

Representations

Begum, Shupi

From: Evans, Catherine
Sent: 17 August 2022 11:02
To: PLN - Comments
Subject: FW: St Brides Tavern - 2200622FULMAJ - Objection.pdf
Attachments: St Brides Tavern - 2200622FULMAJ - Objection.pdf

Please could this objection be uploaded to 22/00622/FULMAJ

From: Grekos, Martha <[REDACTED]>
Sent: 16 August 2022 22:12
To: Evans, Catherine [REDACTED]
Subject: St Brides Tavern - 2200622FULMAJ - Objection.pdf

Dear Catherine,

Please find attached my letter of objection to the above planning application. As a ward councillor for that ward, I would urge you to seek that the applicant reconsiders the proposed scheme so that St Bride's Tavern is retained in order for the wider commercial scheme to be deemed acceptable.

With best wishes,
Martha

Martha Grekos CC

**Common Councillor
Ward of Castle Baynard
City of London Corporation**

M: [REDACTED]
E: [REDACTED]

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 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) in 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 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 whilst 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 undervalues St Bride's Tavern by stating that it has no or little heritage, economic or social 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 in the press when Fleet Street was oozing with journalists when the newspaper industry was in its prime. 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 1974 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 local community, 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 the 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 community 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 many sports competitions / karaoke events and the like that take place there something that could easily be done by David and Karen Perkins once they know its full potential is secured. The pub does not actively pursue social media presence because it is a pub for the local community. Lastly, yes it is closed on Saturdays and Sundays as are most shops and pubs in the 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 a 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 the 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

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 London's aspirations.

The application is for a new coffee shop, class/E sui generis (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.

ST BRIDES TAVERN





ST BRIDES TAVERN

Freshly
prepared food

Quality
Cask ales

Function
room

Air
conditioned







BETFRED

BETFRED

BETFRED

BETFRED

ST. BRIDES
Tavern

FRESH BREWED
FOOD

QUALITY
CASK ALES

PRICE OF
MEAT

af

af

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ST. BRIDE TAVERN



BETFRIED

BETFRIED



ST. BRIDE
TAVERN
FRESHLY PREPARED
FOOD
QUALITY
CASK ALES
CHOICE OF
BARS
AIR CONDITIONED









ST BRIDES TAVERN









Comments for Planning Application 22/00622/FULMAJ

Application Summary

Application Number: 22/00622/FULMAJ

Address: 8 - 12 New Bridge Street London EC4V 6AL

Proposal: Partial demolition of Fleet House and full demolition of St Bride's Tavern Public house (retention of basement levels) and the erection of a part replacement building with roof extension to provide an 8 storey building for office use (Class E) at levels 1-8, with office lobby (Class E) and commercial space (Class E) at ground floor and mezzanine level, and public house/cafe/restaurant (sui generis) at ground floor level and part basement level; new pedestrian and servicing route from St Brides Lane to Bridewell Place.

Case Officer: Catherine Evans

Customer Details

Name: Mr Malik Saleh

Address: 39 Hyde House Singapore Road Ealing

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: This is a beautiful pub and great people work there. Me and my friends have great memories there. And would like to continue creating great memories.

Also whats the point of office building? Lot of offices are empty as people work from home.

It would be a real shame and extremely disappointing if the pub is closed down!

I support Karen and her staff for the pub to exist!

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Case Officer: Catherine Evans

Customer Details

Name: Mr Jason Reading

Address: 153 Wandle Road Morden Surrey

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I am a customer of The Bride's Tavern (the Bride's), & former employee of 3 major Investment Banks & 2 International IT Houses.

I object on the grounds of: indirect financial impact to surrounding businesses, direct impact to the wellbeing of customers, & loss of a building of cultural significance.

The health of the City relies on pubs such as the Bride's, which attracts custom from legal, bank & IT houses across the City & Docklands. By continuing to do so post-lockdown the Bride's encourages workers to return & contribute to the economy.

Demolition would damage staff morale at major financial institutions (off Fleet St & on John Carpenter St) for which the Bride's has long been a significant social hub.

Demolition of the Bride's is a contravention of the Mayor's "THE LONDON PLAN", Policy HC7 Protecting Public Houses.

London Assembly's "A ROADMAP TO THE SAFE & FULL REOPENING OF LONDON'S ECONOMY" promises "ongoing business support [...] to ensure viable businesses can continue to operate." Its Long Term plan highlights the importance of Building Strong Communities & their

impact upon Mental Health & Wellbeing.

Closure of the Bride's will damage the extensive & diverse community fostered by the Bride's. The Bride's is exceptional in this regard, thanks to its location WITH OUTSIDE SPACE & the long-term investment of its owners & staff.

Admired in "City of London Pubs: A Practical & Historical Guide", 1973, as "the type of comfortable pub which could become anyone's local". The building is a vanishingly rare example from that era.

Appears in The Forbidden Line by Paul Stanbridge, 2016.

The Christopher Wren "wedding-cake-spire" sign is a tourist attraction.

On a personal note, in over 2 decades working in the City, & as a CAMRA member, the Bride's feels more like "my local" than any other pub. It won't be lockdown that kills the City, nor the vagaries of global finance, it'll be the loss of little gems like the Bride's. Save the Bride's, save the City.

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Case Officer: Catherine Evans

Customer Details

Name: Mr Chris Holder

Address: 22 Park Road Southborough

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The demolition of a public house is contrary to the Mayor of London's own plan for London, published in March 2021 and contained in Policy HC7, which specifically recognises the importance of public houses to the communities that live and work around them.

The St Brides Tavern has been a public house for decades and it is exactly this type of historic meeting place that is meant to be protected by the Mayor of London's plan.

Any attempt to demolish it should be prevented. This would be an attack on the history of the City of London and an attack on the community around Bridewell.

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Case Officer: Catherine Evans

Customer Details

Name: Miss Eileen Collie

Address: 4 Harefield Road London

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I object to the demolition of Brides Tavern as it is one of the best local pubs in the area. It is very popular with many regular clients, who having gone through the long period of covid and unable to socialise mix and support one another. are again able to enjoy the Tavern. The tavern is as busy and popular now post covid and closing this tavern will have an impact on the clients which is grossly unfair after the stressful last few years. This demolition should be reconsidered and in my opinion opposed.

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Case Officer: Catherine Evans

Customer Details

Name: Mr RICHARD DAVIES

Address: Flat 12, Napier House, 51 Riding House Street 51 Riding House Street London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The St Bride Tavern is a regular and much-loved haunt for employees of several local businesses. As well as a gathering place after working hours, its function room is used by companies for team events.

The pub offers a welcome place for local workers to eat at lunchtime with delicious home-cooked food.

The Tavern is part of the local business community under the care of its long-standing wonderful management team.

While the venue may not have the history or architectural merit of other pubs in the area, removal of the pub would be deeply felt by many people with great sadness.

I object to its demolition, particularly when the proposed replacement will not provide the same facilities or sense of community.

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Case Officer: Catherine Evans

Customer Details

Name: Mr Lionel Stevenson

Address: 4 Harefield Road Sidcup Greater London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I totally oppose the proposed demolition of the St Brides Tavern. The Tavern is popular with all different types of workers and tourists. They are looked after by lovely, friendly and hard working staff. Customers arrive as guests and leave as friends.

I would also like to highlight the importance of HC7 which refers to London's local plan policy. (Protection of public houses).

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Case Officer: Catherine Evans

Customer Details

Name: Mr christopher stevenson

Address: 27 london road Sevenoaks

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Myself and friends been visiting St Brides Tavern for many years since working around the corner at Blackfriars. St Brides is great traditional British pub, with a lovely exterior, interior, lovely cliental and amazing staff - all what you want from a local pub, but yet so hard to find nowadays (especially in London). This proposal goes right against the HC7 guidelines, where we should be protecting these wonderful places and not tearing them down. Blackfriars doesn't need another cafe/coffee shop- there is one chain across the road. Furthermore, office space.. which will not be filled to capacity 5 days a week - this recent survey suggests on average workers are going in 1.5 days a week.

<https://www.bbc.co.uk/news/business-62542537>

St Brides is open to support the local economy, local workers, workers that stay in the local hotels for trips and tourists alike, throughout the day and evenings. We need to save places like these - Karen & the team do an amazing job and I hope they will be there for many more years to come.

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Case Officer: Catherine Evans

Customer Details

Name: Ms Martha Grekos

Address: City of London Corporation Guildhall, London

Comment Details

Commenter Type: Councillor/Ward Member

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Please see attached letter dated 15th August 2022

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Case Officer: Catherine Evans

Customer Details

Name: Mr David Perkins

Address: St Brides Tavern 1 Bridewell Place London

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: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.

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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.

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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.

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

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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.

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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.

Comments for Planning Application 22/00622/FULMAJ

Application Summary

Application Number: 22/00622/FULMAJ

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Case Officer: Catherine Evans

Customer Details

Name: Ms Bonita Ince

Address: 72 High Holborn London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:Objection 'HC7':

I am writing to object to the demolition of St Brides Tavern public house and the full building above and surrounding. The government have spoken in recent years about the importance of the protection of our public houses as a part of our cherished heritage. The demolition of this pub is a blatant disregard of this effort. St Brides tavern is a cherished place of congregation for the local community and a beautiful, traditional pub that is a landmark of historic interest to tourists in the area. The pub has been cherished and run as a business with love and care by the landlords that occupy it who will be left without a home and a business if the demolition goes ahead. I cannot express strongly enough how devastating it would be to the landlords and the wider community and customers who frequent it if this demolition goes ahead. The history and heritage of our city lies in great danger if the City of London council continue to allow greedy developers to demolish sites such as these to make way for yet more (unnecessary) office and modern bar spaces.

Comments for Planning Application 22/00622/FULMAJ

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Case Officer: Catherine Evans

Customer Details

Name: Mr David Edgell

Address: 33 Murray Way Wickford Essex

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I object strongly that this public house should be demolished, there isn't much of our culture left and this historic pub should be left standing. There is a great communal feeling when I go into this public house and with such a great atmosphere it would be a crime if it went.

Comments for Planning Application 22/00622/FULMAJ

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Case Officer: Catherine Evans

Customer Details

Name: Mr Michael Kidd

Address: 18 COOMBE DRIVE RUISLIP

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I couldn't disagree more strongly with this proposal. St Brides Tavern is one of few remaining independent, family-run public houses in the area and is an institution for locals, City workers and tourists alike.

In particular, Policy HC7 should be evoked here as this proposal is directly to the contrary of the City of London's local plan policy, which protects public houses & resists their loss. As such, this application should be refused.

Comments for Planning Application 22/00622/FULMAJ

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Case Officer: Catherine Evans

Customer Details

Name: Mr Julian Faber

Address: 1 The Old Soup Kitchen 17-19 Brune Street London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: The St Bride's Tavern is a well established public house, serving a wide variety of members of the public, I've used it on many occasions. It's places like this that make the City of London what it is, and its loss would be a severe blow to the surrounding area. New buildings have a notorious environmental impact, an impact that would far outweigh any benefits yet more office space would provide - extra office space that isn't needed in this area. Please don't ruin any more of the city's heritage and architectural gems in the name of more facile rebuilding for rebuilding's sake.

Comments for Planning Application 22/00622/FULMAJ

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Case Officer: Catherine Evans

Customer Details

Name: Mr William Ince

Address: 10 horseferry road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: HC7 - let's protect our pubs. Pubs, along with the social and economic values are part of what makes our traditions and history.

Further, how many empty office blocks does the area need?

Comments for Planning Application 22/00622/FULMAJ

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Case Officer: Catherine Evans

Customer Details

Name: Dr David Buckley

Address: Flat 6, Redcroft, 226 Iverson Road 226 Iverson Road LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The pub is an essential part of the local area and is a pub with significant patronage by the local community, which surely is covered by the London HC7 policy.

I would also add that the further development into nameless office buildings risks taking away the cultural value of the area, where people from numerous different companies and tourists from the nearby St Pauls mix and integrate, via a pub with a personal service.



Contact the City

Reference: CTC-444705986

Date : 16/08/2022 10:13:23

Customer details

First Name	Alan
Last Name	Oakley
Customer Email Address	
Telephone	

Enquiry

Service Area	Planning
Enquiry	Consultation/Public objection
Enquiry type	Consultation/Public objection
statictext2	
Address	ST. BRIDES TAVERN

1 BRIDEWELL PLACE LONDON EC4V
6AP

United Kingdom

Details Of Enquiry

Planning Reference , 22/00622/FULMAJ

I am looking to raise objections to the planned closure and redevelopment of the St Brides Tavern . I am a customer and also have seen how the pub provides local community services and employment opportunities . This is a small independently run business which we should be encouraging in the City particularly as the demographics change and the Corporation seeks to encourage tourism (the pub is near a Premier Inn , Blackfriars area) . Most importantly according to the Corporation this is a CONSERVATION area so surely this change contravenes HC7 regulations as well as the moral obligation to conserve the local historic nature of the area - St Brides Church , Theatre , Library etc .

I strongly wish to support the retention of this working , community and heritage asset.

Please revert back to me with details of the next stage in the appeal .

Thank you

End of email

Begum, Shupi

From: Btinternet [REDACTED] >
Sent: 16 August 2022 16:50
To: PLN - Comments
Cc: Evans, Catherine
Subject: Re: New Contact Us Enquiry - Planning, Consultation/Public objection

THIS IS AN EXTERNAL EMAIL

Dear Shupi

Thank you for the reply, I am happy to provide my full address:
76 Middle Lane, Crouch End , London , N8 8PD.
I will look forward to an update in the near future.

Regards
Alan Oakley

Get [Outlook for iOS](#)

From: PLN - Comments <PLNComments@cityoflondon.gov.uk>
Sent: Tuesday, August 16, 2022 4:27 pm
To: [REDACTED]
Cc: Evans, Catherine [REDACTED]
Subject: FW: New Contact Us Enquiry - Planning, Consultation/Public objection

Dear Alan Oaley,

Thank you for your email. I can confirm receipt of your objection.

However, I cannot take into account comments that do not include a name and address, nor can the comments be reported. For the purposes of data protection, we do not reveal the email address, telephone number or signature of private individuals. You can ask for your name and address to be removed from the planning report to the Planning and Transportation Committee but your comments will be anonymous and that may affect the weight the Members give them.

In light of the above, please can you provide a full address?

Kind regards,

Shupi Begum
Planning Administrator | Development Division
City of London Corporation | Environment Department | Guildhall | London | EC2V 7HH
[REDACTED] | www.cityoflondon.gov.uk
Juliemma McLoughlin
Executive Director Environment

From: CoL Web Forms <noreply@cityoflondon.gov.uk>
Sent: 16 August 2022 11:13
To: PLN - Comments <PLNComments@cityoflondon.gov.uk>
Subject: New Contact Us Enquiry - Planning, Consultation/Public objection



Contact the City

Reference: CTC-444705986

Date : 16/08/2022 10:13:23

Dear Team,

A new Contact US form has been submitted online.

Kind Regards

City of London

End of email

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Comments for Planning Application 22/00622/FULMAJ

Application Summary

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Case Officer: Catherine Evans

Customer Details

Name: Mr Digby Strong

Address: 80 New Forest Drive Brockenhurst

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I object to the demolition of St Brides Tavern.

Not just for people who live in central London, but also for commuters, this is their "village local" pub, particularly in preference to the chain pubs we find in London suburbs.

Many of us want to finish work in London and have business discussions or socialise with work colleagues here.

It has a historical relevance to the area, as does the St Brides Church.

If you really foretell that there will be much more demand for office space in this area, build offices, but you can still save this pub.

Comments for Planning Application 22/00622/FULMAJ

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Case Officer: Catherine Evans

Customer Details

Name: Mr PETER HART

Address: BRIDEWELL GATE 9 BRIDEWELL PLACE LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: I am writing to object to this proposal.

I feel that the St Brides Tavern is a traditional pub, which is sadly missing in this area. It is our 'local' for my work colleagues and staff and it would be sorely missed if it was demolished.

We have been frequenting the pub since we moved here in 2006 and Karen and David are friendly and welcoming and run the pub well, offering a variety of drinks and they offer a very good food menu.

Finally, I refer to HC7, of your local plan policy which protects public houses & resists their loss, so you should not be contravening your own local plan policy.

Comments for Planning Application 22/00622/FULMAJ

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Case Officer: Catherine Evans

Customer Details

Name: Mrs Lisa Hughes

Address: 28 Aldeburgh Way Chelmsford

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: St Brides Tavern is a great Traditional British Pub. This proposal goes against the HC7 guidelines which is to protect these wonderful long standing pubs. This is a busy well established very welcoming Pub with lovely friendly staff. They will be losing their business and home they have worked so hard at for many years. Only to be replaced with more offices when so many are standing empty. I strongly disagree to the demolition of St Brides Public House.

Comments for Planning Application 22/00622/FULMAJ

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Case Officer: Catherine Evans

Customer Details

Name: Mr Jon Warren

Address: 6 midhope close Woking

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Adding more offices and [yet] another cafe directly opposite another doesn't really offer the area anything nor acknowledges the investment made by the publicans & staff, locals & city workers/regulars in the pub and the the area over the last 20 years. There is a direct impact on their livelihood and community built at the pub. Sadly we are losing community building places like this to transient chains and commercial optimisation.

Referring to Policy HC7 Protecting public houses...

"Pubs are under threat from closure and redevelopment pressures, with nearly 1,200 pubs in London lost in 15 years"....

Boroughs should:

- 1) protect public houses where they have a heritage, economic, social or cultural value...

Also noting the historic links and references to that area

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

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Case Officer: Catherine Evans

Customer Details

Name: Mr Jack Raison

Address: 28 Sailacre House Woolwich Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: St Brides Tavern is a perfect example of a classic London pub with local heritage, cultural significance and historical importance.

The local area is already saturated with generic office buildings and cafes. Local pubs like this is what keeps an areas character and spirit alive. What is left of the local community love this place and without it the area will have nothing left other than chain brand cafes and shops which all close after office hours.

Referring to Policy HC7 Protecting public houses...

"Pubs are under threat from closure and redevelopment pressures, with nearly 1,200 pubs in London lost in 15 years"....

These sorts of small establishments should have support to help protect them as London is becoming wiped of all similar places with character and cultural significance. Proposing to destroy them in favour of another bland office building is incredibly sad.

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Case Officer: Catherine Evans

Customer Details

Name: Mr John Loder

Address: 58 Victoria Embankment London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: I'm writing to object to the removal of one of the few traditional and family run pubs left in the city. It is established policy under HC7 to preserve pubs of this kind, and its loss would be keenly felt by those who work in the area.