Society of Cogers is of great importance, as is its City birth place, and that this should therefore be recognised by retaining the St Bride's Tavern, marked by a special Cogers plaque.

Yours sincerely



Gwyn Redgers (*Trustee – Cogers Trust*)

### Evidence of continued/future use

Legislation requires that it is realistic to think that the current use can continue or that there could be a use in the next 5 years which, in either case, furthers the social wellbeing or social interests of the local community.

Given St Brides Tavern Public House has been in its current location and in use as a Public House since 1895, there is no question over its current use as a Public Pub. Indeed, its use can still continue into the future. David Perkins and Karen Perkins still wish to continue running the Public House for the local community. They have been doing so for 17 years already.

There is a 2014 planning permission to demolish the Public House but despite this, the developer has not come forward to take forward such a permission and indeed the lease for the Public House was renewed by the Corporation in 2017 despite the 2014 planning permission being alive.

It is important to note that any pending planning application to end or change the current use should not be pre-judged in order to inform the ACV decision, as such a planning application would be subject to separate consideration. The focus here is very much about whether this Public House serves the local community and furthers the social wellbeing and social interests of that community.

### Local community

The local community is not defined in the Act, and public houses in the City serve a range of customers including workers, residents and visitors. Such customers can form part of the local community providing they regularly frequent a public house and contribute to its community spirit. Therefore the local community served by a public house may comprise local residents and others who frequent it and regard it as their 'local'.

The local community here are the local workers (from small to large companies), the residents (which includes members of the Clergy, Common Councillors in the Corporation, individuals and families - some retired others still working in the City etc) as well as visitors (like the journalists and tv reporters that used to work on Fleet Street who come back regularly given how historically linked this area is to the press, or the St Bride's Church Choir who come regularly given the church is just round the corner or other groups linked in some way to the local institutions - especially St Brides Church and St Brides Institute) who come back regularly and frequently. St Brides Tavern Public House has established itself a reputation for continuous regular repeated trade within the local community, workers and tourists alike. This local community have associated St Brides Tavern Public House to being the 'Cheers' pub in London; their 'local' to go there to unwind, meet friends, relax, hold special occasions or even reunions. This is justified by the evidence below where the local community has written in to support the ACV nomination and have highlighted how they use the St Brides Tavern Public House and what it means to their community in terms of social wellbeing or social interest.

### Furthering Social Wellbeing or Social Interest

'Social wellbeing' is not defined in the Localism Act, but is generally taken to mean a condition where there is a positive sense of involvement contributing to quality of life or welfare. 'Social interest' is defined to include cultural, recreational or sporting interests.

In 'Assets of Community Value City of London Corporation: Guidelines for Determine Nominations' (December 2016), the guidance states that:-

"In order to list a public house as an ACV it should be shown that the local community derives social benefit from the use and that the local community would suffer a loss if the use ceased. The nature or consequence of the loss to the community should be identified. Examples of evidence that would help show the use furthers social wellbeing or social interest include:

- 1) Evidence from local residents, other individuals and groups who use the public house that it furthers social wellbeing or social interests, e.g. letters, email, social media posts, petitions.
- 2) Evidence from local elected Members and other local community leaders that the public house furthers social wellbeing or social interests.
- 3) Evidence of awards, recognitions and recommendations earned by the public house.
- 4) Evidence of long term use as a public house contributing to a sense of place for the local community.
- 5) Other social or cultural associations with the local area.
- 6) Evidence it is a well-used venue for local sports and games competitions, e.g. pool, snooker, darts, dominoes, cards.
- 7) Fielding a representative 'pub team' in local sports or games leagues or other competitions, e.g. football, darts.
- 8) Evidence it is a well-used regular meeting venue for local clubs, societies, hobby groups, work-based groups and other special interest groups.
- 9) Evidence of the staging of frequent events which meet the needs of local customers, e.g. quiz nights, karaoke, parties, etc.
- 10) Evidence it is a well-used venue for local community events and services, e.g. Community Toilet Scheme membership, providing a venue for parties, family occasions, offering a room(s) for hire, catering available."

(1) Evidence from local residents, other individuals and groups who use the public house that it furthers social wellbeing or social interests, e.g. letters, email, social media posts, petitions

Below are letters and emails from the local community (as defined above) which have written in to support the ACV nomination of St Brides Tavern Public House and to also showcase what the Public House means to them.

Since the end of August, a petition has been set up to support the ACV nomination of St Brides Tavern Petition. The local community have been signing this petition (a QR code is available to sign on the bar counter when you enter the Public House) and to date over 638 people from the local community have signed - this is all in the space of just two weeks. The petition is gathering momentum and growing in signatures.

A link to the petition is available here:

[https://www.change.org/p/save-st-brides-tavern-from-demolition?recruiter=363109676&recruited\\_by\\_id=149f6420-45dc-11e5-acc-25a2d069ce83&utm\\_source=share\\_petition&utm\\_campaign=share\\_petition&utm\\_medium=whatsapp&utm\\_content=washarecopy\\_34166297\\_en-GB%3A7](https://www.change.org/p/save-st-brides-tavern-from-demolition?recruiter=363109676&recruited_by_id=149f6420-45dc-11e5-acc-25a2d069ce83&utm_source=share_petition&utm_campaign=share_petition&utm_medium=whatsapp&utm_content=washarecopy_34166297_en-GB%3A7)

The City AM newspaper has also visited David Perkins and Karen Perkins to write about St Brides Tavern Public House and the community. A copy of this newspaper article will be forwarded on to you for your perusal once it is published (due to the demise of the Queen on 8th September 2022, the newspaper postponed printing this article in order to be able to focus on these recent events).

Photos are also enclosed to evidence how the pub is used by the local community to congregate - it has a very warm and welcoming frontage with flowers and outdoor sitting on the pavement and there are always people spilling into the street who are enjoying that social cohesion we have all missed of late due to the covid-19 pandemic.

# ST BRIDE'S CHURCH

Rector  
The Revd Canon Dr Alison Joyce

2<sup>nd</sup> September 2022

By email:  
[REDACTED]

*Dear Martha,*

## **Proposed Demolition of the St Bride's Tavern**

I write as a resident of the Castle Baynard Ward (I live at St Bride's Rectory, St Bride's Avenue, EC4Y 8AU), as well as the Parish Priest of St Bride's Church, Fleet Street. I wish to express my profound concern at the proposed demolition of the St Bride's Tavern, as part of the rebuilding of Fleet House.

For a number of years, the family-run St Bride's Tavern has played a highly significant role within our parish. It is a unique local amenity with a thriving, and indeed (contrary to national trends) growing business, serving those who live and work within our area. It is far more than simply 'just another pub'. Moreover, I have grave reservations about whether the proposed redevelopment plans for its replacement are the product of adequate research into the needs of this area, its demographic and the nature of its footfall.

I understand that you are helping the present landlord to apply for an ACV listing. Do please add my name to those who are supporting this move.

Yours sincerely,

[REDACTED]





Unit 8  
Airport Trading Estate  
Wireless Road  
Biggin Hill  
Kent  
TN16 3PS  
[info@prolinktv.co.uk](mailto:info@prolinktv.co.uk)  
Registered in England: 2367624  
VAT No: GB 532 949621

31st August 2022

Karen,

With the restrictions imposed during lockdown its obviously been a couple of years since we were last able to enjoy your splendid hospitality but, with changes in your establishment on the horizon, I wanted to drop you a brief line to reflect on the past.

I believe it was 2015 when we first came to St Brides Tavern using your First Floor room to host what would become our regular Christmas party venue. When we set out to identify a suitable venue to host a festive event for our workforce and clients the criteria was fairly obvious but not easily found. Location was of primary importance, the venue needed to be accessible to our clients, many of whom were based around the City and the West End and to our workforce who would commute to and from the home counties. Access to a Private Room that felt comfortable for guest numbers of around 40-50 at any one time was our next consideration and finally an establishment that could offer a warm, personal welcome and serving great quality fare completed our list of wants. Surprisingly the choice was limited and it soon became clear that St Brides, and yourself in particular, had the "can do" and personalised hands on approach that we were looking for. That first event was a great success for all concerned as was evidenced by our repeat bookings over the subsequent years. We've never thought of going anywhere else.

The facility you provide in the heart of the capital is truly an oasis of calm in the midst of the hubbub of London. I do hope that you can continue to offer your special brand of hospitality in the future. What you offer is without doubt much appreciated by people such as ourselves looking for that perfect event location with great transport links and fabulous catering and also local individuals looking for a few moments respite from the buzz of the capital.

I wish you well and continued success

Kind regards

Michael Dugard

**From:** Robert Chesshyre [REDACTED]  
**Date:** 31 August 2022 at 13:48:18 BST  
**To:** Karen Perkins [REDACTED]  
**Subject:** For your campaign.

To whom it may concern:

I was horrified to hear that the St Bride's Tavern is under threat of demolition. I would like to support the pub's application for an ACV for the following reasons.

We, the Friends of The Observer (Fobs), have enjoyed the hospitality offered by the pub's upstairs private party room for many years. It is here that we hold our annual lunchtime pre-Christmas get-together.

There are few places remaining where old Fleet Street hands can meet for such a congenial gathering within walking range of the famous Street itself. The St Bride's Tavern is one of the few old style pubs left: it ties us to our memories.

The pub service – including lunch itself – is unfailingly just what is wanted, laid on by staff anxious to please.

Too much of old London has met with the wrecker's ball: we would be desolated if St Bride's Tavern became another victim.

The former Observer staff has been scattered to the winds. The Tavern has become our home from home.

Robert Chesshyre: chairman of Fobs.

On 31 Aug 2022, at 17:31, David Weedon <[REDACTED]> wrote:

Karen ,

I have been a patron of St Brides since 2000 and held the celebration of the adoption of my 4 children with you in 2004.

I have changed jobs and moved around but always gravitate back to St Brides as it was always seen as our local when I worked at JPMorgan in Tudor St

I meet there when coming into town and since 2007 the same group meet every year on December 2nd to celebrate and remember the great times we had when we worked nearby.

The pandemic changed many things but the first meeting we arranged meant beers at St Brides even if we were outside...

It has great established local presence and is in my view part of the community around Blackfriars

Regards

David Weedon

PS please confirm my booking for first Tuesday in December - 15 people as normal..

**From:** Neal Ascherson [REDACTED]  
**Date:** 2 September 2022 at 17:56:17 BST  
**To:** [REDACTED]  
**Subject:** St Brides

As a journalist who first began working in the Blackfriars corner of London fifty years ago, I can say that St Brides Tavern has always been a busy, lively and hospitable pub with a loyal core of patrons in the community. That has meant not only casual drinkers, but regulars - journalists, of course, print workers in the old days and so on. But in addition, a variety of organised social groups have adopted the place as their regular venue for committee meetings, socials with partners and reunions after the funerals of one of their members .

I am a member of one of these regular groups (FOBS, friends of The Observer). But I also see in St Bride's Tavern an assortment of local workers who come not just to drink with colleagues after work but to go upstairs to discuss their off-work concerns. - sometimes trade union agendas, sometimes hobbies (the old Microscopical Society from Tudor Street, for instance), Almost always, there is a knot of off-shift workers from Blackfriars Station across the road, who prefer this pub to others in the area for its intimacy and familiar faces.

In short , this 'St Bride's Tavern' is a piece of rich social capital, enabling the survival of some structured community life in a corner of London which has seen such sweeping changes in recent decades.

Neal Ascherson ( retired assistant editor, foreign correspondent).

**From:** Suzanne Gilda Beech <[REDACTED]>  
**Date:** 1 September 2022 at 13:01:49 BST  
**To:** [REDACTED]  
**Subject:** St Bride's Tavern

I was most upset to hear that this wonderful watering hole is under threat. In the early 1970s I used to work at The Observer. Staff who were there during the David Astor years have stayed in touch over the years and have for a while been holding annual reunions. Our numbers are now dwindling, but over the last several years those still able to travel have met for lunch and a drink at St Bride's Tavern. It has been wonderful to be back in the area that has always been so important for the Press. St Bride's Tavern has provided us with the perfect private facilities for our little parties, and we have always been given a great welcome and excellent service. I do hope that it is given a reprieve as it is an important landmark in the area and would be much missed.

**From:** CMG [REDACTED]  
**Date:** 1 September 2022 at 10:23:22 BST  
**To:** [REDACTED]  
**Subject:** Saint Bride's Tavern  
**Reply-To:** CMG [REDACTED]

Dear Karen Perkins, It is with shock and dismay that I learn of the proposed destruction of your landmark institution, where I have passed many happy - and not a few melancholy - afternoons when I worked in Fleet Street in the 1970s and afterwards. Please add my name to the list of those who demand its preservation. We need the tavern, where I make a point of coming whenever I'm back in London. Good luck with saving your wonderful hostelry, and please let me know if I can help in any way. Best wishes, Charles Glass

**From:** jonathan <[REDACTED]>  
**Date:** 1 September 2022 at 15:44:39 BST  
**To:** [REDACTED]  
**Cc:** Robert Chesshyre [REDACTED] Carol Cattley/Hall [REDACTED]  
[REDACTED]

Hi Karen

Am really sorry to hear the pub is under threat. With my former colleague on the Observer, Ian Mather, we searched around the Fleet Street Area and even beyond for a suitable venue to hold an annual get-together for mainly journalists and others who worked on the paper when it was located about 50 yards away.

Everyone loves returning there, and was ideal then and we would be hard-put to find anywhere similar. It was and remains the ideal size, and has friendly staff who understand our needs.

Some of our number still hold important positions on a variety of publications.

Good luck, and hope we can return this December – and for as many more as we can attend.

Jonathan Hunt

**From:** "peter.deeley357" [REDACTED]  
**Date:** 1 September 2022 at 10:13:46 BST  
**To:** [REDACTED]  
**Subject:** st brides tavern closure

What a disaster this would be. This pub is part of the rich tapestry that was Fleet Street when we were young journalists. Hope you can help preserve it. Peter Deeley (former Observer news editor.)





2) Evidence from local elected Members and other local community leaders that the public house furthers social wellbeing or social interests.

Three Castle Baynard ward Councillors, namely Martha Grekos, Henrika Priest and John Griffiths are all supportive of the ACV nomination of St Brides Tavern Public House and have as such put their names forward to be part of the 'at least 21 local members' of the unincorporated body who support this submission. All three are registered voters in the ward: Martha Grekos works in Castle Baynard ward as does John Griffiths and Henrika Priest is a resident in the ward. All three use St Brides Tavern Public House and know of its value to the community. John Griffiths' company is round the corner in Fleet House and Henrika Priest's residence is also just round the corner from that. All less than 2-3 minutes walk to 'their local'. Eamon Mullally who is also one of the people listed under the unincorporated body is also a Councillor (in the ward next door - Farringdon Within) but is a resident of Castle Baynard ward who is also very supportive of St Brides Tavern being nominated as an ACV due to the contribution it provides to the life of the area and community.

Other local elected Members in wards close by have also signed the petition. Their names are listed under that.

The names of the 'at least 21 local members' of the unincorporated body who support this submission include other local community leaders (e.g. Rev Canon Dr Alison Joyce of St Brides Church; Alison Lee the Manager of St Brides Foundation; and the Archdeacon of London, Fr Luke Miller who not only resides in the ward but also serves from St Paul's Cathedral which is within the ward boundary). All three have signed the petition and Alison Joyce has written a supportive letter as provided above.

Martha Grekos has also written in separately with regards to planning application 22/00622/ FULMAJ where she has stated clearly why St Brides Tavern Public House does maintain a unique and historical as well as social association with the community. A copy of that letter is reprinted below for this purpose.

Planning Case Officer, Catherine Evans  
Planning Department  
City of London Corporation  
PO Box 270  
Guildhall  
London  
EC2P 2EJ

15th August 2022

Dear Catherine Evans,

**RE: 22/00622/FULMAJ - Partial demolition of 8-12 New Bridge Street (Fleet House) and full demolition of St Bride's Tavern Public house**

I wish to object to the above planning application as it is contrary to Policy HC7 of the London Plan 2021 'Protecting Public Houses', given that this application is proposing the full demolition of St Bride's Tavern Public House and non replacement/relocation.

Policy considerations

Policy HC7 (Protecting public houses) of the London Plan states that planning decisions should protect public houses where they have a heritage, economic, social or cultural value to local communities. The policy also then goes on to state that applications that propose the loss of public houses with heritage, cultural, economic or social value should be refused unless there is authoritative marketing evidence that demonstrates that there is no realistic prospect of the building being used as a pub in the foreseeable future.

In the supporting text to policy CV1 (Protection of Existing Visitor, Arts and Cultural Facilities) of the emerging City Plan 2036, it states that "There are many cultural facilities that are unique to the City and maintain an historic or cultural association with the Square Mile. Special consideration needs to be given to the protection of these facilities to maintain the City's unique cultural heritage. Examples of such facilities include City Livery Halls, public houses which have a heritage, cultural, economic or social value to local communities...". Policy CV1 states that the City Corporation will resist the loss of existing visitor, arts, heritage and cultural facilities, unless replacement facilities of at least equivalent quality are provided on-site or within the vicinity which meet the needs of the City's communities.

The loss of the existing public house would also conflict with the City Local Plan policies CS12 and DM12.1 which seek to sustain and enhance heritage assets, their settings and significance. NPPF para 203 requires local authorities to take into account the impact of an application on the significance of a non-designated heritage asset. Para 203 further requires a local authority to make a balanced judgement in respect of the harm or loss of a non-designated heritage asset.

Facts/material considerations

St Bride's Tavern is a very busy community public house that has been in existence since 1794 - firstly as a pub called the White Bear which was then replaced and renamed in 1895 as St Bride's Tavern (NB historical record provided by the applicant is incorrect). It is a public house that is extremely loved and well-used by the local community - many call it the "village local", which has been run for 17 years by David and Karen Perkins. Despite being round the corner on Bridewell Place just off New Bridge Street, it has a very warm and welcoming frontage with flowers and outdoor sitting on the pavement and there are always people spilling into the street who are enjoying that social cohesion we have all missed of late due to the covid-19 pandemic.



The 'Public House Report' as submitted by the applicant as part of this application tries to undervalue St Bride's Tavern by stating that it has no or little heritage, economic or social or cultural value and also that the second part of the policy does not apply (ie that if it is of value and therefore directs refusal unless authoritative marketing evidence for 2 years is provided) by stating that there is no realistic prospect of the pub being reused in the foreseeable future.

This is incorrect. Not only does the pub have a historical significance given where it is: St Bride's Institute and Bridewell Theatre are just round the corner; St Bride's Church too. It is part of the fabric of that area and the connections it has to those buildings around it and as used by the press when Fleet Street was oozing with journalists when the newspaper industry was present. The pub is making a positive contribution to the local community. Not all pubs will attract tourists and have a huge historical past like the Ye Olde Cheshire Cheese, and so it is unfair for this report to compare it to such a pub when this pub focuses on the local workers and residents. In 1971, the authors of City of London Pubs said it was the type of comfortable pub which could become anyone's local. At the end of the day, different venues and pubs exist for different reasons and clientele. Economically, the pub is doing very well, socially it is the 'glue' for the locals and culturally it adds value because of this and caters for social wellbeing and social interest, rather than just another chain coffee shop filling up the area. It sustains and enhances the area with its unique charm and character.

In addition, the Community Value Criteria has not been assessed correctly in the report. It states that there are no objections from anyone. A petition was started only two days ago and has received already over 500 objections. This is in addition to the objections received online. The report states that there is no evidence from local elected members to support this pub. The pub is in my local ward and I fully support its retention. It adds character and personality and warmth to this area and should be retained. The Statement of Community Involvement states that I was consulted but never have the applicant's team provided a physical or virtual presentation of this application to me as every other applicant for other applications has done since I have been elected in March 2022. The only way I found out about this application was via an online social media statement by the architects that this scheme was being submitted and I contacted the Planning Department to check if this was correct as it had not as yet been validated.

Castle Baynard Ward and surrounding area is multifaceted and as much as the commercial scheme is welcomed, the pub could be retained rather than be replaced by another contemporary coffee shop. The pub does not have a social media presence or website and there are not as many sports competitions / karaoke events and the like that take place there, but this is something that could easily be done by David and Karen Perkins once they know its future is secured. The pub does not actively pursue social media presence because it is a pub for the community. Lastly, yes it is closed on Saturdays and Sundays as are most shops and pubs in that area. As the local councillor for that ward, this is something I have been working with all retailers to change and to not just focus on weekdays. For example, I wrote to all retailers in June 2022 encouraging them to start opening on weekends and some are trying just Saturdays. A couple of the local pubs have only just started to do so because they have waited to see the footfall start to return and also to be able to have staff on weekends to assist. The Castle Baynard ward area is undergoing a huge amount of construction at the moment, so there are many issues why trading hours for many retailers are very different at present.

The report goes on to give examples of Grind, Notes or Beany Green being potential occupiers of the unit rather than a pub. Would such a class use provide the heritage, economic, social or cultural value to local community? The answer is 'no'. On the doorstep of the pub there is already chain and independent coffee shops - a Costa, Cafe Nero, Pret, Coco Mama, Established Coffee, Cord, Pickwick Coffee and also about to open is Black Sheep. The area needs a variety of shops to serve everyone - many of my constituents keep telling me this - and to retain and celebrate its history rather than another chain coffee shop that is aimed to serve fundamentally the commercial office being proposed rather than the wider community.

To make it clear, the proposal to demolish St Bride's Tavern not only is contrary to part one of policy HC7 but also part two. Any reference to the 2014 application is now irrelevant as the world we live in is in a different place and policies have all moved on since then too.

The commercial scheme is welcomed but the demolition of St Bride's Tavern is not. I therefore urge you to (a) seek that the applicant reconsiders/redesigns the scheme so that St Bride's Tavern is retained in order for the commercial scheme to come forward; and (b) if the applicant continues with the application as is, ie that St Bride's Tavern is to be demolished, that the whole application is recommended for refusal.

Yours sincerely,

Martha Grekos

Common Councillor  
Castle Baynard Ward  
City of London Corporation

### 3) Evidence of awards, recognitions and recommendations earned by the public house.

Below are photos of some of the awards and recognitions and recommendations that St Brides Tavern Public House has been awarded. St Brides Tavern Public House has won several awards for outside flower baskets from the City of London year upon year as well (NB no awards in 2019/2020 due to covid-19 pandemic). The Worshipful Company of Gardeners has also recently proclaimed it as one of its summer winners: <https://www.gardenerscompany.org.uk/flowers-in-the-city/summer-winners/> St Brides Tavern has also gained awards from both Cask Marque and Guinness yearly for the impeccable standards of beer the ale keeping. St Brides Tavern Public House has an extremely high reputation regards this. All this has contributed to positive day and evening trade activity at the Public House, with the local community taking pride in this Public House. As the letter from the trustee of Cogers (see above) also indicates, a special Cogers plaque will also be installed shortly.





FLOWERS IN THE CITY  
CAMPAIGN

**GOLD**  
CERTIFICATE  
of EXCELLENCE

*This certificate is awarded in recognition of  
the efforts made by*

*St Bride's Tavern*

*to acknowledge your outstanding display in  
the City of London Summer Competition 2018*



FLOWERS IN THE CITY  
CAMPAIGN

**SILVER**  
CERTIFICATE  
of EXCELLENCE

*This certificate is awarded in recognition of  
the efforts made by*

*St. Bride's Tavern*

*and to acknowledge your outstanding  
display in the City of London Summer  
Competition 2017*



FLOWERS IN THE CITY  
CAMPAIGN

**BRONZE**  
CERTIFICATE  
of EXCELLENCE

*This certificate is awarded in recognition of  
the efforts made by*

*St. Bride's Tavern*

*to acknowledge your outstanding display in the  
City of London Winter Colour Competition  
2017/18*



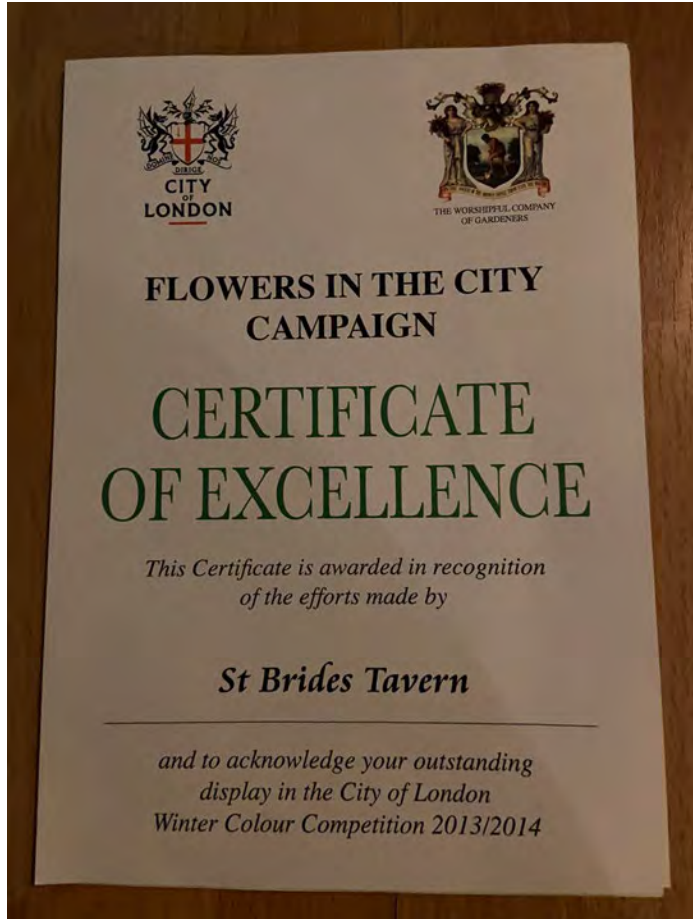
FLOWERS IN THE CITY  
CAMPAIGN

**SILVER**  
CERTIFICATE  
of EXCELLENCE

*This certificate is awarded in recognition of  
the efforts made by*

*St. Bride's Tavern*

*and to acknowledge your outstanding  
display in the City of London Summer  
Competition 2017*



Examples of some of the awards given

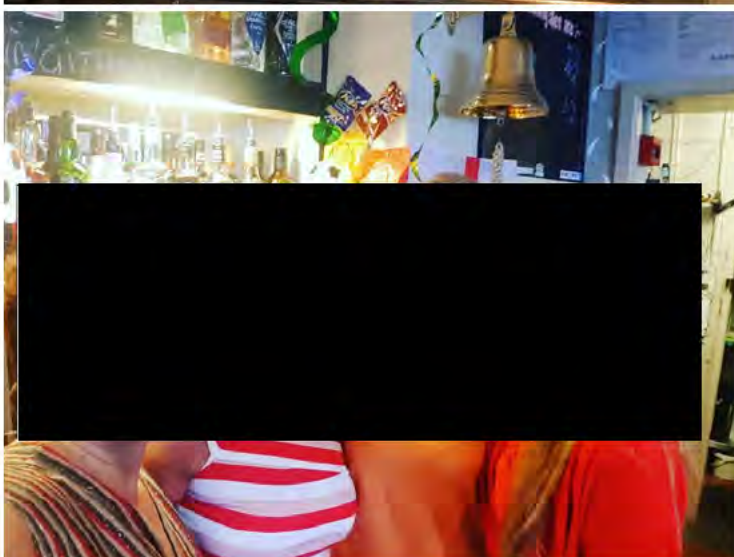


4) Evidence of long term use as a public house contributing to a sense of place for the local community.

The evidence provided all above clearly show that St Brides Tavern has a long term use as a public house and has indeed contributed to a sense of place for the local community. It is part of 'the place' - there is a rich tapestry that this Public House has in its local community. People come together on a daily basis for just a drink or to celebrate events in the calendar year (e.g. Christmas, Halloween, Football matches) or to host special event (leaving dos, birthdays, hen dos, reunions etc).

David Perkins and Karen Perkins have for the past 17 years been providing a family run, independent pub whose personal attention to detail and service, makes them stand out from all the other venues in the area. This is the 'Village Local', in the City of London, amidst an abundance of faceless bars and pubs. The community goes to St Brides Tavern Public House because "everyone there knows your name". A warm welcome goes a long way and can be quite a rare thing in central London. St Brides Tavern is a traditional pub with just such a welcome from David Perkins and Karen Perkins.

More detail of this can be seen in the letter below that David Perkins and Karen Perkins have written in separately with regards to planning application 22/00622/FULMAJ.



## OBJECTION TO APPLICATION

According to London Plan (2021) Policy HC7 we feel this application should be refused as our pub does provide a Historical, Cultural, Economic & Sociable venue to the area. Although we are in favour of the proposed retro fit of Fleet House office space we feel we can demonstrate that we do provide the above and our Pub should remain because of this.

As per the application they state the reasons we do not meet the HC7 criteria and their reasons for this. However we feel very strongly that we do meet the criteria and can provide proof of this.

Firstly the application states that there is no Historical value attached to the pub, however there was originally a pub called the White Bear or "Cogers Hall" on this site dating back to 1794, which was replaced with and renamed the St Brides Tavern in 1895. The following link provides all the evidence.

<https://pubwiki.co.uk/LondonPubs/StBrides/CogersHall.shtml>

The application then states our pub has low interest and demand in the area compared with other local venues.

This simply is not true, we are one of the busiest pubs in the area, with consistently high level of trade. It also states we have limitations on being identified because of it's hidden frontage. Again we disagree with this, although we are not on the main thoroughfare, we can be seen and sought out in actual fact, because of our frontage. We spent several weeks during the pandemic cleaning and bringing back the unique bronze frontage at the ground floor level of the pub which had ionized considerably over the decades. This has caused unbelievable amounts of interest, and, if allowed to remain, we would carry the cleaning up onto all 3 remaining levels so bronzing would be visible at all levels.

We have also since the pandemic, been given permission from the City of London to purchase & place outside tables & seating, also heaters have been installed & street heaters added for colder weather, which again, has also provided us to be predominately identified. We have won several awards for our outside flower baskets from the City of London year upon year as well. We have also gained awards from both Cask Marque & Guinness yearly for our impeccable standards of beer & ale keeping, & have an extremely high reputation regards this.

This has all contributed to positive day & evening trade & activity at our pub.

The application then states reviews and posts on social media appear to be from passers by and that the pub was empty, with a modern style interior unlikely to provide a significant positive contribution to the local community.

Firstly, I would like to point out that the application plans are for a modern style interior, so that contradicts their statement completely, also, our interior is a traditional style.

Secondly, although we do use social media, ie Instagram, facebook & twitter, to promote various aspects of our pub, we have established a reputation & have continuous regular repeated trade within the local community, workers and tourists alike. Our word of mouth reputation & recommendation has proven successful to the point that all our customers relate to, and have associated our pub to being the "Cheers" pub in London.

Using online reviews to establish that we merely have a few regulars & mainly tourists is a poor and lazy way to come to such a conclusion.

A petition we have raised & objections to the application from our customers & local businesses, will provide evidence to the contrary.

The link is as follows. <https://www.change.org/p/save-st-brides-tavern-from-demolition>

The application then states that we have a room for private hire & is unclear on the demand & whether it caters for the local community. Again, without consultation or investigation from the applicant, we can confirm that it does cater for the local community, workers & businesses & proves to be extremely popular for their private events. However, it also serves on a regular basis as another area for drinkers to use throughout the year as we are that busy that it is required, especially as it has a full working bar facility within.

The application then states that in comparison, The St. Brides Tavern appears to be lacking an identity. It goes on to state that it was the only pub within the surrounding area which did not have a website & had noticeably less interaction on its social media page. The pub also closes on a Saturday & Sunday, arguably not contributing significantly to the night time economy.

To these points, we do not have a lack of identity, as explained previously, our identity is not based around social media, it is based on providing a family run, independent pub whose personal attention to detail & service, makes us stand out from all the other venues in the area. We are in fact, The Village Local, in the City of London, amidst an abundance of faceless bars & pubs.

We have tried weekend trading over many years in the past, but footfall in this area was at the time lacking justification, however we are willing to look at this again since the pandemic recovery in the hope that we can attract not just tourists, but also locals alongside The City of Londons aspirations.

The application is for a new coffee shop, class/E suigeneris (pub) to replace as a retail unit of our pub.

To introduce another coffee shop style retail unit into the area we believe is not going to increase footfall into The City, not only at weekends, but also mornings, afternoons & evenings during the week as well. Our experience, both trading & living at St Brides Tavern during the past 17 years has given us an unlevelled insight as to what customers of all types are looking for.

We are aware of many new office units with retail space at ground level as per the application that are still stood empty & have been for years in the area, as people when they are socialising, want & need a pub, it is indeed a British Tradition for many a century & since the pandemic, people want this even more now. Feedback from our customers, is that our pub is a big part of the reason that they have come back to their offices to work. It is a social hub for them to meet, entertain & relax, which over the course of the day & evening, a coffee shop area will not provide.

## 5) Other social or cultural associations with the local area.

Encompassing an area which features Fleet Street and its institutions at its heart, there is a rich social and cultural history here.

The street has been an important through route since Roman times. During the Middle Ages, businesses were established and senior clergy lived there (and they still do); several churches remain from this time including St Bride's Church which is round the corner from St Brides Tavern Public House. St Bride's Church is a thriving parish church, renowned for outstanding music and unique ministry to all who work in the media. See: <https://www.stbrides.com> The church choir uses St Brides Tavern Public House. St Brides Tavern Public House is named after the church of St Bride's which is a short distance to the north west, and the pub sign displays the spire of the church above the surrounding rooftops.

Fleet Street became known for printing and publishing at the start of the 16th century, and it became the dominant trade so that by the 20th century most British national newspapers



operated from here. Much of that industry moved out in the 1980s after News International set up cheaper manufacturing premises in Wapping, but some former newspaper buildings are listed and have been preserved. 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.

The term Fleet Street remains a metonym for the British national press, and pubs on the street once frequented by journalists remain popular. Fleet Street has a significant number of monuments and statues along its length, including the dragon at Temple Bar and memorials to a number of figures from the British press, such as Samuel Pepys and Lord Northcliffe. The street is mentioned in several works by Charles Dickens and is the home of the fictional murderer Sweeney Todd.

St Bride's Institute, which is just on the side at the back of St Brides Tavern Public House, was 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. Many of the workers and visitors here use St Brides Tavern Public House as their local. See: <https://sbf.org.uk>

St Brides Tavern Public House is part of the fabric of that area and the connections it has to those buildings around it and as used by the press.

The association and history of Cogers with St Brides Tavern Public House and the local area has already been described above.

6) Evidence it is a well-used venue for local sports and games competitions, e.g. pool, snooker, darts, dominoes, cards.

This is not the sort of Public House that has local sports and game competitions. This is simply your local where you go to catch up with your friends. Different venues and pubs exist for different reasons and clientele. Economically, the pub is doing very well, socially it is the 'glue' for the locals and culturally it adds value because of this and caters for social wellbeing and social interest. It sustains and enhances the area with its unique charm and character. It is part of the historical make-up of this area.

7) Fielding a representative 'pub team' in local sports or games leagues or other competitions, e.g. football, darts.

See above.

8) Evidence it is a well-used regular meeting venue for local clubs, societies, hobby groups, work-based groups and other special interest groups.

The letters and emails provide above clearly showcase that it is a Public House that is well-used meeting venue for work-based groups, societies and other special interest groups.

9) Evidence of the staging of frequent events which meet the needs of local customers, e.g. quiz nights, karaoke, parties, etc.

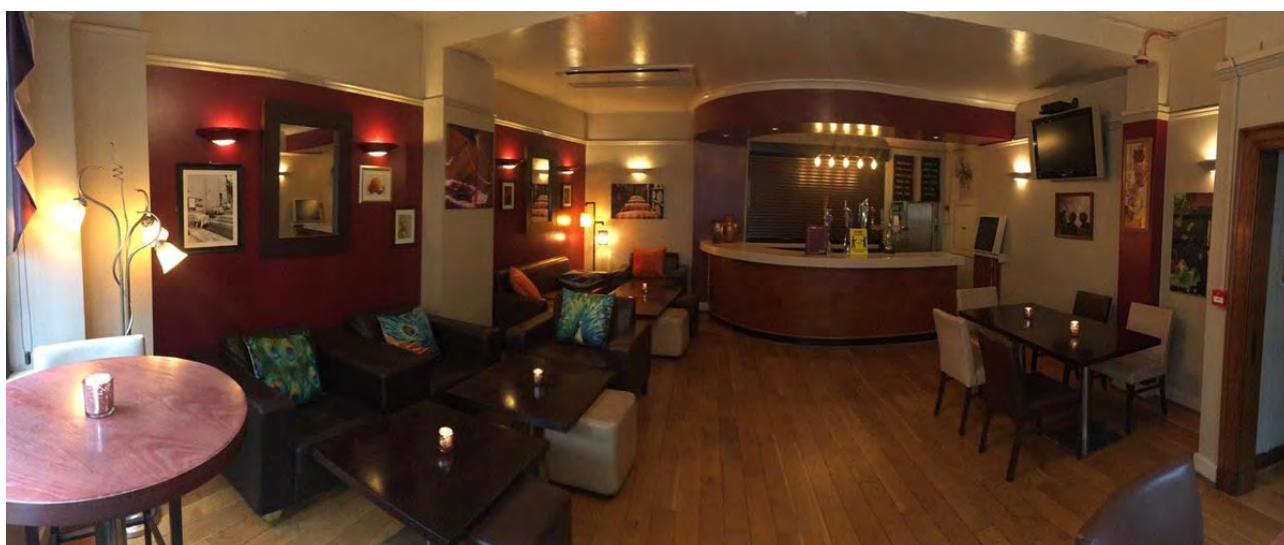
This is not the sort of Public House that stages such events.

10) Evidence it is a well-used venue for local community events and services, e.g. Community Toilet Scheme membership, providing a venue for parties, family occasions, offering a room(s) for hire, catering available.

The letters and emails provided above clearly showcase that it is a Public House that is well-used for such events (birthdays, various parties, leaving dos, family celebrations, hen dos, reunions etc) and that the upstairs bar is available for hire.

Looking at the 2022 calendar year so far, St Brides Tavern Public House has/had the following bookings for the upstairs bar (first names are only stated for the reservations below, but these are from companies that use St Brides Tavern Public House regularly. More bookings are expected now for the time leading up to Christmas):

- Feb 9<sup>th</sup> Toby 5 people 2pm
- Feb 23<sup>rd</sup> Tom 10 people 5pm
- March 10<sup>th</sup> Grace 20 people 6pm
- March 10<sup>th</sup> Max 15 people 5.30pm
- March 24<sup>th</sup> Megan 10 people 6.30pm
- March 30<sup>th</sup> Emma 20 people 1pm - 4pm
- March 30<sup>th</sup> Christine 30 people 5.30pm
- April 26<sup>th</sup> Dave 30 people 5.15pm
- April 27<sup>th</sup> Louis 16 people 6pm
- May 5<sup>th</sup> Daniel 12 people 5.30pm
- May 10<sup>th</sup> Sarah 18 people 5pm
- May 10<sup>th</sup> Phillip 10 people 5pm
- May 13<sup>th</sup> Dave 10 people 4pm
- May 24<sup>th</sup> Anna 8 people 5pm
- May 26<sup>th</sup> Dave 18 people 6pm
- June 9<sup>th</sup> Mark 18 people 5.15pm
- June 13<sup>th</sup> Dave 10 people 4pm
- June 14<sup>th</sup> Lisa 6 people 6pm
- July 1<sup>st</sup> Martin 10 people 4pm
- July 18<sup>th</sup> George 10 people 4pm
- July 18<sup>th</sup> Chris 16 people 6pm
- July 28<sup>th</sup> Lon 7 people 4.30pm
- August 3<sup>rd</sup> Greg 20 people 5pm
- September 7<sup>th</sup> Luke 40 people 5pm
- September 13<sup>th</sup> Deborah 10 people 12pm - 4pm
- October 5<sup>th</sup> Anna 20 people 5pm
- December 6<sup>th</sup> Dave 15 people 6pm



Upstairs room / bar for hire