

<b>Item No.</b> 6.	<b>Classification:</b> Open	<b>Date:</b> 4 September 2017	<b>Meeting Name:</b> Planning Committee
<b>Report title:</b>		Confirmation of Article 4 direction to withdraw the permitted development rights associated with the change of use, demolition and alteration of public houses in Southwark	
<b>Ward(s) or groups affected:</b>		All	
<b>From:</b>		Director of Planning	

## RECOMMENDATIONS

That the Planning Committee:

1. Authorises the confirmation of the Article 4 Directions (Appendix A) to withdraw the permitted development rights granted by the General Permitted Development Order 2015 (as amended) for changes of use, demolition and alteration of public houses in Southwark in accordance with the methodology outlined in this report in relation to the public houses specified in Appendix C.
2. Notes the updated equalities analysis of the proposed Article 4 Directions (Appendix E).
3. Delegates to the director of planning the arrangements for confirming the Article 4 Direction including compliance with the notification requirements under the Town and Country Planning (General Permitted Development) Order 1995.

## BACKGROUND INFORMATION

4. Public houses play an important role in the community and have unique historic characteristics which should be recognised as key social, cultural and heritage assets within local neighbourhoods. Nationally, the rate of public house closure has risen steadily. This increase has been exacerbated by a number of factors including the introduction of permitted development rights which allowed public houses to be changed to alternative uses or demolished.
5. The council completed an assessment of all public houses across the borough based on an analysis of licensing data and planning applications relating to public houses. There are currently 164 public houses open in Southwark today (excluding bars / other Use Class A4 drinking establishments).
6. In total the borough has lost a third of all public houses that were present in the borough ten years ago. Over the last ten years 79 public houses in the borough have closed down and 54 of these have subsequently been lost to demolition or change of use (see Appendix B). The council now have ten public houses which are designated as assets of community value (ACVs) reflecting the aspiration from the local community to protect local public houses from redevelopment or change of use.

7. A Local Planning Authority (LPA) may introduce an Article 4 Direction to remove permitted development rights where the impact of development brought forward under provisions in the General Permitted Development Order (GDPO) (2015) (as amended) cause harm.
8. The Planning Committee resolved to make an Immediate Article 4 Direction to protect traditional public houses across the borough in recognition of their unique community and historic value. The Immediate Article 4 Direction: Public Houses; came into effect on 13 March 2017 and relates to development consisting of the change of use, demolition or alteration of public houses in respect of:
  - General Permitted Development Order 2015 (as amended)
  - Schedule 2, Part 2, Class A and Class C (alteration or construction of any means of enclosure or any exterior painting)
  - Schedule 2, Part 3, Class A and Class B (changes of use to shops (A1), financial and professional services (A2), restaurants or cafes (A3))
  - Schedule 2, Part 11, Class B and Class C (demolition of buildings or means of enclosure).
9. Subsequently on 23 May 2017 the Town and Country Planning (General Permitted Development) (England) (Amendment) (No.2) Order 2017 came into effect. This Order amends the Town and Country Planning (General Permitted Development) (England) Order 2015.
10. Article 3 of the Amendment (No.2) Order, 2017, removes permitted development rights allowing the change of use of a building falling within Class A4 to a building within Classes A1 (shops), A2 (financial and professional services), and A3 (restaurants and cafes). Article 3 also introduces a new permitted development right allowing the change of use of a building falling within Class A4 to a use falling within Class A3, or from those uses to a use falling within Class A4. These changes are defined by a new Use Class AA, 'drinking establishments with expanded food provision'. Article 4 of the Amendment (No.2) Order, 2017, removes permitted development rights allowing for the demolition of buildings used for a purpose within Class A4.
11. Despite the Amendment (No.2) Order, 2017, the council's Immediate Article 4 Direction: Public Houses remains relevant in protecting public houses from permitted development. The Amendment (No.2) Order, 2017 does not protect a building within Class A4 from alterations. The Article 4 Direction contains detail of the pubs in Southwark and the special protection afforded to them individually. This would protect against any future national changes to legislation and reflect the circumstances relating to public houses on a local level.
12. The next stage in implementing the Article 4 Direction: Public Houses; requires that the Planning Committee authorise confirmation of the Article 4 Direction: Public Houses. This is a requirement under Article 4 (1) of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).
13. Paragraph 1 (9) of Schedule 3 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) stipulates that in deciding whether to confirm a direction made under Article 4 (1), the local planning authority must take into account any representations received during the representation period specified in accordance with sub-paragraph (4)(d) of the same.

14. Paragraph 1(10) of Schedule 3 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) stipulates the local planning authority must not confirm a direction until after the expiration of –
  - a. a period of at least 28 days following the latest date on which any notice relating to the direction was served or published; or
  - b. such longer period as may be specified by the Secretary of State of the direction.
15. Representations received during the consultation period are outlined within the report and summarised in further detail in the attached consultation report (see Appendix F).
16. The immediate directions must be confirmed within six months of the date in which the Direction came into force (23 March 2017) to prevent expiration of the Direction in accordance with Paragraph 2(6) of Schedule 3, of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

#### **Article 4 directions**

17. An Article 4 Direction can be used to remove specific permitted development rights in all or parts of the local authority's area. It would not restrict development altogether but instead ensures that development requires planning permission. A planning application for the proposal would need to be submitted that would then be determined in accordance with the development plan.
18. Article 4 Directions must apply to all uses within the relevant use class and it cannot restrict changes within the same use class. In this case public houses fall within Use Class A4 which covers all drinking establishments, including bars.
19. The government's national planning practice guidance (NPPG entitled 'When is permission required?') sets out guidance on the use of Article 4 Directions. The NPPG states that an Article 4 Direction to remove national permitted development rights should be limited to situations where this is necessary to protect local amenity or the wellbeing of the area. It also states that in deciding whether an Article 4 Direction would be appropriate, local planning authorities should identify clearly the potential harm that the direction is intended to address (paragraph 038).
20. Article 4 Directions can either be immediate or non-immediate depending upon when notice is given of the date on which they come into force. Immediate directions can be made where the development presents an immediate threat to local amenity or prejudices the proper planning of an area (NPPG paragraph 045). In the case of this report, the council introduced an Immediate Article 4 Direction on 13 March 2017, for which the process is as follows:
  - Stage 1 (the current stage) - The council makes an Article 4 Direction withdrawing permitted development rights with immediate effect;
  - Stage 2 – Publication/Consultation stage. The council:-
    - 1) publishes the notice of direction in a local newspaper;
    - 2) formally consults with general members of the public and the owners and occupiers of every part of the land within the area or site to which the Direction relates over a period of 21 days;
    - 3) and place notices up on site for 6 weeks;

- Stage 3 – On the same day that notice is given under Stage 2 above, the council refers its decision to the Secretary of State who has wide powers to modify or cancel a Direction.
- Stage 4 – Confirmation Stage - The direction comes into force on the date on which the notice is served on the owners/occupiers of the land. The council has between 28 days from the date of when the notice comes into effect and 6 months to decide whether to go ahead and confirm the direction, taking into account any representations which have been received. If this does not happen within 6 months, the direction will lapse.

## Compensation

21. In some circumstances the council can be liable to compensate developers or landowners whose developments are affected by Article 4 Directions. Local planning authorities are liable to pay compensation to landowners who would have been able to develop under the permitted development rights that an Article 4 Direction withdraws, if they:
  - Refuse planning permission for development which would have been permitted development if it were not for an Article 4 Direction; or
  - Grant planning permission subject to more limiting conditions than the GPDO would normally allow, as a result of an Article 4 Direction being in place.
22. Compensation may also be claimed for abortive expenditure or other loss or damage directly attributable to the withdrawal of permitted development rights. 'Abortive expenditure' includes works carried out under the permitted development rights before they were removed, as well as the preparation of plans for the purposes of any work.
23. Loss or damage directly attributable to the withdrawal of permitted development rights would include the depreciation in the value of land or a building(s), when its value with the permitted development right is compared to its value without the right.
24. However, the compensation arrangements differ for cases where a development order in respect of prescribed development is being withdrawn. The definition of prescribed development can be found in regulation 2 of the Town and Country Planning (Compensation) (England) Regulations 2015 (as amended). In cases such as these compensation is not payable if the following procedure is followed, as set out in section 108 of the Town and Country Planning Act:
  - The planning permission withdrawn is of a prescribed description as set out in the Town and Country Planning (Compensation) Regulations 2015 (as amended).
  - The permitted development right is withdrawn in the prescribed manner.
  - Notice of withdrawal is given in the prescribed manner:
    - Not less than 12 months before it takes effect.
    - Not more than the prescribed period of two years.
25. With the exception of development permitted by Schedule 2, Part 4, Class D, none of the proposed permitted development classes to be removed are prescribed development. Therefore compensation could be claimed as described above and would be payable while the Article 4 Direction remains in force. For developments relating to Class D (change of use to temporary flexible uses) compensation will only be payable on applications made within 12 months starting from the date that the

immediate Direction comes into force. After expiry of 12 months no compensation would be payable.

## **Planning applications**

26. If permitted development rights are withdrawn and planning permission is required, the council would be obliged to determine the proposal in accordance with the development plan unless material considerations indicate otherwise. In Southwark's case, the development plan includes the London Plan, the Core Strategy, saved policies in the Southwark Plan and adopted area action plans. The relevant saved policies relating to change of use or demolition of public houses in the Southwark Plan are policy 1.7 (development within town and local centres), policy 1.10 (services outside the town and local centres), policy 3.15 (conservation of the historic environment), policy 3.16 (conservation areas) and policy 3.17 (listed buildings). Policies contained within the London Plan and the NPPF are also relevant as discussed further in the policy context section of the report below.
27. The reason for confirming the Article 4 Direction: Public Houses is because the council recognises the positive economic, social and heritage value public houses bring to the vitality of the borough and in maintaining the strong historic character of local areas. The council wishes to protect these attributes.
28. It should be noted that where submission of a planning application is required as a result of withdrawal of permitted development rights through an Article 4 Direction, the council cannot charge a planning application fee.

## **KEY ISSUES FOR CONSIDERATION**

### **Why public houses matter**

29. Public houses play an important role at the heart of many local communities. Sometimes colloquially referred to as 'the local', pubs have historically been located on the corner of residential streets, in town centres and along key transport routes. Pubs play a role in promoting community cohesion, providing places to eat, drink and socialise and acting as informal meeting spaces for local interest groups. Pubs often host events, games, sports clubs, live music and live sport, contributing to the availability of facilities and community resources in local areas to meet the needs of a wide range of community groups.

### **Why do public houses close?**

30. The London Plan refers to recent research which highlights the rapid rate of closures over the past decade and the factors behind these. The mayor of London's Town Centre SPG (2014) also acknowledges the risk and impact of pub closures and states that local authorities may consider the use of Article 4 Directions to limit the impact of permitted development rights (paragraph 1.2.21).
31. Estimates from IPPR<sup>1</sup> and CAMRA<sup>2</sup> (2012-2015) range from between 16-29 pub closures per week in Britain. The reasons for pub closures are varied, however the implications of permitted development is one factor which can result in the demolition or conversion of pubs to alternative uses without planning permission. Given the

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<sup>1</sup> IPPR, Muir, R. Pubs and Places: The Social Value of Community Pubs (2012)

<sup>2</sup> Campaign for Real Ale (CAMRA): Pubs Matter, Planning Briefing Note (2015)

importance of local pubs as highlighted within this report, and the strength of national and local policy changes acknowledging the risk to the loss of pubs, it is considered that public houses should be subject to detailed planning analysis before the change of use, alteration or demolition of the pub is accepted.

32. Over the last ten years Southwark has received 68 planning applications (including prior approval applications) in relation to the change of use or demolition of a pub. 49 of these have been implemented and the remainder refused, withdrawn or pending a decision. Out of a total of 79 pubs that have closed over the last ten years, the remaining 30 are presently vacant, or in other uses, with three pubs due to reopen after refurbishment. In total the borough has lost a third of all pubs that were present in the borough ten years ago.

### Policy context

33. The London Plan supports the security of 'lifetime neighbourhoods' particularly where local services (including public houses) meet the needs of the local community (Policies 3.1, 4.8 and 7.1). Policy 4.8 encourages local policies to prevent the loss of valued community assets including public houses. The Mayor's Town Centre SPG (2014) also acknowledges the risk and impact of pub closures and supports the protection and enhancement of facilities and services that meet the needs of particular groups and communities<sup>3</sup>. The figures provided in this report demonstrate that pub closures have affected Southwark over the last ten years. The rate of closure is approximately 8-10 pubs per year and is fairly evenly spread in terms of location across the borough (see Appendix B).
34. The NPPF sets out the three dimensions to achieving sustainable development which lies at the heart of national policy and the purpose of the planning system. Public houses contribute to the economic, social and environmental roles of sustainable development which are at risk from permitted development which could allow demolition or change of use without planning permission or an assessment of the loss of the building or facility.
35. **The economic role:** The NPPF supports the growth of a strong and competitive economy and the vitality of town centres. Pubs support local employment, both on a primary basis and also supporting local businesses such as breweries and local food manufacturing or suppliers. Pubs also support the vitality and vibrancy of town centres, contributing to the evening economy, promoting safety and surveillance in town centres at night. The Southwark Retail Study (2015) states that food and beverage operators including pubs support other major leisure uses (such as cinemas), supporting the demand for other town centre development and growth. The food and beverage expenditure in the borough is expected to increase in real terms (excluding inflation) by 26% between 2014 and 2031.
36. **The social role:** The NPPF promotes inclusive communities including facilitating social interaction and guarding against the unnecessary loss of valued facilities and services. The NPPF supports planning positively for the provision and use of shared space and community facilities (specifically including public houses, para 70). Public houses act as a local meeting place facilitating social interaction and often acting as a community hub. Pubs support a wide range of community activities, including sports, ~~social and members clubs.~~

<sup>3</sup> Steve O'Connell A.M. Keeping Local. How to save London's Pubs as community resources. London Assembly Conservative Group, GLA 2013. CAMRA. Greater London Region / Capital Pubcheck, 2012

37. **The environmental role:** The NPPF supports the conservation and enhancement of the historic environment, recognising that heritage assets are an irreplaceable resource. Many local public houses have a unique architectural or historic value, and are often instantly recognisable, acting as local landmarks and contributing to the interesting character and historic fabric of local areas.
38. The council is also preparing the New Southwark Plan to replace the saved policies in the Southwark Plan and to set out the regeneration strategy for the borough. The preferred options version of strategic and development management policies was consulted on in summer 2015. Proposed Policy DM34 (Pubs) sets out a number of criteria when considering development that results in a loss of pub. The proposed policy recognises financial viability, heritage value and ACV status of pubs as material considerations in decision-making. In accordance with the NPPF decision-takers may give weight to relevant policies in emerging plans depending on the stage of preparation of the plan, the extent of unresolved objections and the degree of consistency of relevant policies in the emerging plan to the policies in the NPPF. The council received five representations to emerging Policy DM34 in the preferred options consultation in support of the policy, and one requesting a reduction in the length of marketing required. The council also received general support to the previous version of the policy in the issues and options consultation of the New Southwark Plan.

## **Heritage**

39. Southwark has a variety of architectural and historic public house types ranging from early country inns to Victorian and Edwardian public houses, pubs from the inter-war period, and local pubs developed as part of twentieth century housing estates. Many pubs are recognised for their quality of exterior architectural value and sometimes with original interiors, which have been the subject of statutory listing.
40. Other pubs are located in conservation areas, and are often recognised as focal points of the local neighbourhood as a significant local heritage asset or landmark.
41. Some pubs are recognised as buildings of townscape merit, or key unlisted buildings in adopted SPDs or AAPs (e.g. Blackfriars Road SPD, Peckham and Nunhead AAP etc) however the borough also has a number of pubs outside of these areas which can be individually considered of local historic interest and/or heritage merit. The typologies identified below give some indication of the types of pubs that are located within Southwark which are not statutorily listed or recognised formally as a local asset, but which demonstrate unique historic value.

## **Early coaching inns**

42. Public houses as a building type date back to the medieval period where features of alehouses, taverns and inns survive in some examples today. A good example is The George Inn, located off Borough High Street, being the only surviving galleried coaching inn in London and dating back to the seventeenth century.

## The George Inn



[www.nationaltrust.org.uk](http://www.nationaltrust.org.uk)  
**Pre-Victorian**

43. Many pubs in the 18<sup>th</sup> century served specific purposes as coaching inns and taverns and were often located in ground floor shops or the front rooms of houses. They often had multiple purposes, for example the Mayflower in Rotherhithe which doubled up as a post office for seafarers docking at Rotherhithe.

## The Mayflower, Rotherhithe Street



*The Mayflower pub stands on the site of The Shippe pub that dates back to around 1550.*

*It is close to where the Mayflower ship set sail for America.*

[www.mayflowerpub.co.uk](http://www.mayflowerpub.co.uk)

## **Victorian / Edwardian**

44. The majority of pubs in Southwark were built in the mid-nineteenth century following the Beer Act of 1830 which relaxed regulations with regard to the brewing and sale of beer. The elaborate pubs of the late 19<sup>th</sup> century and early 20<sup>th</sup> century came to be known as gin palaces. They are characterised by cut or etched glass panels, bold classical motifs, mirrors, decorative plasterwork, ironwork, decorative tiles and timber panelling. They were designed to be prominent and to project an image of comfort mixed with grandeur and sophistication. These were pubs which operated usually for the sole purpose of drinking and were often found in backstreets and contained a myriad of small spaces in the interior.

### Royal Oak, Tabard Street



[www.harveys.org.uk](http://www.harveys.org.uk)

### The Gladstone, Lant Street



*Fine examples of later 19<sup>th</sup> Century public houses, The Gladstone is the sole surviving building to the south side of Lant Street.*

[www.deserter.co.uk](http://www.deserter.co.uk)

### **Inter-war**

45. Inter-war pubs reflect an important period in Britain's history and are generally plainer in architectural design. This reflects the change in the Victoria era separation of saloon and public bars and opening up pubs to the wider community, including a change in the prominence of vertical drinking. These pubs included more facilities for family-orientated recreation, games and food. The predominant styles of inter-war pubs were Neo-Georgian, Neo-Tudor or Tudor Revival and were often located in more prominent positions in the neighbourhood. Ref: Historic England

### The Old Nun's Head, Nunhead Green



*Constructed in 1935, 2 storeys with attic. Red brick ground floor. Half timbered 1st floor with red brick nogging, some in herring bone pattern, and 3 rendered panels with the pub's name in the central panel. Tiled roof with hipped dormers.*

London Pubology

### **Post-war**

46. Pubs constructed in the mid-late twentieth century often accompanied large scale housing estate building as central community hubs, often located in local shopping parades.

### Canterbury Arms, Maddock Way



[www.whatpub.co.uk](http://www.whatpub.co.uk)

47. These typologies, among others, are evident across Southwark and represent a varied stock of building styles that are important to local historic character. Public houses

were often built as the focal point of the community, both in the middle of residential areas as well as in town centres or local parades. Public houses often represent a deep local significance in the area, particularly where multiple pubs have been demolished and rebuilt over time on the same site, or through the pub name, bearing historical significance and often reflective or representative of local street names.

48. In terms of heritage value, public houses in Southwark have been assessed whether they are statutory listed buildings, whether they are in conservation areas or whether they have been formally identified as a building of local townscape merit or key unlisted building in the council's adopted SPDs and AAPs (i.e. where a characterisation study has been carried out for that area). It is important to note that there are a number of pubs that have not been formally identified for heritage merit using this methodology, but which do not preclude them from being locally important. The typologies identified above give some examples of the unique historical characteristics of pubs which should be judged on an individual basis through the planning application process.
49. Permitted development rights relating to demolition do not apply to listed buildings (as listed building consent would be required). Additionally planning consent is required for the demolition of buildings within a conservation area as required by the Enterprise and Regulatory Reform Act (2013). Therefore the Article 4 Directions need not apply in relation to demolition for pubs which are statutorily listed or within conservation areas.
50. It is recommended that the Article 4 Direction is applied in relation to demolition to the remainder of open and closed public houses based on the typologies identified above and the unique characteristics of pubs across the borough. It is considered that each pub should be considered by thorough assessment of local context and heritage merit, which can be achieved through the planning application process.

### **Community role**

51. The community value of pubs is recognised at national, regional and local levels as an essential part of promoting community cohesion and achieving lifetime neighbourhoods.
52. Pubs often host events, games, sports clubs, live music and live sport, as well as serving as a social hub for residents in the local area. In residential areas, public houses can provide a key focal point to the neighbourhood, acting as a local landmark and meeting place for the local community. They may often be the only type of community facility in the local area, which exacerbates the importance of retaining pubs in these areas, and particularly combined with the potential historical context or architectural/landmark value.
53. The local community and residents of Southwark are keen to identify, support and protect public houses for both their heritage and community value. Many community groups have nominated their local pubs for inclusion as an asset of community value (ACV) and have campaigned strongly where pubs have been at risk from redevelopment or conversion through planning applications. Presently 10 pubs in Southwark are ACVs (or already in community ownership) and a further 3 pubs were nominated by the local community.
54. The Ivy House in Nunhead was the first pub in the UK to be listed as an ACV and the first building to be bought by a community co-operative under the community right to

bid provisions of the Localism Act 2011. The pub is a venue for events, live music, comedy, theatre and food.

### The Ivy House, Stuart Road



*“The Ivy House owes its rather lonely situation at the brow of Stuart Road's slight hill to a German V1 bomb that crashed into the adjoining row of shops, in the afternoon of July 1st 1944, killing seventeen people. All the shops were destroyed or damaged beyond repair. When the war ended the celebration party was held in the pub, the surviving physical heart of the community.”*

[www.ivyhouseunhead.com](http://www.ivyhouseunhead.com)

55. The analysis provided in Appendix C includes assessment of whether the pub provides any of the following five community benefits (based on information available at the time of writing):
- Dart board/pool table
  - Licence to show televised live sport
  - Room/areas available to hire (for meetings, events or parties)
  - Hosts regular events (e.g. music nights, quiz nights, karaoke, poetry recitals)
  - WiFi availability.
56. The analysis (for Southwark borough only) also includes whether the pub is the only public house within 600 metres (which is one of the criteria under policy 1.10 of the Southwark Plan regarding the facility being the only one of its kind within 600m). Additionally, those pubs that have ACV status or have been nominated for an ACV have been identified in Appendix C. However it is acknowledged this is not an exhaustive list of community benefits and the aforementioned benefits of social interactions and pubs acting as a local meeting point must also be given due consideration. This is particularly the case for pubs located outside of town centres and local shopping parades which may be the only community facility in the immediate vicinity of a residential area.

### **Town centre and local parades**

57. Public houses contribute to the vitality and viability of town centres, offering complementary services to the retail environment and the evening economy. Pubs bring footfall to town centres and local parades at different times of the day and night providing opportunities for recreation and social interaction. Pubs often act as an anchor to other types of leisure and retail uses in local areas, promoting vibrancy in town centres and promoting active frontages in local parades. Pubs are a unique part of the retail offer provided in town centres and local parades, which contributes to the

variety of A Class uses in these areas especially beneficial to the evening economy. The potential loss of pubs to other types of retail uses through permitted development rights would have a potential negative impact on the overall function of the town centre or local parade particularly in relation to community meeting places and evening events. Public houses therefore play an important and unique economic role and contribute to sustainable neighbourhoods.

58. In Appendix C, pubs in town centres or local shopping parades are identified.

## **Methodology**

59. The NPPF advises that the use of Article 4 Directions to remove national permitted development rights should be limited to situations where it is necessary to protect local amenity or the wellbeing of the area. This is reiterated in the NPPG which also states local planning authorities should identify clearly the potential harm that the direction is intended to address and that immediate directions can be made where the development presents an immediate threat to local amenity or prejudices the proper planning of an area.
60. The council has undertaken an assessment of all pubs in the borough based on the above criteria. Public houses are unique from most modern bars (other Use Class A4 drinking establishments) therefore the assessment is based on public houses only based on the historical context of pubs, heritage value and community function.
61. On the basis of the above analysis of heritage, community and town centre roles of pubs, and the significance of the number of pubs lost in Southwark over the last 10 years, it is considered that the Article 4 Directions should apply immediately for all identified open public houses in Southwark. The exceptions are where a planning application has been approved for the demolition of an open pub (in the case of The Boatman public house in Jamaica Road). The council has received prior approval applications for pubs whereby no planning assessment applies which means that the loss of a pub cannot be prevented.
62. In relation to closed pubs, those identified which are already subject to a planning application that has been granted (and has not expired), will not be protected by the Article 4 Direction. Five pubs have had planning permission granted already for change of use therefore these pubs will only be protected from demolition or alteration. The remaining closed pubs are considered to have the potential to reopen as public houses and therefore protection is considered appropriate. The Article 4 Directions will not preclude the demolition, alteration or change of use of the pubs however will ensure that assessment of whether these changes would be appropriate can be made through the planning application process. This will include the assessment of material considerations and the application of adopted policy.
63. Based on the above methodology, pubs in Southwark are considered to have unique heritage, retail and community benefits. In some cases pubs will not always be able to remain operational and change of use or redevelopment may offer the best solution for a pub site. However, due to their unique characteristics it is considered all pubs should be considered on their individual merits through the planning application process and judged individually based on applicable planning policies.

## **Areas affected**

64. The NPPG states that an Article 4 Direction to remove national permitted development rights should be limited to situations where this is necessary to protect local amenity or the wellbeing of the area. For the reasons outlined above it is considered the Article 4 Directions should relate to public houses only (i.e. the Article 4 Directions do not include bars or other drinking establishments) due to their historical and community significance as outlined above. The pubs and the relevant parts of the Article 4 Direction they apply to are listed in Appendix B, for which individual site plans are provided and edged red in Appendix D.

## **Conclusions**

65. An Article 4 Direction can be made if the council is satisfied that it is expedient that development should not be carried out unless planning permission is granted on application and that in the case of immediate directions, development presents an immediate threat to local amenity or prejudices the proper planning of an area. Based on concerns regarding public house closures nationally and locally, the council undertook a detailed analysis of planning applications and licensing data to ascertain the impact of public house closures in Southwark.
66. This report also outlines in detail the unique and special characteristics public houses contribute to local neighbourhoods and communities. The data collected has shown that over a third of public house have been lost in the borough over the last ten years. Based on the rate of public house closures, the historical and community significance of public houses and the impact of amended permitted development rights in relation to their alteration, it is considered appropriate to protect public houses from permitted development by confirming Article 4 Direction: Public Houses as specified by the General Permitted Development Order 2015 (as amended).

## **Representation period**

67. The representation period on the Article 4 Direction: Public Houses complied with the provisions set out under Article 4 (1) of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) and ran from 16 March to 27 April 2017. Notice of the direction was made by:
- Local advertisement in Southwark News (local press)
  - Mail-out to 5,000+ email addresses to the council's planning policy consultation notification mailing list.
  - Article 4 Direction council webpages updated with relevant information on the Direction, the representation period, the planning committee report and other supporting documents available to view and download
  - Online Consultation Hub page which provided information on the Direction and a portal for submitting representations
  - Site notices outside each public house affected
  - Letters to occupiers/owners of each public house affected
  - Notice to the Secretary of State.
68. During the representation period 37 representations were received of which 32 respondents expressed their support for the Article 4 Direction. Reasons given in support of the Article 4 Direction included concern at the loss of public houses across the borough and the impact this is having on community cohesion, local distinctiveness and the preservation of local heritage assets.

69. In support of the Article 4 Direction respondents identified impacts due to the loss of public houses as including:
- The loss of public houses resulting in the loss of local community hubs which support social and community cohesion.
  - The loss of public houses contributing to a sense of diminishing local character and distinctiveness.
  - The loss of public houses which in and of themselves are frequently valuable heritage assets offering significant historic value.
70. Points were raised in support of the confirmation of the Direction which cannot be considered in the decision to confirm the Direction; including:
- The council will continue to allow the loss of public houses to redevelopment and demolition to residential or other uses not protected by the Article 4 Direction.
    - The council has powers to revoke permitted development rights by applying an Article 4 Direction. It is not possible to prevent change of use, demolition or alteration to use classes which are not considered by the GDPO, 2015 (as amended).
71. This issue cannot be considered in determining whether to confirm the Direction as it relates to the determination of individual planning applications. However the Article 4 Direction gives the additional layer of protection preventing the change of use and demolition of pubs highlighting the unique historic and community importance of pubs in Southwark.
72. Five respondents objected to the Article 4 Direction. Reasons given include:
- Considers the council unwarranted in protecting pubs, If, as is the case nationally, demand for drinking in pubs is in decline. Raises concerns about the social and health problems arising from drinking in pubs.
  - Considers Article 4 Direction unnecessary. If pubs are unviable then they should be used to fulfil housing needs.
  - Generally Unsupportive. Considers pubs an obsolete relic.
  - Justification for the Article 4 Direction is not particularly strong. It is highlighted that the committee report states 54 pubs have been lost over the past ten years to change of use or demolition although there is no analysis as to the reasons for this, including acknowledgment that this may be due to over supply.
  - Government guidance is clear that Article 4 Directions should be limited to situations where it is necessary to protect local amenity or the well-being of the area. This requires a geographic analysis of availability and type of local house by area which has not taken place.
  - There is no published, in-depth analysis of individual pubs. The report states that this has been undertaken but all that is available as a public document is cursory information provided in a tabulated format with no proper analysis undertaken.
  - By removing PD rights from public houses, there may also be unintended consequences which could cause further difficulties to a sector already facing challenges to operating viability. For example, new operators may be discouraged from taking on struggling establishments if they do not have a fall back option of PD rights.

73. A further detailed summary of representations received during the representation period, along with the council's response, can be found in the consultation report, attached as Appendix F. Paragraphs 26 to 39 discuss the issues raised through representations relevant to the confirmation of the Direction in more detail.

## **Conclusions**

74. Having taken into account the representations made and for the reasons as detailed in this report, the council is satisfied that permitted development rights granted by:
- General Permitted Development Order 2015 (as amended)
  - Schedule 2, Part 2, Class A and Class C (alteration or construction of any means of enclosure or any exterior painting)
  - Schedule 2, Part 3, Class A and Class B (changes of use to shops (A1), financial and professional services (A2), restaurants or cafes (A3))
  - Schedule 2, Part 11, Class B and Class C (demolition of buildings or means of enclosure).

present an immediate threat to the protection of traditional public houses across the borough in recognition of their unique community and historic value and therefore the Direction should be confirmed.

## **Community impact statement**

75. Southwark Council is committed to achieving the best quality of life for its residents. This includes maintaining a strong local economy and revitalised neighbourhoods for the communities within Southwark. It is vital that a strong policy framework ensures the borough's heritage and community values continue to be protected for the benefit of local residents. Confirmation of the Article 4 Directions will protect against the alteration of pubs without a robust analysis through the planning process.
76. The equalities analysis (Appendix E) has concluded that the Article 4 Directions will have a neutral impact on equalities and they will assist the council in implementing its planning policy framework, which has also undergone equalities analysis.

## **Financial Implications**

77. As is noted above, should the local authority refuse planning permission for development that otherwise would have been granted by the GPDO the council has a potential liability for compensation. In the case of Schedule 2, Part 4, Class D this is limited to one year from the date the direction is introduced. Any compensation may relate either to a depreciation in the value of land or buildings which results from failure to gain planning permission or to abortive expenditure. Therefore there is a risk that the proposed directions will make the council liable to compensation claims. Because circumstances vary widely, it is not possible to gauge the magnitude of such claims.
78. Any claim for compensation will be dealt with through the council's official complaints procedure and it is anticipated that any award would be contained within the Planning division's budget. This position will be monitored and any award that cannot be contained within existing departmental revenue budgets will be reflected in the council's revenue budget monitoring arrangements for funding from council.

79. Any potential drawdown from council reserves for the payment of compensation claims will be subject to agreement by the relevant cabinet member, or full cabinet in the case of claims over £50,000.
80. Staffing and any other costs connected with this recommendation will be contained within existing departmental revenue budgets.

## **SUPPLEMENTARY ADVICE FROM OTHER OFFICERS**

### **Director of Law and Democracy**

81. Planning Committee is being asked to confirm the directions as detailed in paragraph 1 and 2 of this report and which can be found annexed at Appendix A.
82. Part 3F of the Constitution under the section titled "Matters reserved for decision by the Planning Committee" at paragraph 10 reserves to Planning Committee any authorisations under Article 4 of the Town and Country Planning Permitted Development Order. This therefore confirms that Planning Committee has authority to take these decisions.
83. In regard to compensation matters, section 108 of the Town and Country Planning Act 1990 (as amended) specifies the circumstances under which compensation is payable for the refusal or a conditional grant of planning permission which was formerly granted by a development order or a local development order.
84. In regard to compensation matters, section 108 of the Town and Country Planning Act 1990 (as amended) specifies the circumstances under which compensation is payable for the refusal or a conditional grant of planning permission which was formerly granted by a development order or a local development order.
85. Section 107 of the 1990 Act which sets out the entitlement to compensation where planning permission has been revoked and modified is of relevance here as section 108 of the 1990 Act extends the entitlement for compensation under s107 to circumstances where planning permission granted by a development order has been withdrawn by an Article 4 Direction.
86. In regard to the immediate Article 4 Directions withdrawing rights granted under Schedule 2, Part 4, Class D is a 'prescribed description' development and because it is an immediate direction (the council is not giving more than 12 months notice of the making of the direction) then the council will need to pay compensation for claims made within 12 months of the date of the direction.
87. The value of the claim for compensation would differ in each individual case but in the event that claims are between £5,000 and £50,000 then they would be sanctioned by the relevant cabinet member under Part 3D paragraph 5 of the Constitution. Any compensation claims over that amount would require the approval of full cabinet.

### **Human rights and equalities**

88. Section 6 of the Human Rights Act 1998 prohibits public authorities from acting in a way which is incompatible with the European Convention on Human Rights (ECHR). Various Convention rights may be engaged in the process of making, considering and confirming Article 4 Directions such as Article 1 of the First Protocol of the Convention.

The European Court has recognised that “regard must be had to the fair balance that has to be struck between the competing interests of the individual and of the community as a whole”. Both public and private interests are to be taken into account in the exercise of the council’s powers and duties as a local planning authority. Any interference with a Convention Right must be necessary and proportionate.

89. The council has carefully considered the balance to be struck between individual rights and the wider public interest. The rights of all of the owners have been considered under the Human Rights Act 1998, in particular those contained within Article 1 of the First Protocol the Convention which relates to the Protection of Property.
90. In consulting upon the confirmation of the immediate Article 4 Directions the council has had regard to its public sector equality duty (PSED) under s.149 of the Equality Act 2010. The updated Equalities Analysis can be found at Appendix E to this report.
91. The PSED is only one factor that needs to be considered when making a decision and may be balanced against other relevant factors. The council also took into account other relevant factors in respect of the decision, including financial resources and policy considerations. In appropriate cases, such countervailing factors may justify decisions which have an adverse impact on protected groups.

#### **Strategic Director of Finance and Governance (CE17/012)**

92. This report is requesting the planning committee to authorise the confirmation of the Article 4 Directions (Appendix A) to withdraw the permitted development rights granted by the General Permitted Development Order 2015 (as amended) for changes of use, demolition and alteration of public houses in Southwark in accordance with the methodology outlined in this report in relation to the public houses specified in Appendix C.
93. The report is also requesting the planning committee to note the equalities analysis of the proposed Article 4 Directions (Appendix E) and also delegate to the Director of Planning the arrangements for confirming the Article 4 Direction including compliance with the notification requirements under the Town and Country Planning (General Permitted Development) Order 1995. Full details and background is provided within the main body of the report.
94. The strategic director of finance and governance notes that the proposed directions may make the council liable for compensation claims but it is not possible to gauge the magnitude of such claims as circumstances vary. It is noted that any claim for compensation will be dealt through the council's official complaints procedure and sanctioned by the relevant cabinet member under the council's constitution as reflected in the report.
95. It is also noted that any agreed claims for compensation would be contained within the existing departmental revenue budgets where possible before funding from councils reserves are requested.
96. Staffing and any other costs connected with this recommendation to be contained within existing departmental revenue budgets.

## BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Saved Southwark Plan 2007	Chief Executive's Department 160 Tooley Street London SE1 2QH	Email: <a href="mailto:planningpolicy@southwark.gov.uk">planningpolicy@southwark.gov.uk</a>
<b>Link:</b> <a href="https://www.southwark.gov.uk/planning-and-building-control/planning-policy-and-transport-policy/development-plan/local-plan">https://www.southwark.gov.uk/planning-and-building-control/planning-policy-and-transport-policy/development-plan/local-plan</a>		
New Southwark Plan Preferred Option	Chief Executive's Department 160 Tooley Street London SE1 2QH	Email: <a href="mailto:planningpolicy@southwark.gov.uk">planningpolicy@southwark.gov.uk</a>
<b>Link (please copy and paste into your browser):</b> <a href="https://www.southwark.gov.uk/planning-and-building-control/planning-policy-and-transport-policy/development-plan/local-plan?chapter=4">https://www.southwark.gov.uk/planning-and-building-control/planning-policy-and-transport-policy/development-plan/local-plan?chapter=4</a>		
The Core Strategy 2011	Chief Executive's Department 160 Tooley Street London SE1 2QH	Email: <a href="mailto:planningpolicy@southwark.gov.uk">planningpolicy@southwark.gov.uk</a>
<b>Link:</b> <a href="https://www.southwark.gov.uk/planning-and-building-control/planning-policy-and-transport-policy/development-plan/local-plan">https://www.southwark.gov.uk/planning-and-building-control/planning-policy-and-transport-policy/development-plan/local-plan</a>		
General Permitted Development Order 2015	Chief Executive's Department 160 Tooley Street London SE1 2QH	Email: <a href="mailto:planningpolicy@southwark.gov.uk">planningpolicy@southwark.gov.uk</a>
<b>Link (please copy and paste into your browser):</b> <a href="http://www.legislation.gov.uk/ukxi/2015/596/pdfs/ukxi_20150596_en.pdf">http://www.legislation.gov.uk/ukxi/2015/596/pdfs/ukxi_20150596_en.pdf</a>		

## APPENDICES

No.	Title
Appendix A	Article 4 Directions to withdraw Permitted Development Rights granted by the Town and Country Planning (General Permitted Development) Order 2015 (as amended)
Appendix B	Map of open and closed pubs in Southwark
Appendix C	Schedule of pubs subject to the Article 4 Direction
Appendix D	Maps of public houses subject to the Article 4 Direction
Appendix E	Equalities analysis
Appendix F	Consultation Report

## AUDIT TRAIL

<b>Lead Officer</b>	Simon Bevan, Director of Planning	
<b>Report Author</b>	Mark Spence, Senior Planning Policy Planner	
<b>Version</b>	Final	
<b>Dated</b>	18 August 2017	
<b>Key Decision?</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Director of Law and Democracy	Yes	Yes
Strategic Director of Finance and Governance	Yes	Yes
<b>Cabinet Member</b>	Yes	No
<b>Date final report sent to Constitutional Team</b>		21 August 2017

**TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)  
ORDER 2015 (AS AMENDED)**

**DIRECTION MADE UNDER ARTICLE 4(1) TO WHICH ARTICLE 6 APPLIES**

WHEREAS the London Borough of Southwark being the appropriate local planning authority within the meaning of article 4(5) of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) are satisfied that it is expedient that development of the descriptions set out in Schedules A-D below should not be carried out on the land shown edged red on the attached plans in Schedule 2, unless planning permission is granted on an application made under Part III of the Town and Country Planning Act 1990, as amended.

NOW THEREFORE the said Council in pursuance of the power conferred on them by article 4(1) of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) hereby direct that the permission granted by article 3 of the said Order shall not apply to development on the said land of the descriptions set out in Schedules A-D below.

**Schedule 1 of this Direction contains a Table of Sites where it is stated which of the permitted development rights contained in Schedules A, B, C and D are being removed by this Direction. A detailed site plan of each individual site is included within Schedule 2 of this Direction.**

SCHEDULE A

**General Permitted Development Order 2015 (as amended), Schedule 2, Part 3**

*Class A – restaurants, cafes, takeaways or pubs to retail*

Development consisting of a change of use of a building from a use falling within Class A3 (restaurants and cafes), A4 (drinking establishments) or A5 (hot food takeaways) of the Schedule to the Use Classes Order, to a use falling within Class A1 (shops) or Class A2 (financial and professional services) of that Schedule.

*Class B – takeaways or pubs to restaurants and cafes*

Development consisting of a change of use of a building from a use falling within Class A4 (drinking establishments) or Class A5 (hot food takeaways) of the Schedule to the Use Classes Order, to a use falling within Class A3 (restaurants and cafes) of that Schedule.

SCHEDULE B

**General Permitted Development Order 2015 (as amended), Schedule 2, Part 4**

*Class D – shops, financial, cafes, takeaways, pubs etc to temporary flexible use*

Development consisting of a change of use of a building and any land within its curtilage-

(a) from-

- (i) a use falling within Class A1 (shops), Class A2 (financial and professional services), Class A3 (restaurants and cafes), Class A4 (drinking establishments), Class A5 (hot food takeaways), Class B1 (business), Class D1 (non-residential institutions) and Class D2 (assembly and leisure) of the Schedule to the Use Classes Order, or
  - (ii) a use as a betting office or pay day loan shop,
- (b) to a flexible use falling within Class A1 (shops), Class A2 (financial and professional services), Class A3 (restaurants and cafes) or Class B1 (business) of that Schedule,

for a single continuous period of up to 2 years beginning on the date the building and any land within its curtilage begins to be used for the flexible use or on the date given in the notice under paragraph D.2(a), whichever is the earlier.

### SCHEDULE C

#### **General Permitted Development Order 2015 (as amended), Schedule 2, Part 11**

##### *Class B – demolition of buildings*

Any building operation consisting of the demolition of a building.

##### *Class C – demolition of gates, fences, walls etc*

Any building operation consisting of the demolition of the whole or any part of any gate, fence, wall or other means of enclosure.

### SCHEDULE D

#### **General Permitted Development Order 2015 (as amended), Schedule 2, Part 2**

##### *Class A – gates, fences, walls etc*

The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.

##### *Class C – exterior painting*

The painting of the exterior of any building or work.

THESE DIRECTIONS are made under article 4(1) of the said Order and, in accordance with article 4(4), shall remain in force until 13 September 2017 (being six months from the date of these directions) and shall then expire unless it has been confirmed by the appropriate local planning authority in accordance with paragraph 2(6) of Schedule 3 of the said Order before the end of the six month period.

1. Made under the Common Seal of the London Borough of Southwark this 13th day of March 2017

24472

The Common Seal of the Mayor and Burgesses of the London Borough of Southwark was hereto affixed in the presence of



*SC Power*

.....  
Authorised Signatory

*SC Power*

2. Confirmed under the Common Seal of the London Borough of Southwark this

*7<sup>th</sup>* ..... day of *September* 2017.....

29115

The Common Seal of the Mayor and Burgesses of the London Borough of Southwark was hereto affixed in the presence of



.....  
Authorised Signatory

**SCHEDULE 1**

Table of sites

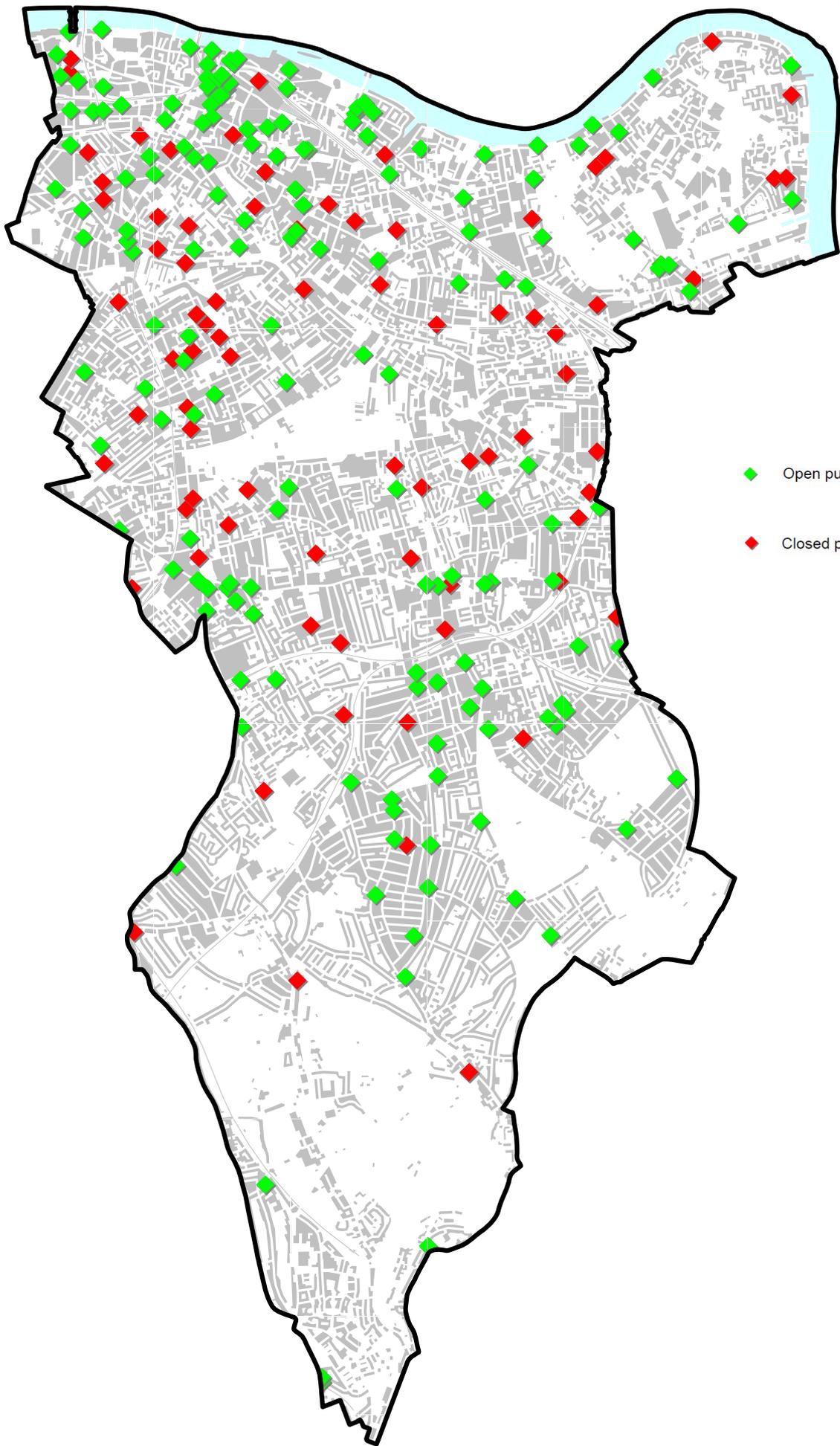
**SCHEDULE 2**

Individual site maps

*John Reed*

## Article 4 Directions: Public houses

No.	Title
Appendix A	Draft Article 4 Directions to withdraw Permitted Development Rights granted by the Town and Country Planning (General Permitted Development) Order 2015 (as amended)
Appendix B	Map of open and closed pubs in Southwark
Appendix C	Schedule of pubs subject to proposed Article 4 Direction
Appendix D	Maps of public houses subject to proposed Article 4 Direction
Appendix E	Equalities analysis



◆ Open pubs

◆ Closed pubs

# Schedule 1

## Article 4 Directions: Public houses

No.	Title
Appendix A	Draft Article 4 Directions to withdraw Permitted Development Rights granted by the Town and Country Planning (General Permitted Development) Order 2015 (as amended)
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OPEN PUBS

Name	Address	Postcode	Listed building?	Conservation area?	Local heritage asset/bowmsc ape merit?	Town centre?	Only pub or only pub with specific facility within 500m radius?	Protected shopping frontage?	ACV?	Dart board / Pool table?	Sport TV License?	Rooms/areas for hire (e.g. meetings, parties)?	Hold regular events (e.g. music nights, quiz nights, karaoke, poetry recitals)?	WiFi?	N° Community Benefits	Any other specific community benefit? Sources: Pubs websites, CAMRA WhatPub
Article 4 relating to Change of Use and Alteration only																
The Ivy House	40 Stuart Road	SE15 3BE	Yes	No	No	No	No	No	Yes	No	No	Yes	Yes	Yes	4	Traditional pub games (board games), live music, function room, dog/family friendly
The Beehive	60-62 Carter Street	SE17 3EW	No	Yes	No	No	No	No	Yes	No	No	No	No	No	1	Dog friendly / family friendly
The Wheatsheaf	6 Stoney Street	SE1 9AA	Yes	Yes	Yes	Yes	No	No	No	No	No	No	Yes	No	1	Regularly holds live music events and plays major sporting events
Rockingham Arms	119 Newington Causeway	SE1 6DQ	Yes	No	No	Yes	No	No	No	No	No	No	No	Yes	1	Family friendly
Hermits Cave	28 Camberwell Church Street	SE5 8QU	No	Yes	No	Yes	No	Yes	No	No	No	No	No	No	0	Dog friendly. Terrestrial live sport shown. Dates back to 1902
The Nags Head	231-235 Rye Lane	SE15 4TP	No	Yes	Yes	Yes	No	Yes	No	No	Yes	No	No	No	1	Live sport shown
Rose & Crown	65-67 Union Street	SE1 1SG	No	Yes	No	Yes	No	No	No	No	No	No	No	Yes	1	Upper floors provide hostel accommodation. Family friendly, Dog friendly. Traditional pub games.
The Market Porter	9 Stoney Street	SE1 9AA	No	Yes	Yes	Yes	No	No	No	No	No	Yes	No	No	1	Upstairs a restaurant is available for private hire in the evenings.
The Kentish Drivers	71-79 Peckham High Street	SE15 5RS	No	Yes	Yes	Yes	No	Yes	No	No	No	No	No	Yes	1	2 main beer festivals a year plus a cider one and a microbrewery one. Family friendly
The Mug House	1-3 Tooley Street	SE1 2PF	Yes	Yes	No	Yes	No	No	No	No	No	No	No	No	0	
The Duke Of York	47-48 Borough Road	SE1 1DR	Yes	No	Yes	Yes	No	No	No	No	Yes	No	No	No	1	Live sport regularly shown
The Hope	3 Melon Road	SE15 5QW	No	Yes	No	Yes	No	No	No	No	No	No	No	No	0	Dog/family friendly, local street food traders provide fare
The Horniman At Hays	Unit 26, Hays Galleria, Counter Street	SE1 2HD	Yes	Yes	No	Yes	No	No	No	No	No	Yes	No	No	1	Function room
The Globe Tavern	8 Bedale Street	SE1 9AL	Yes	Yes	Yes	Yes	No	No	No	No	No	No	No	Yes	1	Family friendly, separate bar
The Mudlark	Montague Close	SE1 9DA	No	Yes	No	Yes	No	No	No	No	No	No	No	No	0	
The Albert Arms	1 Gladstone Street	SE1 6EY	No	Yes	No	Yes	No	No	No	No	No	Yes	No	No	1	Two upstairs function rooms for hire, family friendly, freeview sports played
The Rake	14 Winchester Walk	SE1 9AG	No	Yes	No	Yes	No	No	No	No	No	No	No	Yes	1	Regular events and beer festivals/sampling nights
Old Dispensary	325 Camberwell New Road	SE5 0TF	No	Yes	No	Yes	No	Yes	No	No	Yes	No	Yes	Yes	3	Family friendly mixed crowd and popular with students. Live music is an emphasis on certain nights, especially jazz, with blues, folk and open mic. Traditional pub games - board games and table football.
John The Unicorn	157-159 Rye Lane	SE15 4TL	No	Yes	No	Yes	No	Yes	No	No	No	No	Yes	No	1	Traditional pub games - board games. DJ on Saturday evenings.
Phoenix	Windsor Walk, Denmark Hill	SE5 8BB	Yes	Yes	No	No	No	No	No	No	No	No	Yes	Yes	2	Freeview sport shown. Family friendly, Listed brick Victorian railway station building with a nice wrought-iron canopy.
The Mad Hatter Hotel	3-7 Stamford Street	SE1 9NY	Yes	No	No	Yes	No	No	No	No	Yes	Yes	No	Yes	3	Family friendly/dog friendly
Slug And Lettuce	32-34 Borough High Street	SE1 1XU	Yes	Yes	No	Yes	No	Yes	No	No	No	Yes	No	Yes	2	
The Beer Shop London	40 Nunhead Green	SE15 3QF	No	Yes	Yes	Yes	No	Yes	No	No	No	No	No	Yes	1	Dog/family friendly. A wall showcases murals or other commissions by local artists.
The Rose	123 Snowsfields	SE1 3ST	No	Yes	Yes	No	No	No	No	No	No	No	No	Yes	1	Family friendly / dog friendly
The Hand And Marigold	244 Bermondsey Street	SE1 3UH	No	Yes	No	No	No	No	No	No	Yes	No	No	No	1	A selection of board games to choose from, a table-top arcade game offering a selection of classic arcade games and sports TV
The Roebuck	50 Great Dover Street	SE1 4YG	Yes	No	No	No	No	No	No	No	No	Yes	Yes	Yes	3	Board games
Red Lion	407 Walworth Road	SE17 2AW	No	Yes	No	No	No	No	No	No	No	No	No	No	0	
The Angel at Rotherhithe	101 Bermondsey Wall East	SE16 4NB	Yes	Yes	No	No	No	No	No	No	No	No	No	No	0	
Pommeler's Rest	196-198 Tower Bridge Road	SE1 2UN	No	Yes	No	No	No	No	No	No	No	No	No	No	0	Beer festivals - 2 per year
The Mayflower	117 Rotherhithe Street	SE16 4NF	No	Yes	No	No	No	No	No	No	No	Yes	No	No	1	Function room
The Bridge House	218 Tower Bridge Road	SE1 2UP	No	Yes	No	No	No	No	No	No	No	Yes	No	No	1	Family friendly. Function room.
The George	40 Tower Bridge Road	SE1 4TR	No	Yes	No	No	No	No	No	No	Yes	No	No	No	1	Family friendly. Traditional pub games.
Draft House	206-208 Tower Bridge Road	SE1 2UP	No	Yes	No	No	No	No	No	No	No	No	No	Yes	1	Dog/family friendly, freeview major sporting events shown
Other Room	60 Tower Bridge Road	SE1 4TR	No	Yes	No	No	No	Yes	No	No	No	No	Yes	No	1	Occasional cask events
Kentish Drivers	720-722 Old Kent Road	SE15 1NG	Yes	No	No	No	Yes	No	No	No	No	Yes	No	No	1	

Shaw

AUTHORISED SIGNATORY

Simon The Tanner	231 Long Lane	SE1 4PR	Yes	Yes	Yes	No	No	No	No	No	No	No	No	Yes	Yes	2	Tuesday evening quiz. Dog friendly / family friendly. Live music
Clarendon Arms	225 Camberwell New Road	SE5 0TH	No	Yes	No	No	No	No	No	No	Yes	Yes	No	No	No	2	
St Christopher's	121 Borough High Street	SE1 1NP	Yes	Yes	Yes	Yes	No	No	No	No	No	Yes	Yes	Yes	Yes	3	Live music every night of the week apart from Sunday and Monday. Quiet basement meeting room has a table-top war games club meeting every Tuesday. Freeview sports
The Greyhound	109 Peckham High Street	SE15 5SE	No	Yes	Yes	Yes	No	Yes	No	Yes	Yes	Yes	Yes	Yes	No	4	Live music
The Sheaf (Formerly Wheatsheaf)	24 Southwark Street	SE1 1TY	Yes	Yes	No	Yes	No	No	No	No	Yes	Yes	Yes	Yes	Yes	4	Dog friendly / family friendly. Traditional pub games. Function room
Prince Of Wales	51 St Georges Road	SE1 6ER	No	Yes	Yes	Yes	No	No	No	No	Yes	Yes	Yes	Yes	No	4	
Man Of Kent	2 Nunhead Green	SE15 3QF	No	Yes	Yes	Yes	No	Yes	No	No	No	Yes	No	No	Yes	2	Dog family / Family friendly. Live music every Sunday
The Horseshoe Inn	26 Mellor Street	SE1 3QP	No	Yes	No	Yes	No	No	No	Yes	No	Yes	Yes	No	No	3	Local dart leagues Mondays, Wednesdays and Saturdays. Small upstairs function room
Shipwrights Arms	88 Tooley Street	SE1 2TF	Yes	Yes	Yes	Yes	No	No	No	No	Yes	Yes	No	No	2		
Old Kings Head	45 Borough High Street	SE1 1NA	Yes	Yes	Yes	Yes	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes	5	Function room has tv and darts, 70 people capacity. Pub quiz
Lord Clyde	27 Clennam Street	SE1 1ER	Yes	Yes	Yes	Yes	No	No	No	No	Yes	Yes	No	No	2	Function room	
The Crown	108 Blackfriars Road	SE1 8HW	No	Yes	Yes	Yes	No	No	No	No	Yes	Yes	No	Yes	3	Function room. Dog friendly	
The Tankard	178 Waiworth Road	SE17 1JL	No	Yes	Yes	Yes	No	No	No	No	Yes	No	No	Yes	2		
Joiners Arms	35 Denmark Hill	SE5 8RS	No	Yes	No	Yes	No	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	5	The pub is split into two bars, there is a small stage for live music. Board games and pool. Family friendly. Function room.
The Libertine	125 Great Suffolk Street	SE1 1PQ	No	Yes	Yes	Yes	No	No	No	No	No	No	Yes	Yes	2	Live music / DJ, pub quiz. Traditional pub games. Freeview sport shown.	
The Anchor Bankside	34 Park Street	SE1 9EF	Yes	No	Yes	Yes	No	No	No	No	Yes	Yes	No	Yes	3	Family friendly, Function room	
The Camberwell Arms	65 Camberwell Church Street	SE5 8TR	No	Yes	No	Yes	No	No	No	No	No	Yes	No	Yes	2	Dog/family friendly, Function room	
Old Thameside Inn	Pickfords Wharf, Clink Street	SE1 9DG	Yes	Yes	No	Yes	No	No	No	No	Yes	Yes	No	Yes	3	Family friendly, Function room.	
The Tiger	18 Camberwell Green	SE5 7AA	No	Yes	Yes	Yes	No	Yes	No	No	Yes	No	Yes	No	2	Pub quiz Tuesday evenings, DJs on Friday nights, singer/songwriters on Sunday evenings.	
The Kings Arms	65 Newcomen Street	SE1 1YT	Yes	No	Yes	Yes	No	No	No	No	No	Yes	Yes	No	2	Live music jazz on Saturday evenings. Function room. Family friendly	
Bunch Of Grapes	2 St Thomas Street	SE1 9RS	Yes	Yes	Yes	Yes	No	No	No	No	No	Yes	No	Yes	2	Function room (upstairs - 60 people). Traditional pub games (board games). Freeview sport played	
The Southwark Tavern	22 Southwark Street	SE1 1TU	No	Yes	Yes	Yes	No	No	No	No	No	No	Yes	Yes	2	Holds a weekly wine club and a quiz night.	
The George Inn	75-77 Borough High Street	SE1 1NH	Yes	Yes	No	Yes	No	No	No	No	No	Yes	No	Yes	2	Function room, family friendly	
Blue Eyed Maid	173 Borough High Street	SE1 1HR	No	Yes	Yes	Yes	No	No	No	No	Yes	Yes	Yes	Yes	4	Karaoke, function room	
Trinity	202-206 Borough High Street	SE1 1JX	No	Yes	No	Yes	No	No	No	No	No	No	Yes	Yes	2	Major sporting events on terrestrial TV are shown. Quiz night on Mondays. Live music at weekends.	
Barrow Boy & Banker	8 Borough High Street	SE1 9QL	Yes	Yes	No	Yes	No	No	No	No	Yes	Yes	No	Yes	3	Family friendly, function room	
The Winnicott (Formerly Old Justice)	94 Bermondsey Wall East	SE16 4TY	No	Yes	No	No	No	No	No	No	No	Yes	Yes	Yes	3	Family friendly / dog friendly	
The Ship Aground	33 Wolzeley Street	SE1 2BP	No	Yes	Yes	No	No	No	No	Yes	Yes	No	No	No	2	Darts	
George Canning	123 Grove Lane	SE5 8BG	No	Yes	No	No	No	No	No	No	Yes	No	Yes	Yes	3	Family friendly, live music, dog friendly.	
The Lord Nelson	386 Old Kent Road	SE1 5AA	Yes	Yes	No	No	Yes	No	No	Yes	Yes	No	No	No	2	Pool table	
The Leather Exchange	15 Leathermarket Street	SE1 3HN	Yes	Yes	Yes	No	No	No	No	No	Yes	Yes	No	Yes	3	Has one main ground floor bar and an upstairs restaurant / function room	
Anchor Tap	20A Horseleydown Lane	SE1 2LN	Yes	Yes	Yes	No	No	No	No	Yes	No	Yes	No	No	2	Pool table, Function room.	
Prince Albert	111 Bellenden Road	SE15 4QY	No	Yes	Yes	No	No	No	No	No	Yes	No	No	Yes	2	Dog/family friendly, Traditional Pub games.	
Old Nuns Head	15 Nunhead Green	SE15 3QQ	No	Yes	No	No	No	No	No	No	No	No	Yes	Yes	2	Regularly hosts live comedy acts and a quiz. Freeview sport shown. Dog friendly/family friendly	
The Clockhouse	196A Peckham Rye	SE22 9QA	No	Yes	Yes	No	No	No	No	No	No	Yes	Yes	Yes	3	Has an upstairs function room with private bar. Quiz night.	
The Woodhouse	39 Sydenham Hill	SE26 6RS	No	Yes	No	No	Yes	No	No	No	No	Yes	Yes	Yes	3	Family friendly	
The Woolpack	98 Bermondsey Street	SE1 3UB	No	Yes	Yes	No	No	No	No	No	No	Yes	No	Yes	2	Function room, dog/family friendly	
Queen Elizabeth	42 Merrow Street	SE17 2NH	No	Yes	No	No	No	No	No	Yes	Yes	Yes	Yes	No	4	Live music sunday afternoons, darts, separate bar	
Dean Swift	32 Lafone Street	SE1 2LX	No	Yes	No	No	No	No	No	No	Yes	Yes	No	Yes	3	Family friendly / dog friendly	
The Garrison	101 Bermondsey Street	SE1 3XB	No	Yes	Yes	No	No	No	No	No	No	Yes	No	Yes	2	Function room	

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The Grand Union	26 Camberwell Grove	SE5 8RE	No	Yes	No	No	No	No	No	No	No	No	Yes	Yes	2	Quiz nights, live music, pub garden
Pyrotechnists Arms	39 Nunhead Green	SE15 3QF	No	Yes	Yes	No	No	No	No	Yes	Yes	No	Yes	Yes	4	There is a separate pool room to the rear. Karaoke.
Article 4 relating to Change of Use, Demolition and Alteration																
The Yellow House (formally Caulkers)	126 Lower Road	SE16 2UF	No	No	No	Yes	No	No	No	No	No	Yes	No	No	1	
Elephant And Castle	121 Newington Causeway	SE1 6BN	No	No	No	Yes	No	No	Yes	No	No	No	No	No	1	Designated as an ACV due to its unique characteristics and special benefit to the community
Thomas A Becket	320-322 Old Kent Road	SE1 5UE	No	No	Yes	No	No	No	Yes	No	No	Yes	Yes	Yes	4	Live music nights
The Grange	103 Grange Road	SE1 3BW	No	No	No	No	No	No	Yes	No	Yes	Yes	No	Yes	4	Family friendly
Huntsman & Hound	70 Elsted Street	SE17 1QG	No	No	No	No	No	No	Yes	No	No	No	No	No	1	Designated as an ACV due to its unique characteristics and special benefit to the community
Nags Head	242 Camberwell Road	SE5 0DP	No	No	No	No	No	No	Yes	No	Yes	Yes	No	No	3	Areas available to hire for the local community
China Hall	141 Lower Road	SE16 2XL	No	No	No	No	No	No	Yes	No	Yes	No	No	Yes	3	Family friendly
Ring	72 Blackfriars Road	SE1 8HA	No	No	No	Yes	No	No	No	No	No	No	No	Yes	1	Family friendly. Freeview sports. Associated with history of British boxing
Flowers Of The Forest	14 Westminster Bridge Road	SE1 7QX	No	No	No	Yes	No	No	No	No	Yes	No	No	Yes	2	Dog friendly / family friendly. Traditional pub games
Rising Sun	98 Harper Road	SE1 6AQ	No	No	No	Yes	No	No	No	No	Yes	Yes	Yes	No	3	Live music venue
Lord Palmerston	91 Lordship Lane	SE22 8EP	No	No	No	Yes	No	Yes	No	No	No	Yes	No	No	1	Family friendly
The Lord Nelson	243 Union Street	SE1 0LR	No	No	No	Yes	No	No	No	No	No	No	No	No	0	Dog friendly, locally valued building
The Gladstone	24-26 King And Queen Street	SE17 1DQ	No	No	No	Yes	No	No	No	Yes	Yes	No	No	No	2	Pool table and darts available
Stormbird	25 Camberwell Church Street	SE5 8TR	No	No	No	Yes	No	Yes	No	No	No	No	No	Yes	1	Locally valued building
Ship	68 Borough Road	SE1 1DX	No	No	No	Yes	No	No	No	Yes	Yes	Yes	No	Yes	4	Table football, darts and a selection of board games available.
Whelan's Free House	11 Rotherhithe Old Road	SE16 2PP	No	No	No	Yes	No	No	No	Yes	Yes	No	Yes	No	3	Traditional pub games (pool and darts), Live music, Family friendly
The Union Jack Nolla Gallery	Union Jack 225 Union Street	SE1 0LR	No	No	No	Yes	No	No	No	No	Yes	No	Yes	No	2	One large bar with a smaller room to the rear. Has piped music. Family friendly
Rose & Crown PH	47 Colombo Street	SE1 8DP	No	No	No	Yes	No	No	No	No	No	Yes	No	No	1	Dog/family friendly. Function room. Traditional pub games
Prince William Henry	217 Blackfriars Road	SE1 8NL	No	No	No	Yes	No	No	No	No	No	Yes	No	Yes	2	Traditional pub games. Family friendly. No separate function room but can reserve an area in the bar. The pub is closed on Sundays but can be booked for private parties.
Doggetts Coat & Badge	1 Blackfriars Bridge	SE1 9UD	No	No	No	Yes	No	No	No	No	No	Yes	No	Yes	2	Family friendly, Function room.
Farmers Arms	214 Lower Road	SE8 5DJ	No	No	No	Yes	No	Yes	No	Yes	Yes	No	No	Yes	3	Traditional pub games (darts and pool). Family friendly
Founders Arms	52 Hopton Street	SE1 9JH	No	No	No	Yes	No	No	No	No	No	Yes	No	Yes	2	Family friendly. No function room but an area in the bar can be reserved
Surrey Docks	185 Lower Road	SE16 2LW	No	No	No	Yes	No	No	No	No	No	No	No	Yes	1	2 main beer festivals a year plus a cider one and a microbrewery one
The Charlie Chaplin	26 New Kent Road	SE1 6TJ	No	No	No	Yes	No	No	No	Yes	Yes	No	No	Yes	3	Pool table
White Hart	22 Great Suffolk Street	SE1 0UG	No	No	Yes	Yes	No	No	No	No	No	No	No	No	0	Dog friendly. Major freeview sport events shown
The Bishop	25-27 Lordship Lane	SE22 8EW	No	No	No	Yes	No	Yes	No	No	Yes	No	Yes	No	2	Dog friendly, family friendly, traditional pub games (board games). Freeview sport played
The Good Intent	24 East Street	SE17 2DN	No	No	No	No	No	Yes	No	No	Yes	No	Yes	No	2	Live music, separate bar
The Blacksmiths Arms	257 Rotherhithe Street	SE16 5EJ	No	No	No	No	Yes	No	No	No	Yes	No	No	Yes	2	Family friendly/dog friendly
Flying Pig	58-60 East Dulwich Road	SE22 9AX	No	No	No	No	No	Yes	No	No	Yes	No	Yes	Yes	3	Family friendly (until 7pm) Live music. Ample forecourt seating available along with table football and board games for rainy days.
Dee Dee's Jazz And The Funk	77 Herne Hill	SE24 9NE	No	No	No	No	No	Yes	No	No	No	No	Yes	No	1	
Canterbury Arms	2-4 Maddock Way	SE17 3NH	No	No	No	No	No	Yes	No	No	Yes	No	No	No	1	This public house regularly televisions live sport but also has a separate bar to cater to a variety of tastes.
The Olde Apple Tree	107 Sumner Road	SE15 6JU	No	No	No	No	Yes	No	No	No	Yes	No	No	No	1	Live sport regularly shown
Alleyns Head	Park Hall Road	SE21 8BW	No	No	No	No	Yes	No	No	No	No	No	Yes	No	1	Freeview sport played. Traditional pub games.
The Victoria	68-70 Pages Walk	SE1 4HL	No	No	No	No	No	No	No	No	No	No	No	Yes	1	Family friendly
The Royal British Legion	34-40 Braganza Street	SE17 3RU	No	No	Yes	No	No	No	No	see description of community benefit				0	The Royal British Legion is a widely known and highly regarded charity which provides lifelong support for the Armed Forces community and their families	
Ship & Whale Public House	2 Gulliver Street	SE16 7LT	No	No	No	No	No	No	No	No	No	No	No	Yes	1	Family friendly, dog friendly, traditional pub games
Victoria Inn	77-79 Choumert Road	SE15 4AR	No	No	No	No	No	No	Yes	No	No	No	No	Yes	1	Dog/family friendly. Table football. Has a separate children's play room with a CCTV screen in the rear bar, 18 bedrooms on the upper floors.

  
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Dover Castle PH	6A Great Dover Street	SE1 4XW	No	No	No	No	No	No	No	No	Yes	Yes	No	Yes	No	3	Live music Thursday evenings. Pool.
Moby Dick	6 Russell Place	SE16 7PL	No	No	No	No	No	No	No	No	No	No	Yes	No	Yes	2	Family friendly / dog friendly
The Golden Anchor	16 Evelina Road	SE15 2DX	No	No	No	No	No	No	No	No	No	Yes	Yes	Yes	No	3	Jazz Jams Sundays, vinyl nights
Ancient Foresters	282 Southwark Park Road	SE16 2HB	No	No	No	No	No	No	No	No	Yes	No	No	Yes	No	2	Popular live music venue (Wed/Sat/Sun), pool and darts.
Sir Robert Peel	7 Langdale Close	SE17 3UF	No	No	No	No	No	No	No	No	Yes	Yes	No	Yes	Yes	4	Live music Sunday afternoons, darts
The Montpellier	43 Choumert Road	SE15 4AR	No	No	No	No	No	No	No	No	No	No	No	Yes	Yes	2	Back-room cinema, weekly pub quiz
Miller Of Mansfield	96 Snowsfields	SE1 3SS	No	No	No	No	No	No	No	No	No	No	Yes	Yes	Yes	3	A variety of bands play in the room upstairs and also use the rehearsal space in the basement. Annual ciderdog festival occurs one day in July. Traditional pub games
The Ship	39-47 St Marychurch Street	SE16 4JE	No	No	No	No	No	No	No	No	No	Yes	No	No	Yes	2	Family/dog friendly, Traditional pub games (board games)
Kings Arms	251 Tooley Street	SE1 2JX	No	No	No	No	No	No	No	No	No	No	No	Yes	No	1	Quiz night on Mondays and Live music DJ on Friday evenings.
Black Horse	254 Tabard Street	SE1 4UN	No	No	No	No	No	No	No	No	Yes	No	No	No	No	1	Pool table
Hollydale Tavern	115 Hollydale Road	SE15 2TF	No	No	No	No	No	No	No	No	Yes	Yes	No	No	No	2	A large Victorian street corner pub which retains two rooms. The front room has a pool table, dartboard and a big screen for sporting events.
The Salt Quay	163 Rotherhithe Street	SE16 5QU	No	No	No	No	No	No	No	No	No	No	Yes	Yes	Yes	3	Dog/family friendly. Function room. Traditional pub games. Live music
The Copper Tap At The Red Cow	190-192 Peckham High Street	SE15 5EG	No	No	No	No	No	No	No	No	No	Yes	No	Yes	Yes	3	Pub quiz Sunday, Djs Friday and Saturday. Dog/Family friendly.
St Georges Tavern	14 Coleman Road	SE5 7TG	No	No	No	No	No	No	No	No	No	No	No	Yes	No	1	Music every weekend
Duke Of Sussex	77 Friary Road	SE15 1QS	No	No	No	No	No	No	No	No	No	Yes	No	Yes	Yes	3	Quiz nights are on Thursdays at 8pm. Dog/Family friendly.
Split And Sawdust (Formerly The Beehive)	21 Bartholomew Street	SE1 4AL	No	No	No	No	No	No	No	No	No	No	No	Yes	Yes	2	Pub games (shuffleboard). Regular quiz and other events
The Fox On The Hill	149 Denmark Hill	SE5 8EH	No	No	No	No	No	No	No	No	No	No	No	No	Yes	1	2 main beer festivals a year plus a cider one and a microbrewery one. Family friendly
Flying Dutchman	156 Wells Way	SE5 7SY	No	No	No	No	No	No	No	No	No	No	Yes	No	Yes	2	Dog/Family friendly. Function room
Asylum Tavern	40-42 Asylum Road	SE15 2RL	No	No	No	No	No	No	No	No	Yes	Yes	No	No	No	2	Has pool table and a dart board
The Lordship	211 Lordship Lane	SE22 8HA	No	No	No	No	No	No	No	No	No	No	Yes	Yes	No	2	Function room, live music, dog/family friendly
The White Horse	20 Peckham Bye	SE15 4JR	No	No	No	No	No	No	No	No	Yes	No	Yes	Yes	Yes	4	Live music Mondays, Function room, Dog/Family friendly, traditional pub games (darts/pool/cribbage), freeview sport played
Marquis Of Wellington	21 Druid Street	SE1 2HH	No	No	No	No	No	No	No	No	No	No	No	No	Yes	1	Dog friendly, family friendly
Beer Rebellion	126 Gipsy Hill	SE19 1PL	No	No	No	No	No	No	No	No	No	No	No	Yes	Yes	2	Live Music. Quiz night on Mondays.
The Beer Rebellion	129 Queens Road	SE15 2NB	No	No	No	No	No	No	No	No	No	No	No	Yes	No	1	Occasional Meet the Brewer evenings, BBQ food in summer, tap takeovers.
The Hour Glass	131 Beaconsfield Road	SE17 2BX	No	No	No	No	No	No	No	No	Yes	Yes	No	No	No	2	Pool table, Juke Box
Clayton Arms (Formerly Dolls House)	1 Clayton Road	SE15 5JA	No	No	No	No	No	No	No	No	No	No	Yes	No	No	1	
The Britannia	44 Kipling Street	SE1 3RU	No	No	No	No	No	No	No	No	No	No	Yes	No	Yes	2	Pub quizzes held / Dog friendly
East Dulwich Tavern	1 Lordship Lane	SE22 8EW	No	No	Yes	Yes	No	No	No	No	No	Yes	Yes	Yes	Yes	4	Jazz nights / theatre events / monthly film nights. Function room, dog friendly / family friendly, traditional pub games
The Blue Anchor	251 Southwark Park Road	SE16 3TS	No	No	No	Yes	No	No	No	No	Yes	Yes	Yes	Yes	Yes	5	Live music Friday and Saturday nights. Function room. Family friendly
Charles Dickens	160 Union Street	SE1 0LH	No	No	No	Yes	No	No	No	No	No	Yes	No	No	Yes	2	Dog friendly.
Gowlett Arms	62 Gowlett Road	SE15 4HY	No	No	Yes	No	No	No	No	No	No	Yes	Yes	Yes	No	3	Thursday vinyl night. Traditional Pub Games (bar billiards), function room, Sunday DJ
Stanley Arms	418 Southwark Park Road	SE16 2ET	No	No	No	No	No	No	No	No	No	Yes	Yes	Yes	No	3	Live music or DJ Friday and Saturday night. The pub frequently holds fundraising events. Function room upstairs
Royal Oak	44 Tabard Street	SE1 4IU	No	No	No	No	No	No	No	No	No	No	Yes	Yes	No	2	Impromptu live music sessions. Upstairs room for private parties and functions. Traditional pub games.
Queen Victoria	148 Southwark Park Road	SE16 3RP	No	No	Yes	No	No	No	No	No	Yes	Yes	No	Yes	Yes	4	Weekends feature Karaoke, disco or live music
The Waverley Arms	202 Ivydale Road	SE15 3BU	No	No	Yes	No	No	No	No	No	No	No	Yes	No	Yes	2	Dog friendly
The Great Exhibition	193 Crystal Palace Road	SE22 9EP	No	No	No	No	No	No	No	No	No	No	No	Yes	Yes	2	Dog/family friendly. Live music.
The Gregorian	96 Jamaica Road	SE16 4SQ	No	No	No	No	No	No	No	No	No	No	Yes	Yes	Yes	3	Quiz night. Dog/family friendly. Function room. Traditional pub games (board games).
The Herne Tavern	2 Forest Hill Road	SE22 0RR	No	No	No	No	No	Yes	No	No	No	No	Yes	Yes	No	2	Occasional beer festivals are held. Popular sporting events (freeview) are shown on TV; board games are on offer and sometimes live music. Function room. Family friendly
The Plough	381 Lordship Lane	SE22 8JL	No	No	No	No	No	No	No	No	No	No	No	Yes	Yes	2	Live music. Family friendly. Freeview sport shown
The Colby Arms	132 Gipsy Hill	SE19 1PW	No	No	No	No	Yes	No	No	No	Yes	Yes	No	Yes	Yes	4	Traditional pub games (pool table), live music, family friendly

SE15

SIGNATORY

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St James Of Bermondsey	72 St James Road	SE16 4QZ	No	No	No	No	No	No	No	No	No	No	Yes	No	Yes	2	Family friendly
The Cherry Tree	31-33 Grove Vale	SE22 8EQ	No	No	No	No	No	Yes	No	No	Yes	No	No	Yes	No	2	Hosts a DJ at weekends.
Watson's General Telegraph	108 Forest Hill Road	SE22 0RS	No	No	No	No	No	Yes	No	No	No	Yes	Yes	Yes	Yes	3	Function room in a separate room at rear in garden. Live music. Dog/family friendly. Freeview sport played
The Brunel	47 Swan Road	SE16 4JN	No	No	No	No	No	No	No	No	No	No	Yes	Yes	Yes	2	Dog friendly, family friendly, live music. Freeview sport played
The Rye	31 Peckham Rye	SE15 3NX	No	No	No	No	No	No	No	No	Yes	No	Yes	No	2	Quiz night. Family friendly, dog friendly, traditional pub games (board games and table tennis). Live music	
The Castle	280 Crystal Palace Road	SE22 9JJ	No	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes	4	Family friendly, live music sundays, function room.	
The Actress	90 Crystal Palace Road	SE22 9EY	No	No	No	No	No	No	No	No	Yes	No	Yes	No	2	Dog friendly	
Crooked Well (Formerly Kerfield)	16 Grove Lane, Camberwell	SE5 8SY	No	No	No	No	No	No	No	No	No	No	Yes	Yes	2	Live music. Family friendly.	
The Windsor	888 Old Kent Road	SE15 1NQ	No	No	No	No	No	No	No	No	Yes	No	Yes	No	2	Live music events on Saturday nights. Dog friendly	
The Bear (Formerly Jack Beards Station)	296a Camberwell New Rd	SE5 0RP	No	No	No	No	No	No	No	No	No	Yes	Yes	Yes	3	Traditional pub games. Upstairs space available to hire, swing dancing lessons. Sport is shown occasionally.	

*St Paul*  
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**CLOSED PUBS**

Name	Address	Postcode	ACV	Listed building?	Conservation area?	Local heritage asset/townscape merit?	Town centre?	Only pub or only pub with specific facility within 600m radius?	Protected shopping frontage?
<b>Article 4 relating to Change of Use, Demolition and Alteration</b>									
The Goldsmith (due to reopen)	96 Southwark Bridge Road	SE1 0EF	No	No	No	No	Yes	No	No
Rose & Crown (due to reopen)	96 Rodney Road	SE17 1BG	No	No	No	Yes	Yes	No	No
Crown And Anchor	116 New Kent Road	SE1 6TU	No	No	No	Yes	Yes	No	No
Masons Arms	109 East Street	SE17 2SB	No	No	No	No	Yes	No	No
Ship And Camel	146 Tanner Street	SE1 2HG	No	No	No	No	No	No	No
British Queen	34 Picton Street	SE5 7QH	No	No	No	No	No	No	No
The Deal Porter	346-352 Rotherhithe Street	SE16 5EF	No	No	No	No	No	No	No
The Ship York	375 Rotherhithe Street	SE16 5LJ	No	No	No	No	No	No	No
The Cadeleigh Arms	43 Lyndhurst Grove	SE15 5AN	No	No	No	No	No	No	No
Little Crown	56 Albion Street	SE16 7JQ	No	No	No	No	No	No	No
The Drum	49 North Cross Road	SE22 9ET	No	No	No	No	Yes	No	Yes
Canterbury Arms	871 Old Kent Road	SE15 1NX	No	No	No	No	No	No	No
Duke Of Edinburgh	57 Nunhead Lane	SE15 3TR	No	No	No	No	No	No	No
The Brewers	54 Southampton Way	SE5 7TT	No	No	No	No	No	No	No
<b>Article 4 relating to Change of Use and Alteration only</b>									
The Half Moon	10 Half Moon Lane	SE24 9PU	Yes	Yes	Yes	No	Yes	Yes	No
The Gladstone	64 Lant Street	SE1 1QN	Yes	No	Yes	Yes	Yes	No	No
Crown & Greyhound (due to reopen)	73 Dulwich Village	SE21 7BJ	Yes	Yes	No	Yes	Yes	Yes	Yes
Liam Ogs	374 Walworth Road	SE17 2NF	No	No	Yes	No	Yes	No	No
The Hope	66 Rye Lane	SE15 5BY	No	No	Yes	No	Yes	No	Yes

*Ed Ford*  
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Duke Of Sutherland	51 Lorrimore Road	SE17 3LX	No	No	Yes	No	No	No	No
The Planet Nollywood (formerly Father Red Cap)	319 Camberwell Road	SE5 0HQ	No	No	Yes	Yes	No	No	No
The Grove Tavern	520 Lordship Lane	SE22 8LF	Nom	No	Yes	No	No	Yes	No
The Albion	20 Albion Street	SE16 7JQ	Nom	No	No	No	No	No	No
Article 4 relating to Demolition and Alteration only									
The Bell	51 East Street	SE17 2DJ	No	No	No	No	Yes	No	Yes
Hampton Court Palace	35 Hampton Street	SE17 3AN	No	No	No	Yes	Yes	No	No
Carlton Tavern	45 Culmore Road	SE15 2RQ	No	No	No	No	No	No	No
Queens Arms	78 Spa Road	SE16 3QT	No	No	No	No	No	No	No
The Bramcote Arms	58 Bramcote Grove	SE16 3BW	No	No	No	No	No	Yes	No
Article 4 relating to Alteration only									
The Hartley	64 Tower Bridge Road	SE1 4TR	No	No	Yes	No	No	No	Yes

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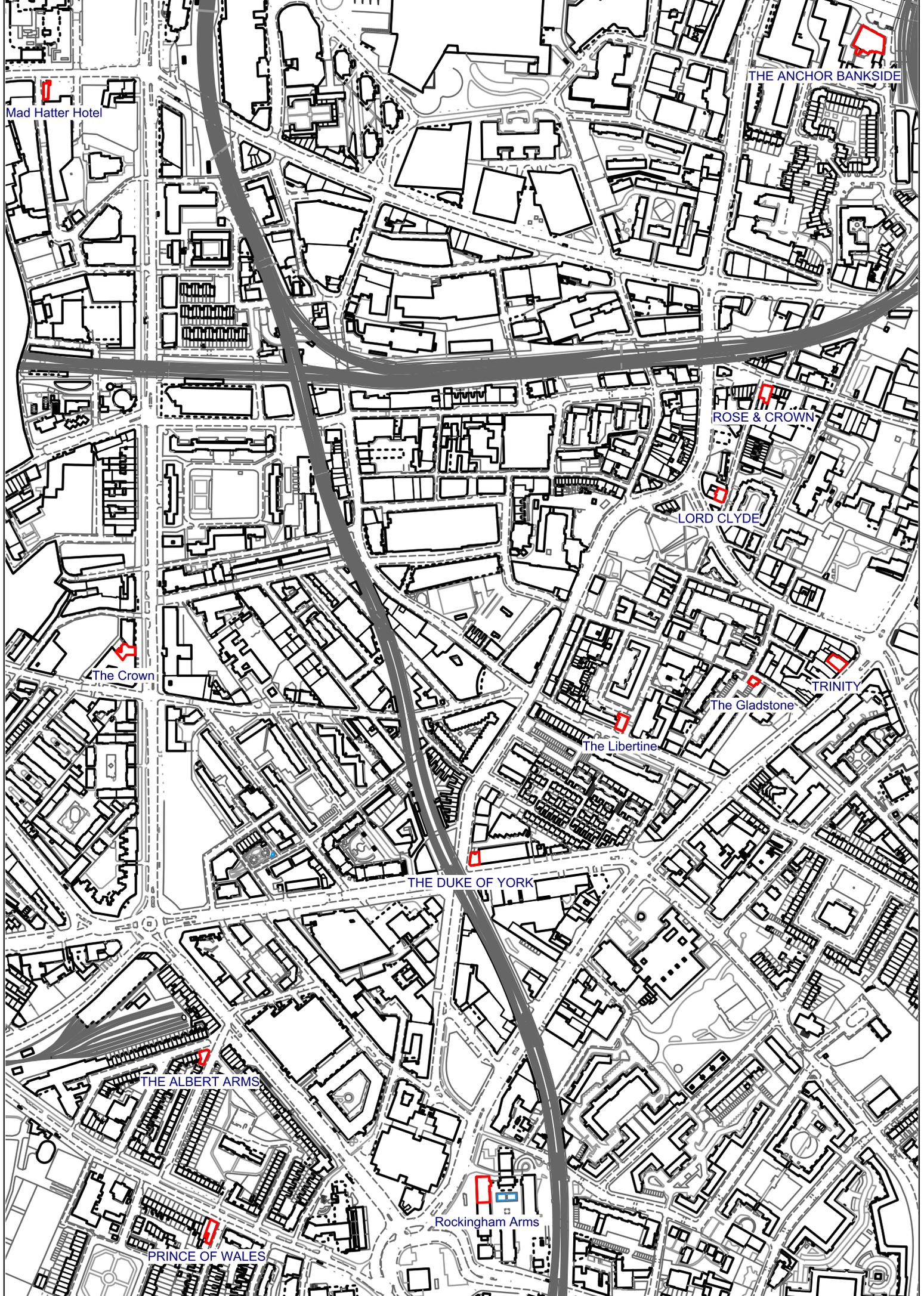
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# Schedule 2

## Article 4 Directions: Public houses

No.	Title
Appendix A	Draft Article 4 Directions to withdraw Permitted Development Rights granted by the Town and Country Planning (General Permitted Development) Order 2015 (as amended)
Appendix B	Map of open and closed pubs in Southwark
Appendix C	Schedule of pubs subject to proposed Article 4 Direction
Appendix D	Maps of public houses subject to proposed Article 4 Direction
Appendix E	Equalities analysis

1. Pubs subject to Article 4 Change of Use and Alteration



Mad Hatter Hotel

THE ANCHOR BANKSIDE

ROSE & CROWN

LORD CLYDE

The Crown

The Gladstone

TRINITY

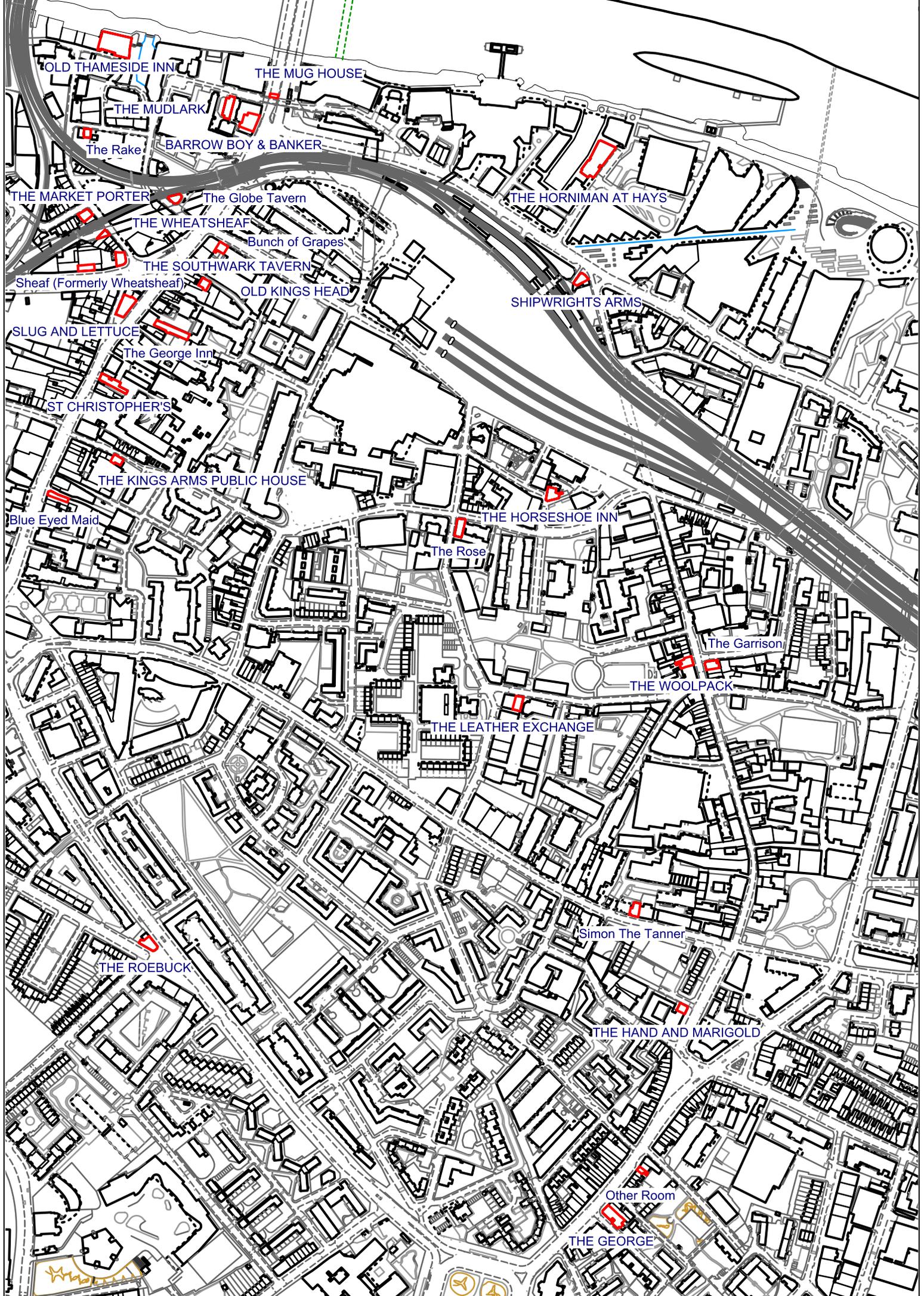
The Libertine

THE DUKE OF YORK

THE ALBERT ARMS

Rockingham Arms

PRINCE OF WALES



OLD THAMESIDE INN

THE MUG HOUSE

THE MUDLARK

BARROW BOY & BANKER

The Rake

THE MARKET PORTER

The Globe Tavern

THE HORNIMAN AT HAYS

THE WHEATSHEAF

Bunch of Grapes

THE SOUTHWARK TAVERN

Sheaf (Formerly Wheatsheaf)

OLD KINGS HEAD

SHIPWRIGHTS ARMS

SLUG AND LETTUCE

The George Inn

ST CHRISTOPHER'S

THE KINGS ARMS PUBLIC HOUSE

Blue Eyed Maid

THE HORSESHOE INN

The Rose

The Garrison

THE WOOLPACK

THE LEATHER EXCHANGE

Simon The Tanner

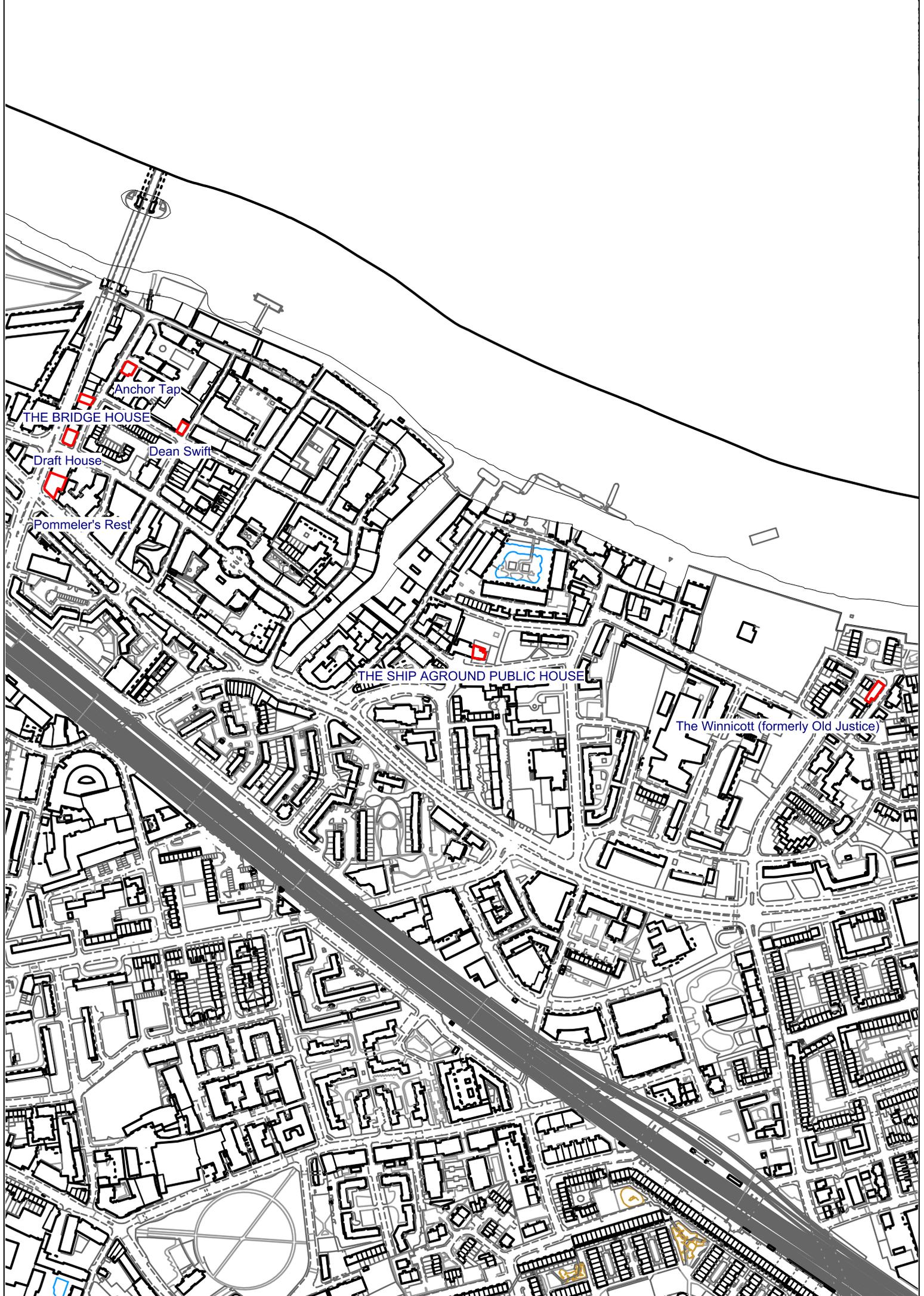
THE ROEBUCK

THE HAND AND MARGOLD

Other Room

THE GEORGE





Anchor Tap

THE BRIDGE HOUSE

Draft House

Dean Swift

Pommeler's Rest

THE SHIP AGROUND PUBLIC HOUSE

The Winnicott (formerly Old Justice)



THE MAYFLOWER

The Angel at Rotherhithe

Albion Public House

The Caulkers (Yellow House)

The Tankard

THE BEEHIVE

Queen Elizabeth PH

Liam Ogs

Duke Of Sutherland

RED LION

CLARENDON ARMS

Father Red Cap

Old Dispensary

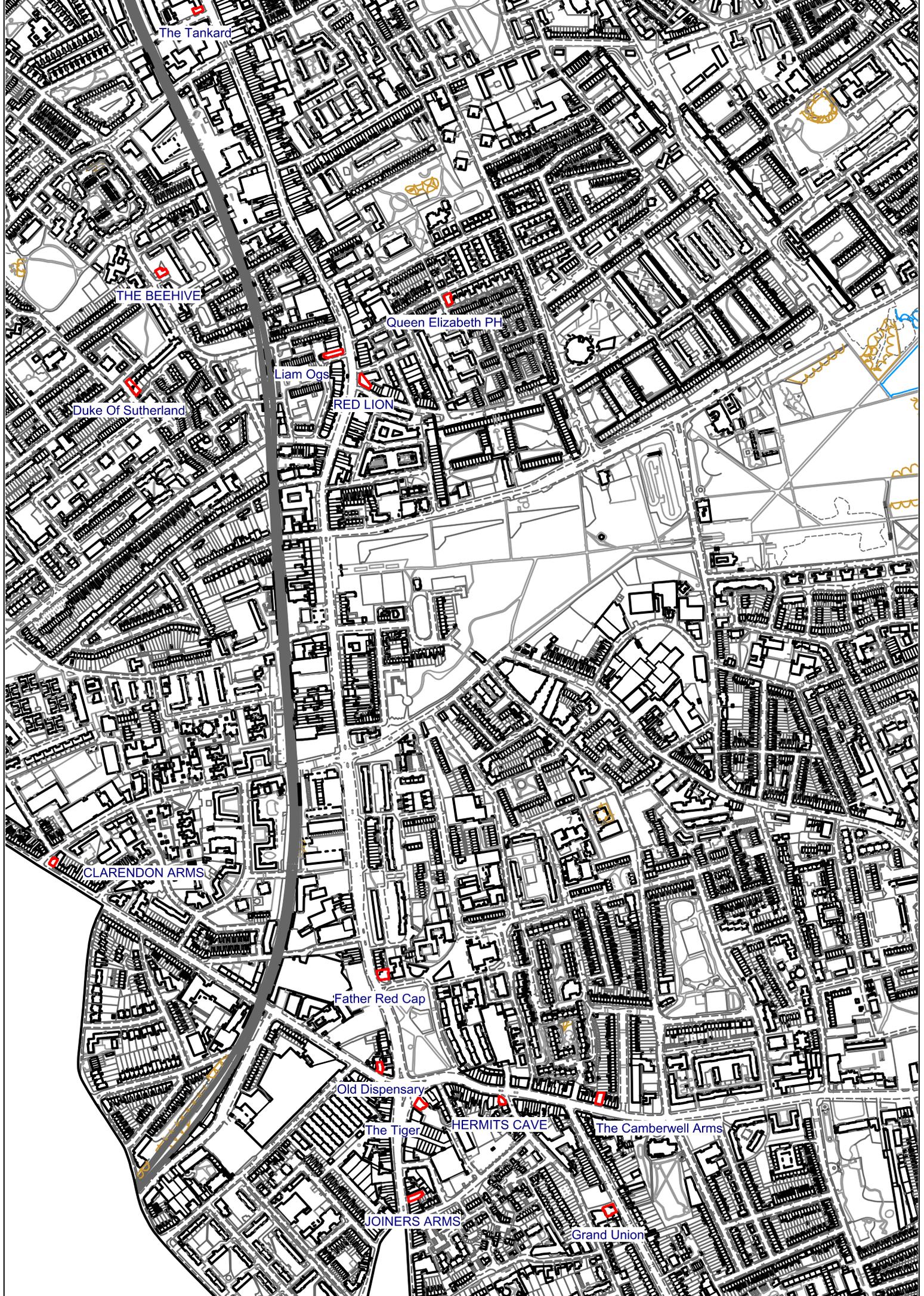
The Tiger

HERMITS CAVE

The Camberwell Arms

JOINERS ARMS

Grand Union



THE LORD NELSON

Kentish Drovers

THE GREYHOUND

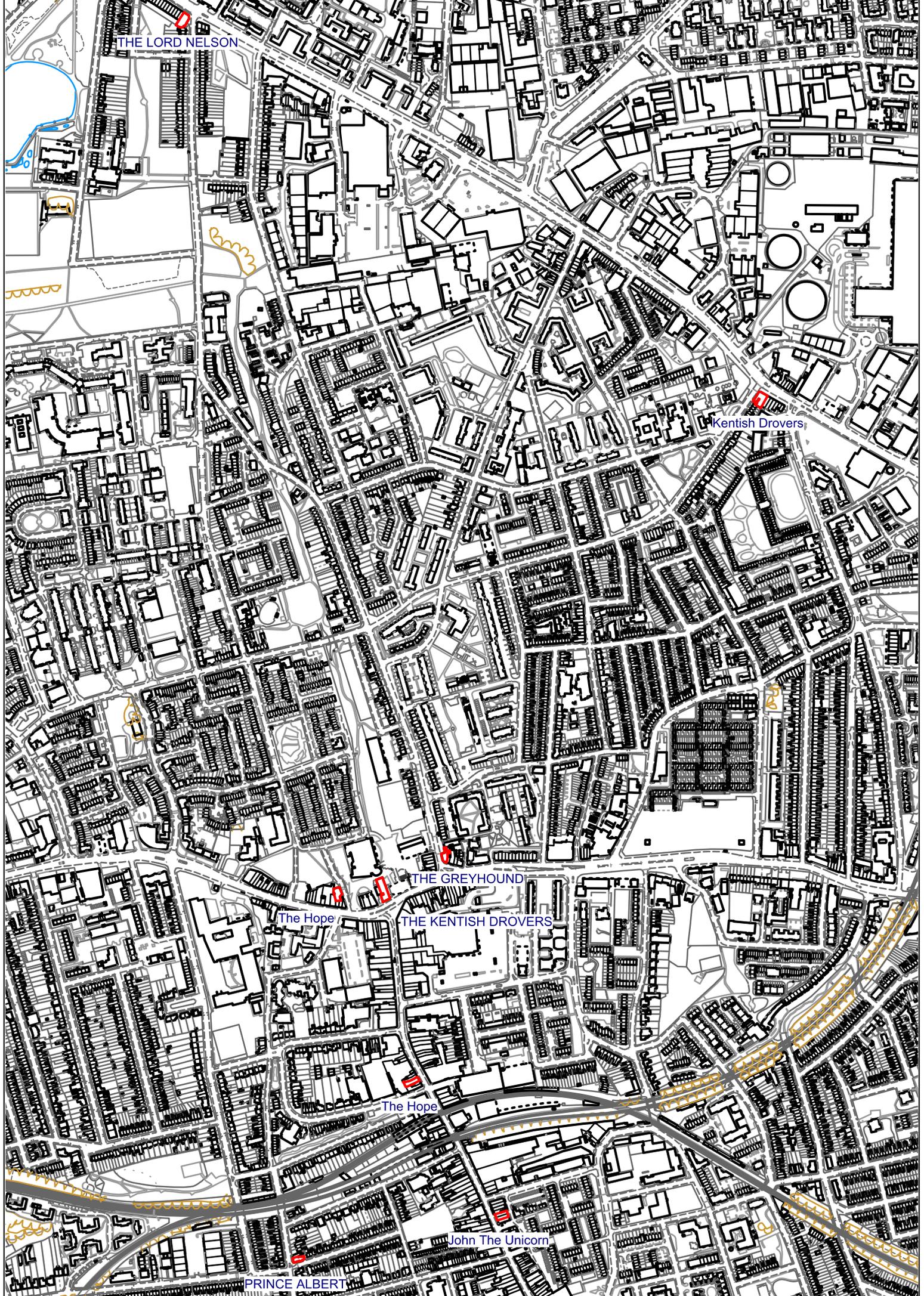
The Hope

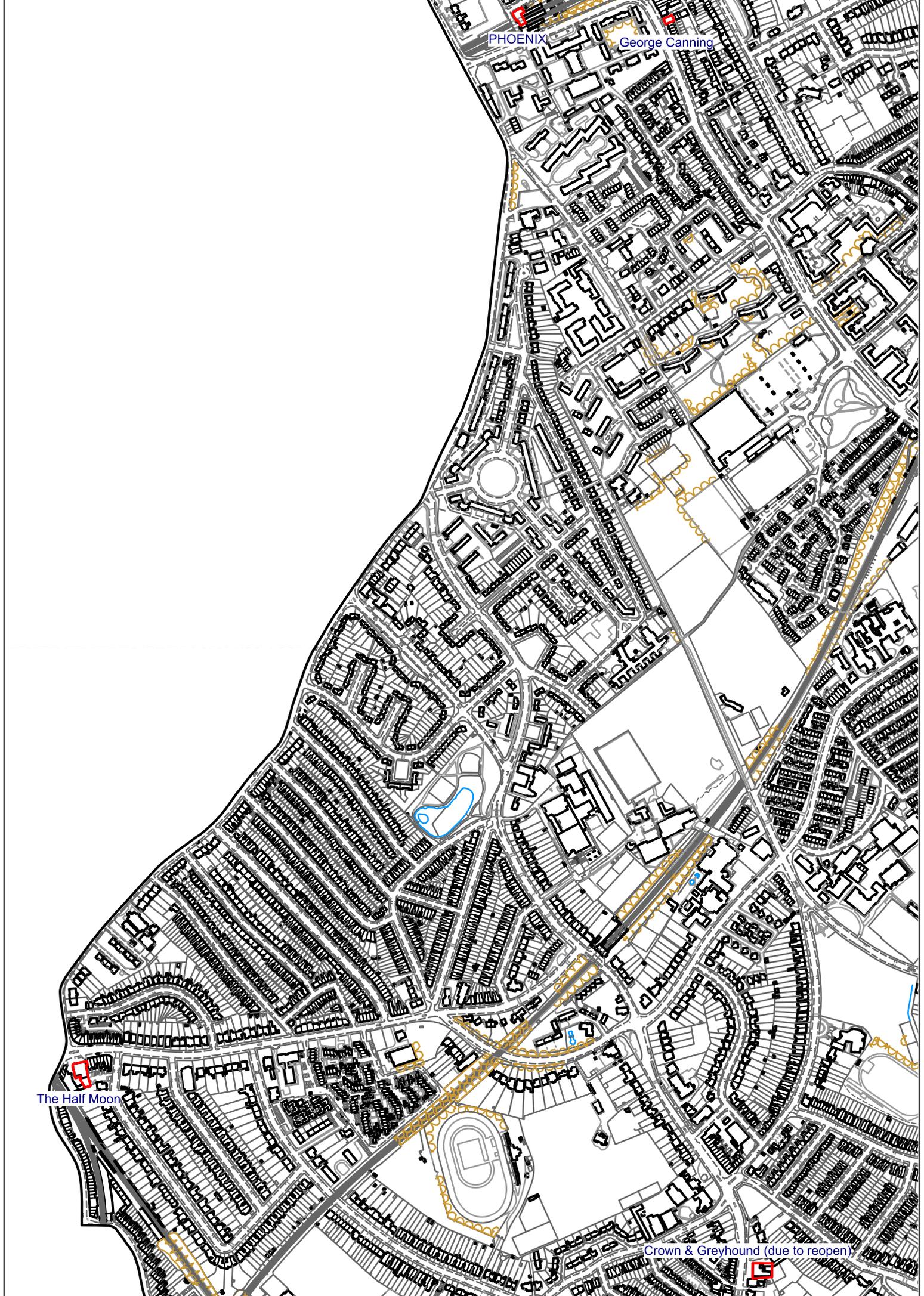
THE KENTISH DROVERS

The Hope

John The Unicorn

PRINCE ALBERT



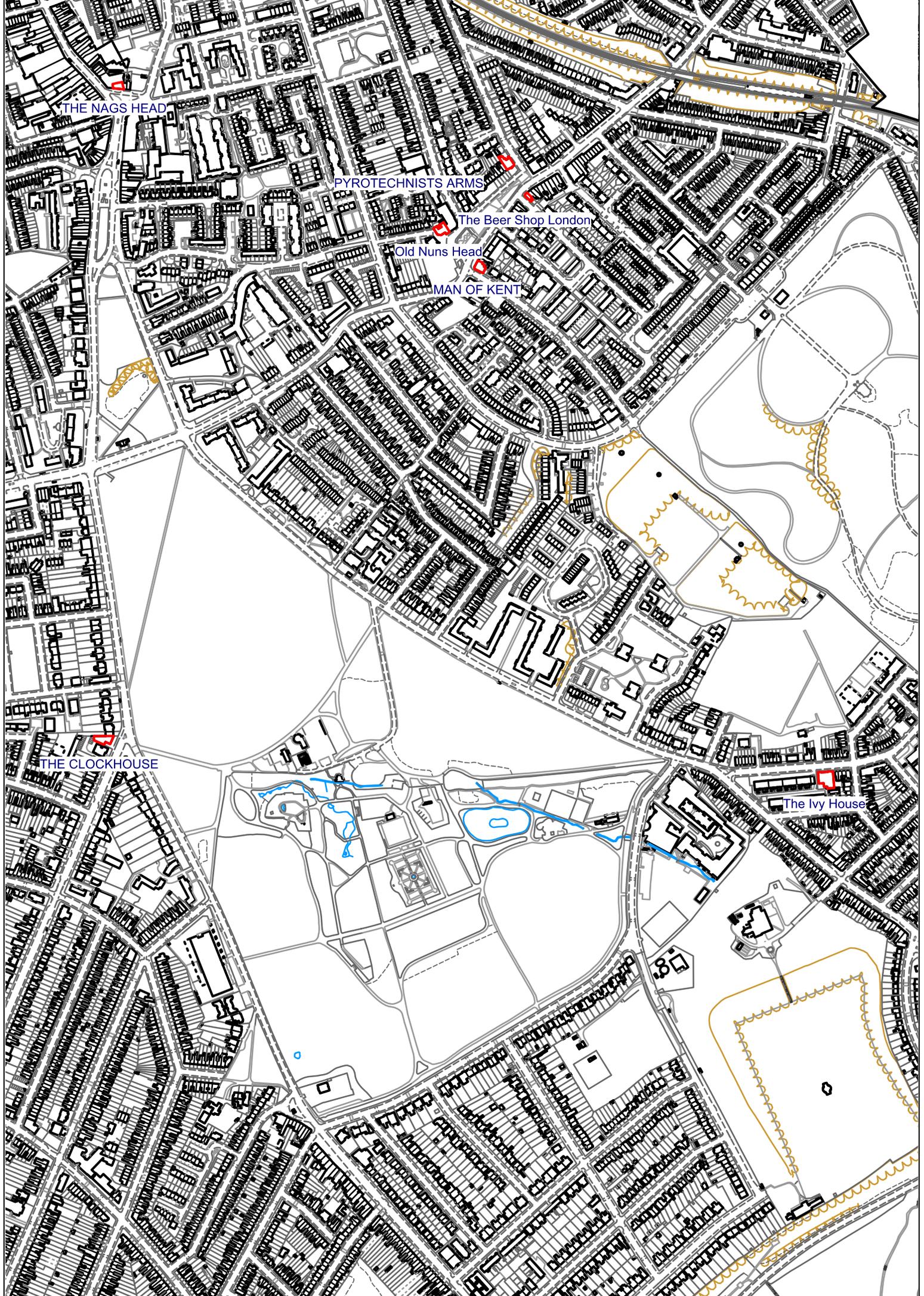


PHOENIX

George Canning

The Half Moon

Crown & Greyhound (due to reopen)



THE NAGS HEAD

PYROTECHNISTS ARMS

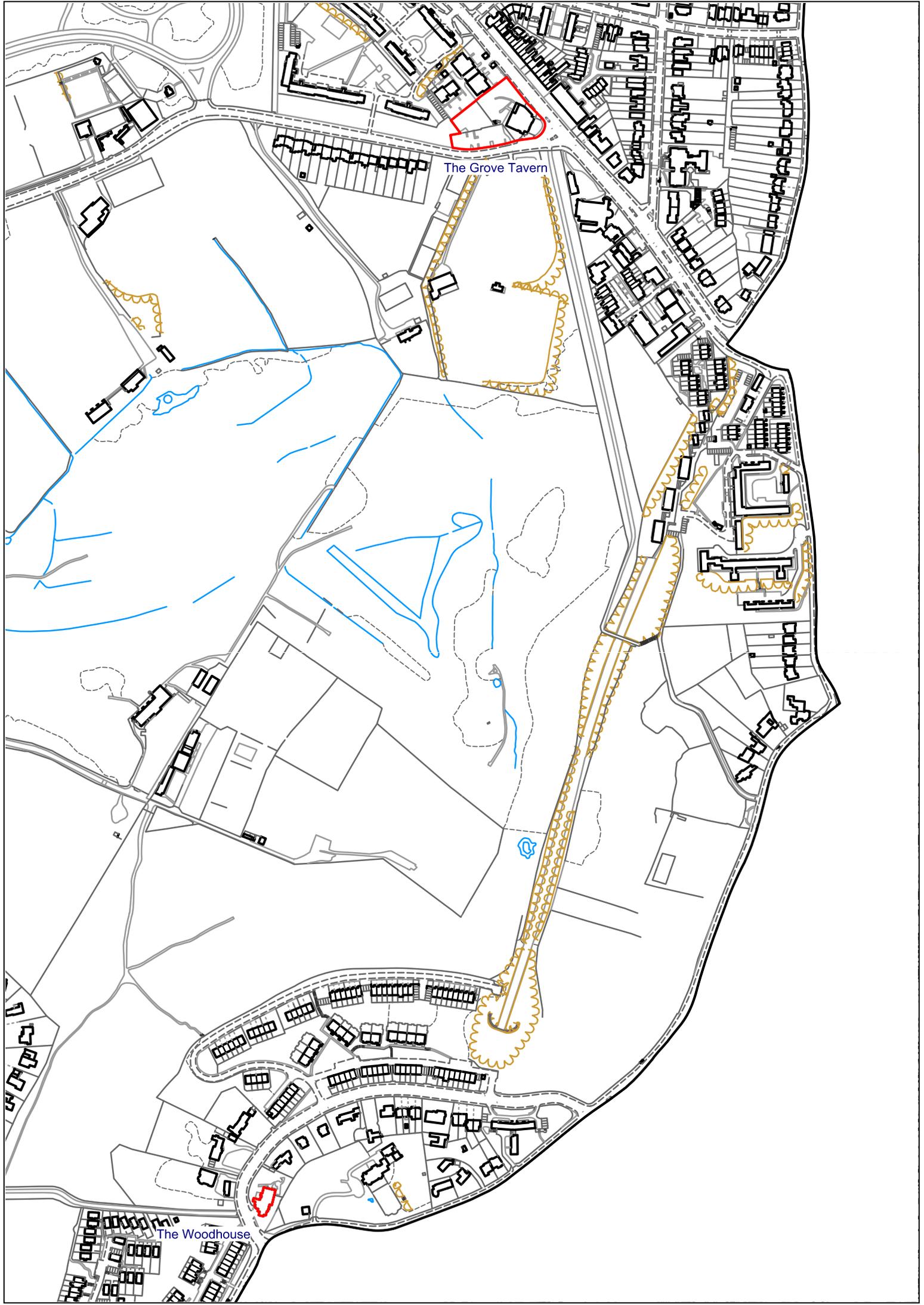
The Beer Shop London

Old Nuns Head

MAN OF KENT

THE CLOCKHOUSE

The Ivy House



The Grove Tavern

The Woodhouse

# Schedule 2

## Article 4 Directions: Public houses

No.	Title
Appendix A	Draft Article 4 Directions to withdraw Permitted Development Rights granted by the Town and Country Planning (General Permitted Development) Order 2015 (as amended)
Appendix B	Map of open and closed pubs in Southwark
Appendix C	Schedule of pubs subject to proposed Article 4 Direction
Appendix D	Maps of public houses subject to proposed Article 4 Direction
Appendix E	Equalities analysis

2. Pubs subject to Article 4 Alteration only

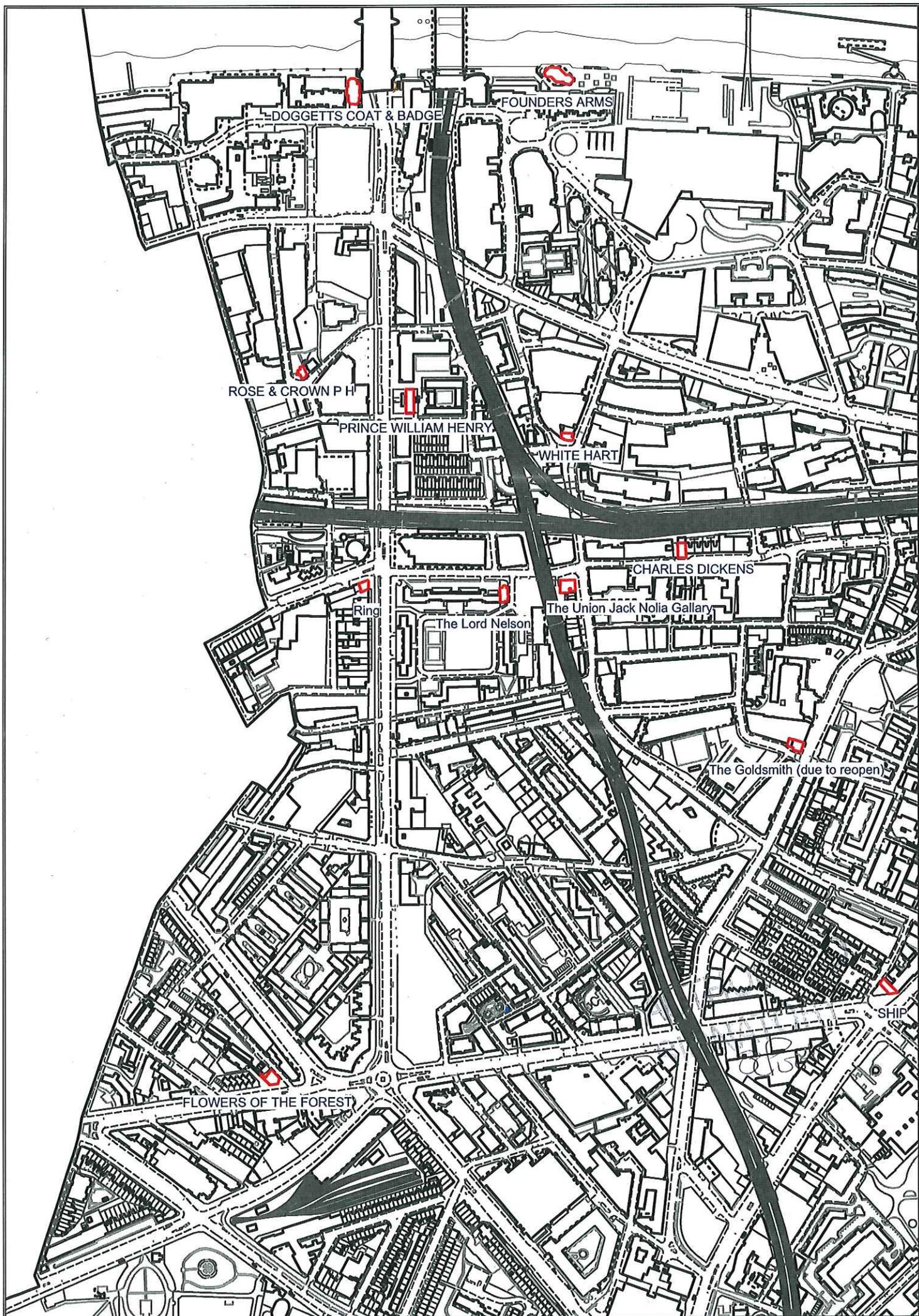


# Schedule 2

## Article 4 Directions: Public houses

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Appendix E	Equalities analysis

### 3. Pubs subject to Article 4 Change of Use, Demolition and Alteration



DOGGETTS COAT & BADGE

FOUNDERS ARMS

ROSE & CROWN P H

PRINCE WILLIAM HENRY

WHITE HART

CHARLES DICKENS

Ring

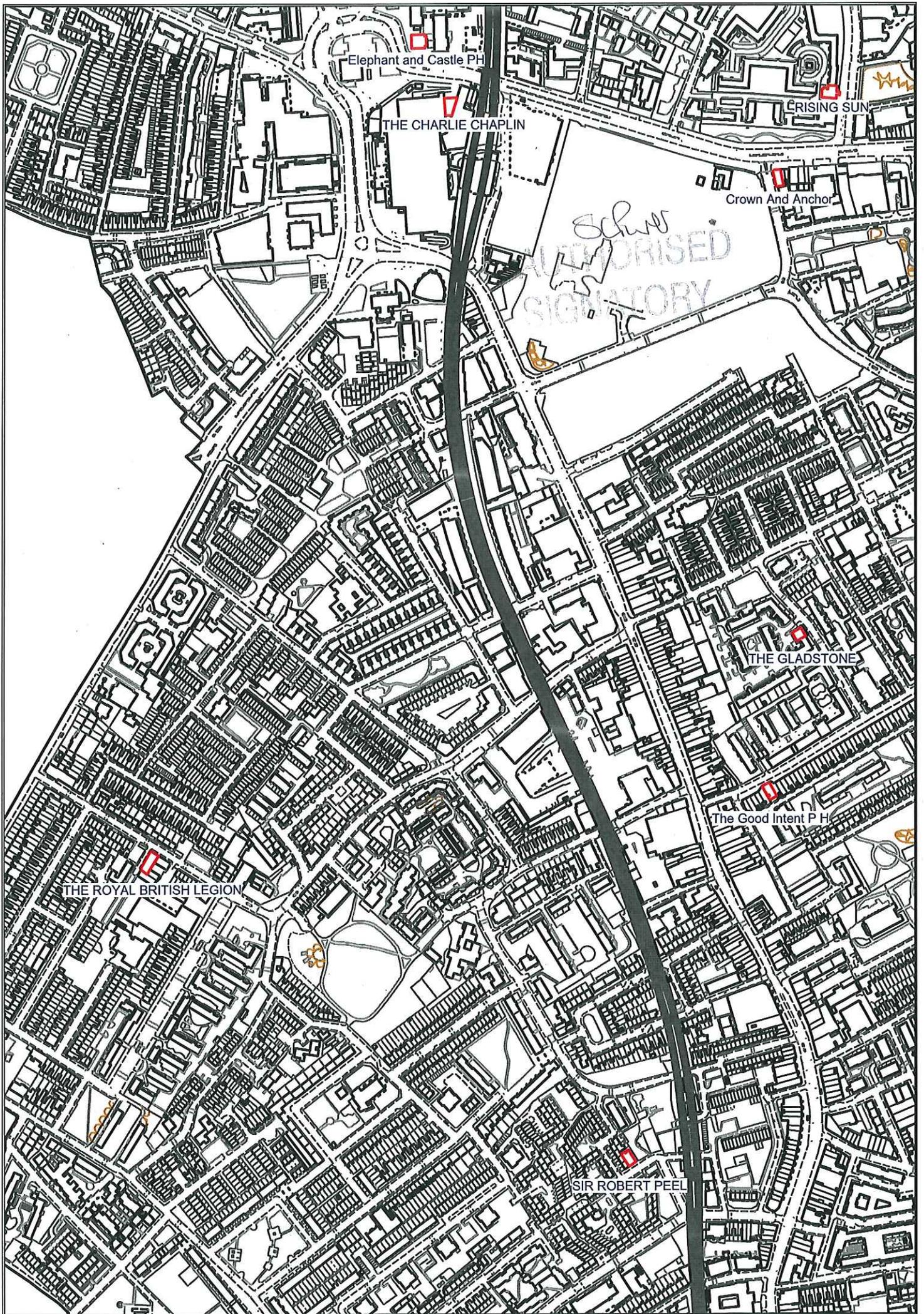
The Lord Nelson

The Union Jack Nolia Gallery

The Goldsmith (due to reopen)

FLOWERS OF THE FOREST

SHIP



Elephant and Castle P.H.

THE CHARLIE CHAPLIN

CRISING SUN

Crown And Anchor

Schw...  
UNDISCOVERED  
SIGNATORY

THE GLADSTONE

THE ROYAL BRITISH LEGION

The Good Intent P.H.

SIR ROBERT PEEL



CANTERBURY ARMS

*J.P. Park*

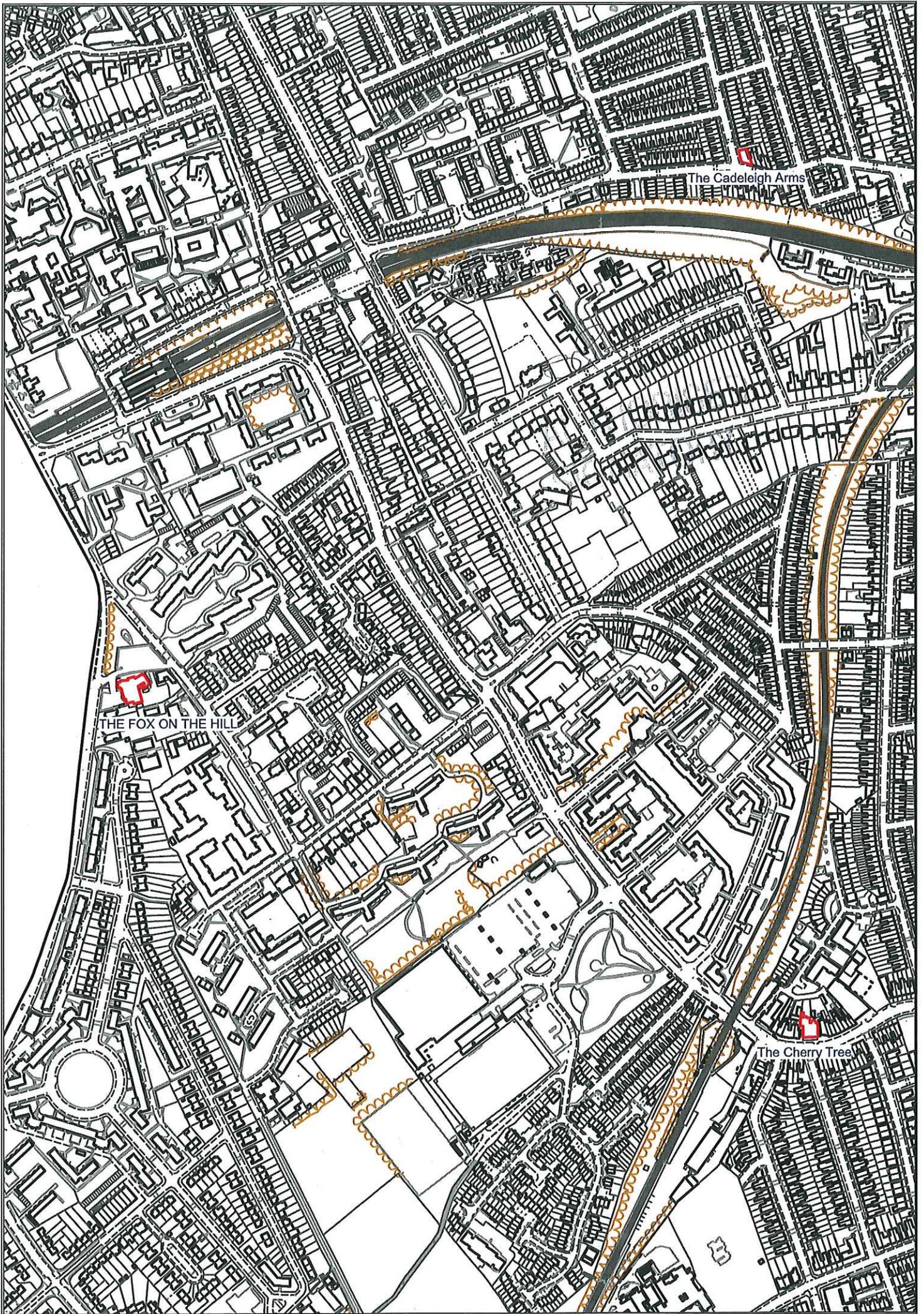
British Queen

Nags Head PH

Bear (formerly Jack Beards; Station)

Stormbird

Crooked Well (formerly Kerfield)



The Cadeleigh Arms

THE FOX ON THE HILL

The Cherry Tree

*EFW*  
AUTHORISED  
SIGNATORY

Dee Dee's Jazz and the Funk

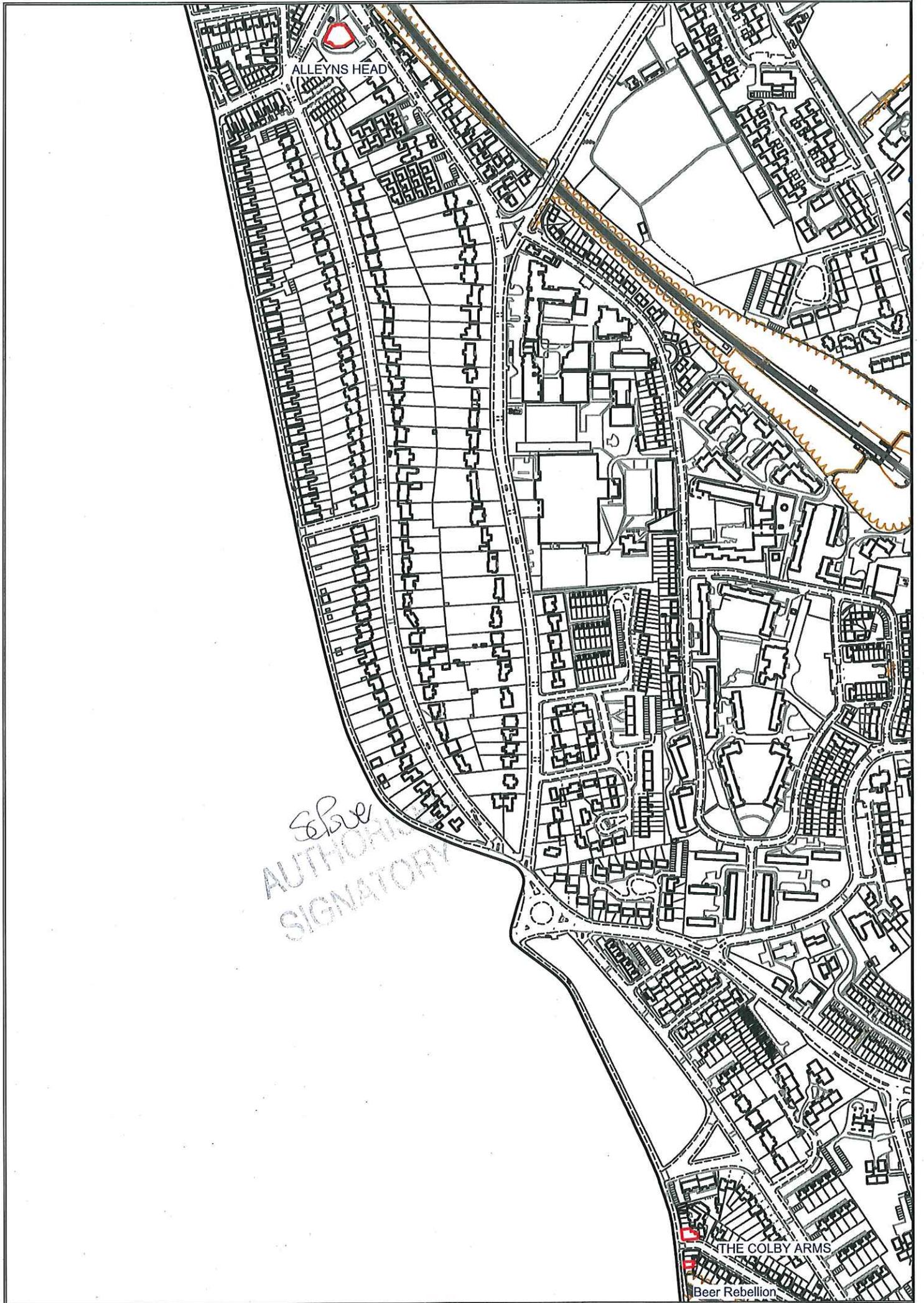


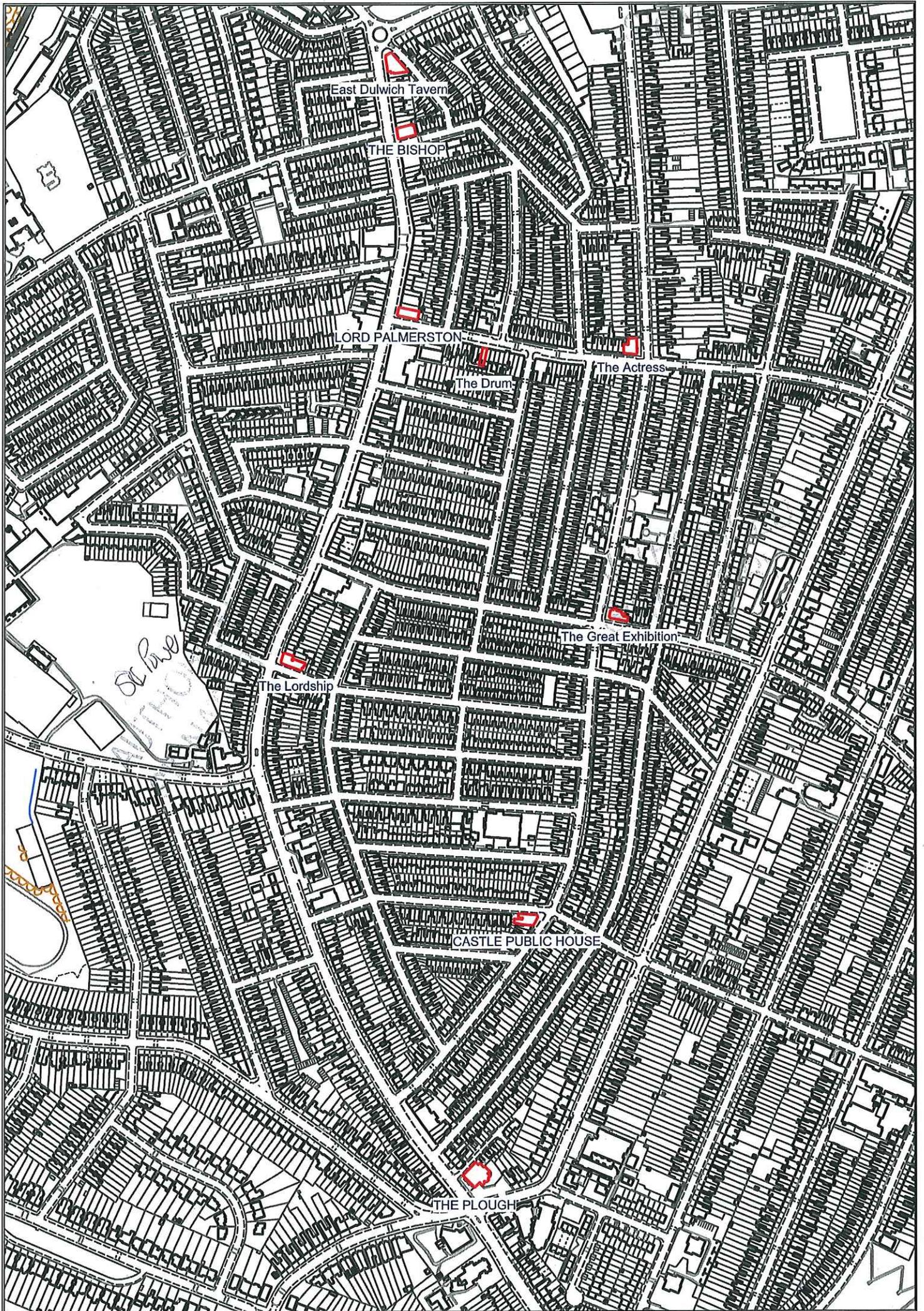
ALLEYNS HEAD

*Sebe*  
AUTHORISED  
SIGNATORY

THE COLBY ARMS

Beer Rebellion





East Dulwich Tavern

THE BISHOP

LORD PALMERSTON

The Drum

The Actress

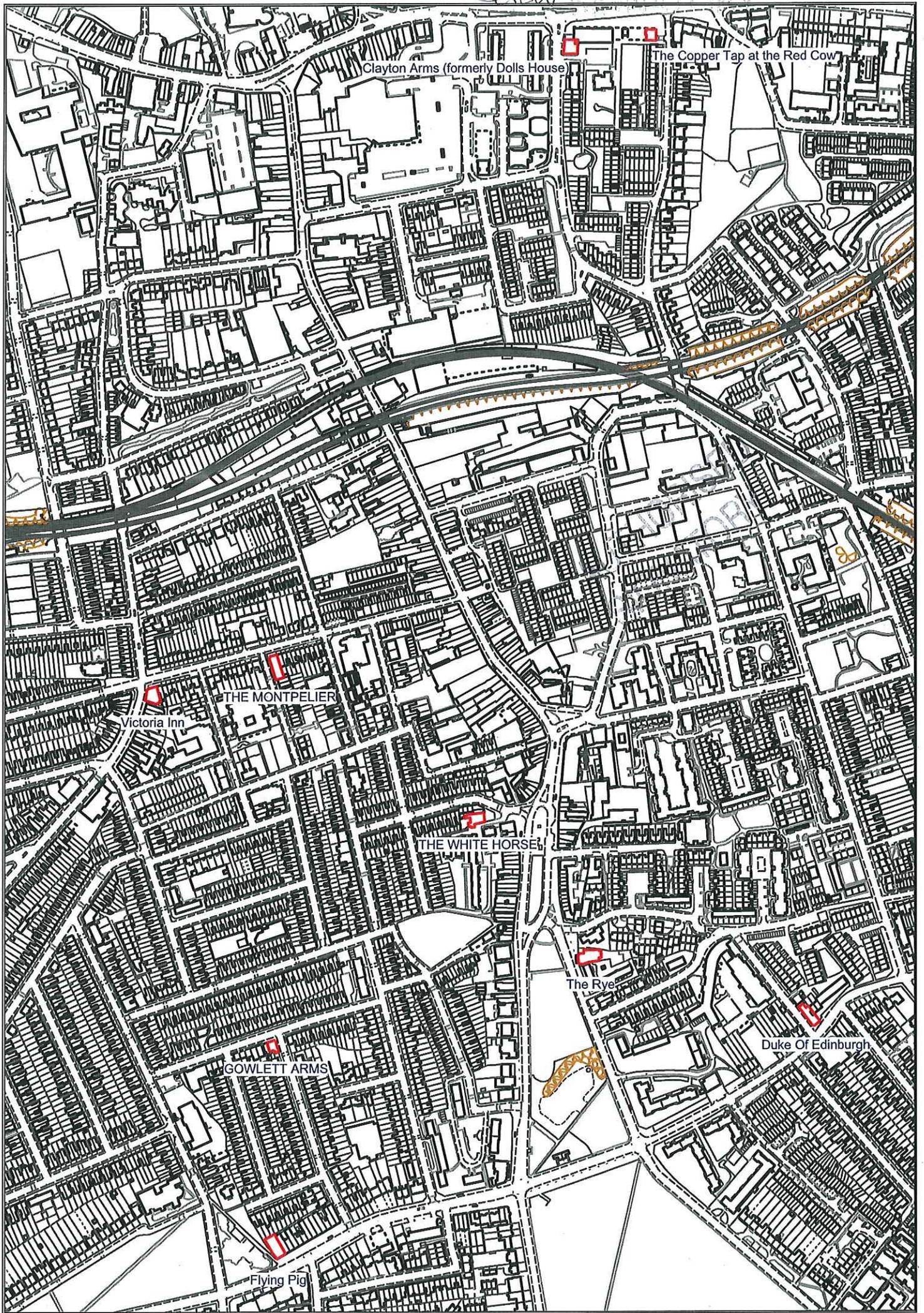
The Great Exhibition

The Lordship

CASTLE PUBLIC HOUSE

THE PLOUGH

St. Peter's



Clayton Arms (formerly Dolls House)

The Copper Tap at the Red Cow

THE MONTPELIER

Victoria Inn

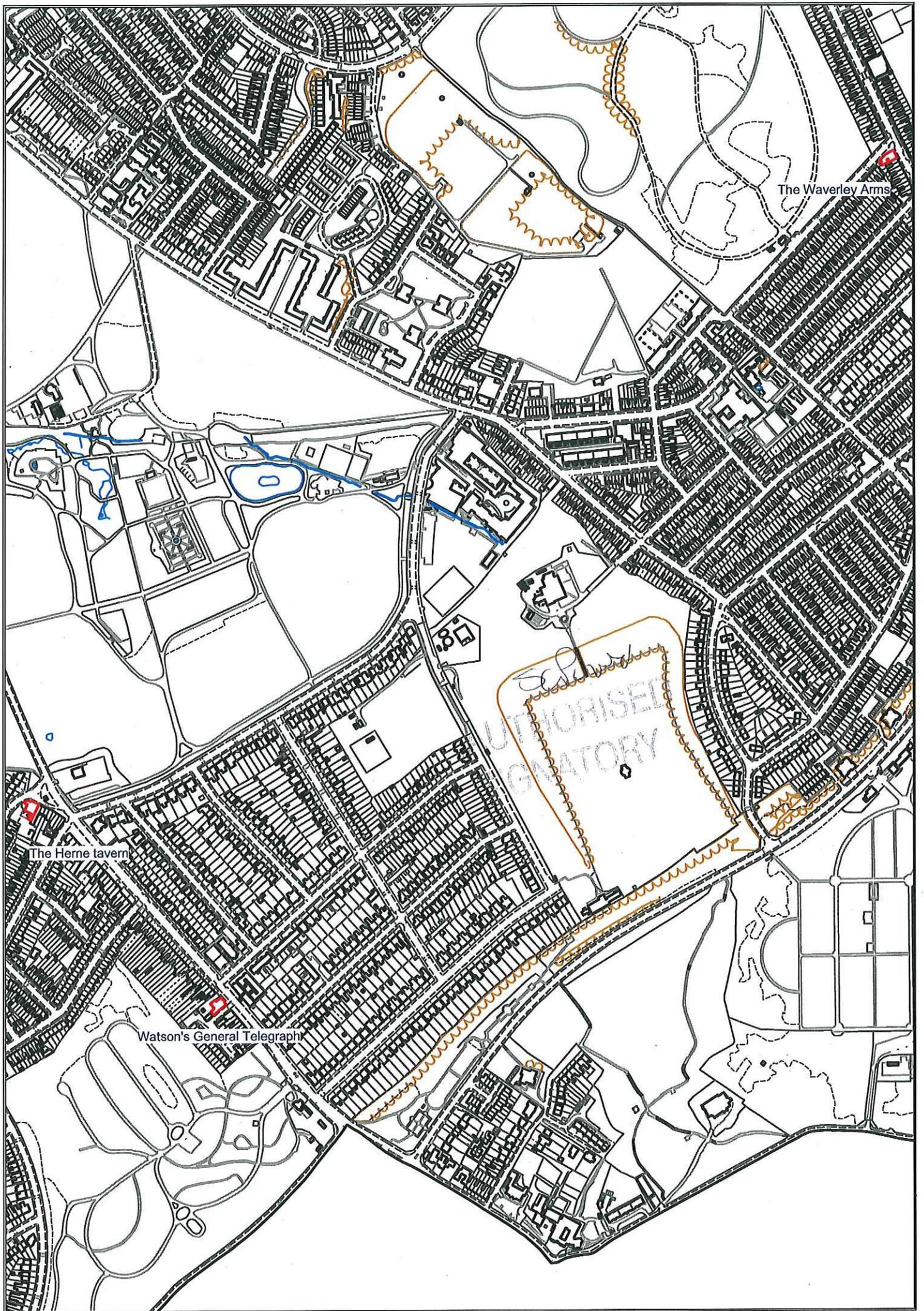
THE WHITE HORSE

The Rye

Duke Of Edinburgh

GOWLETT ARMS

Flying Pig

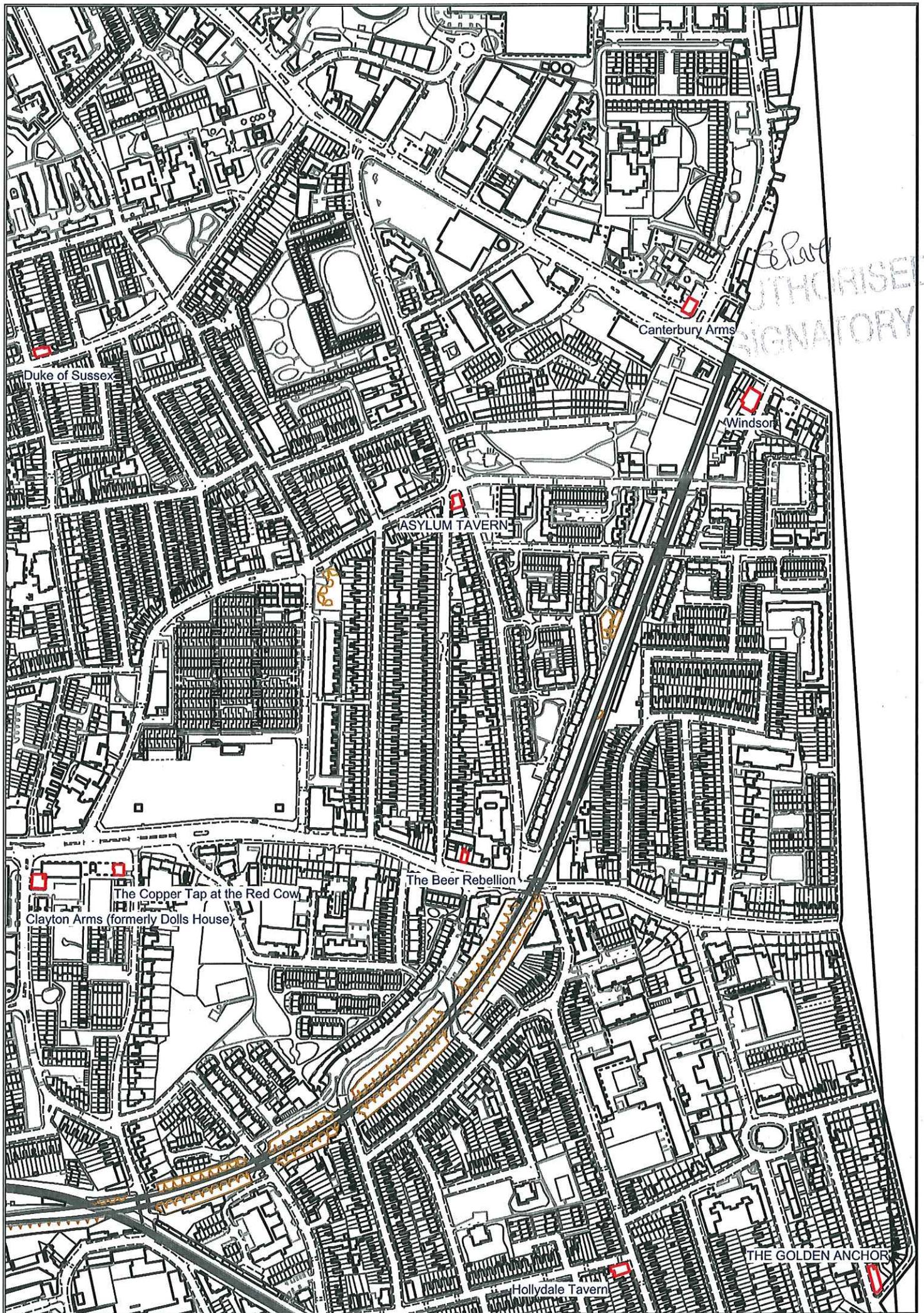


The Waverley Arms

The Herne tavern

Watson's General Telegraph

UNTHORISED GNATORY



UNAUTHORISED  
SIGNATORY

Duke of Sussex

Canterbury Arms

Windsor

ASYLUM TAVERN

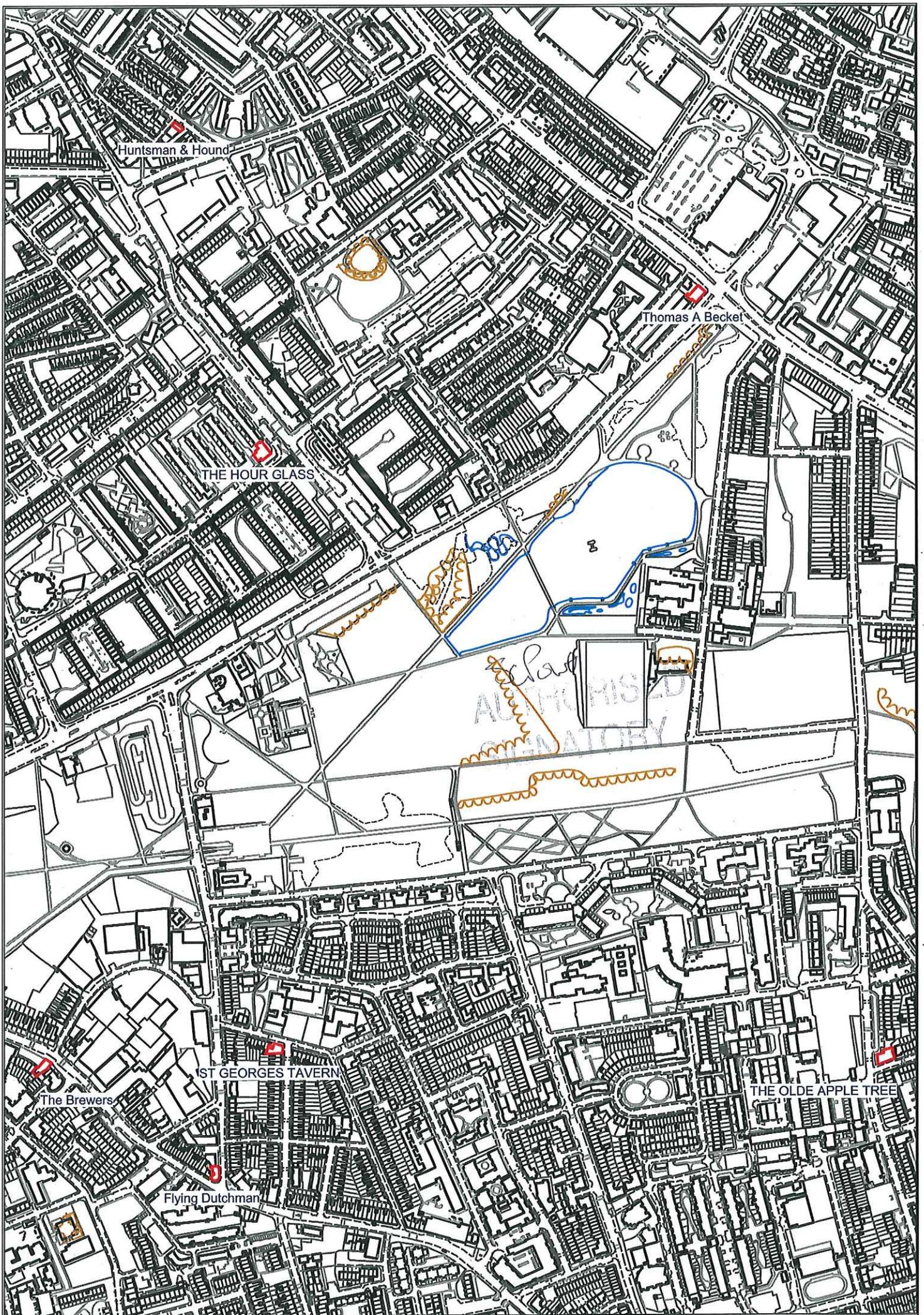
The Bear Rebellion

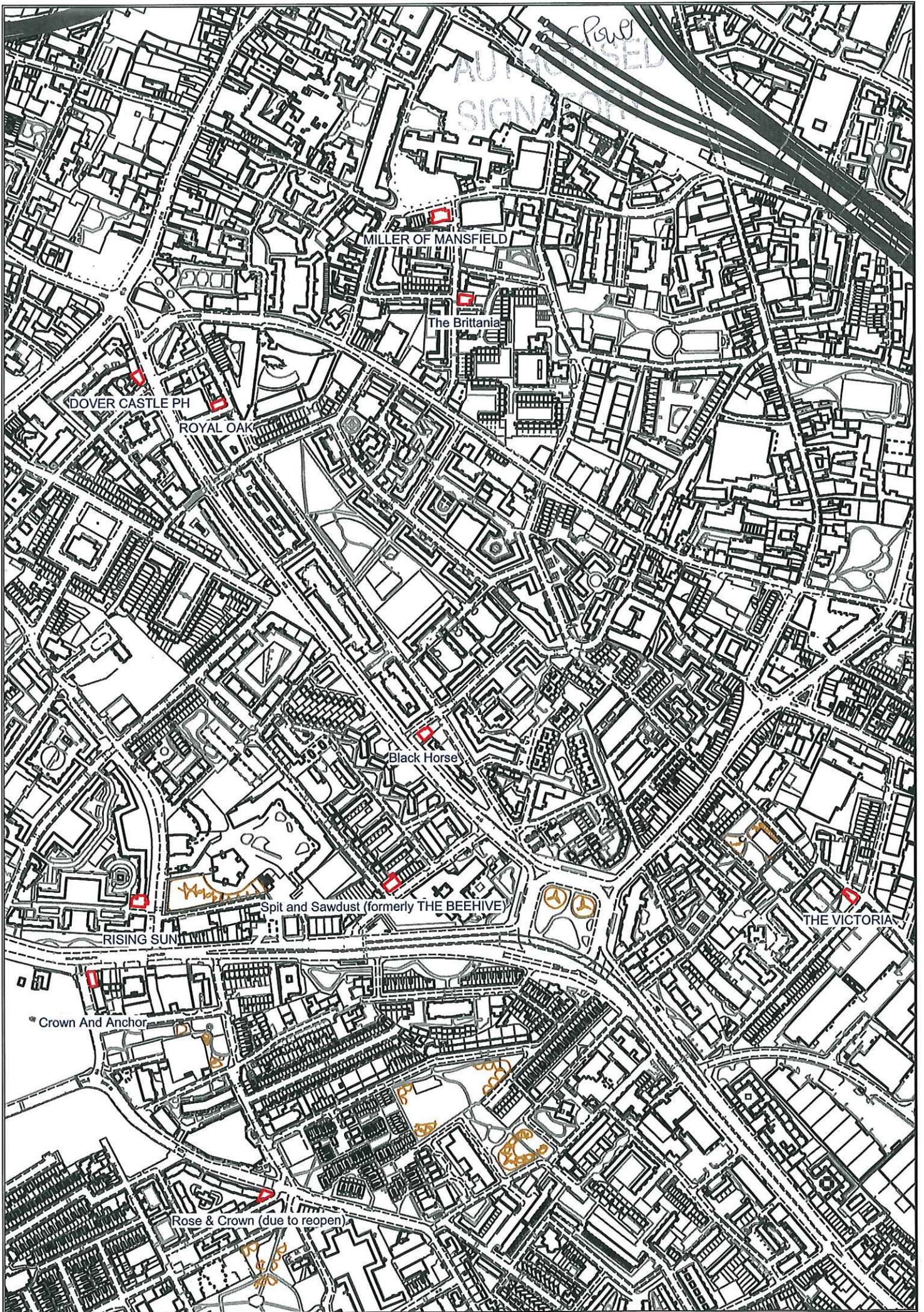
The Copper Tap at the Red Cow

Clayton Arms (formerly Dolls House)

Hollydale Tavern

THE GOLDEN ANCHOR





AUGUST SIGNAGE

Paul

MILLER OF MANSFIELD

The Britannia

DOVER CASTLE PH

ROYAL OAK

Black Horse

Spit and Sawdust (formerly THE BEEHIVE)

RISING SUN

THE VICTORIA

Crown And Anchor

Rose & Crown (due to reopen)

*Edwards*  
AUTHORISED  
SIGNATORY



Ship And Camel

MARQUIS OF WELLINGTON

The Gregorian

St James of Bermondsey

STANLEY ARMS PUBLIC HOUSE

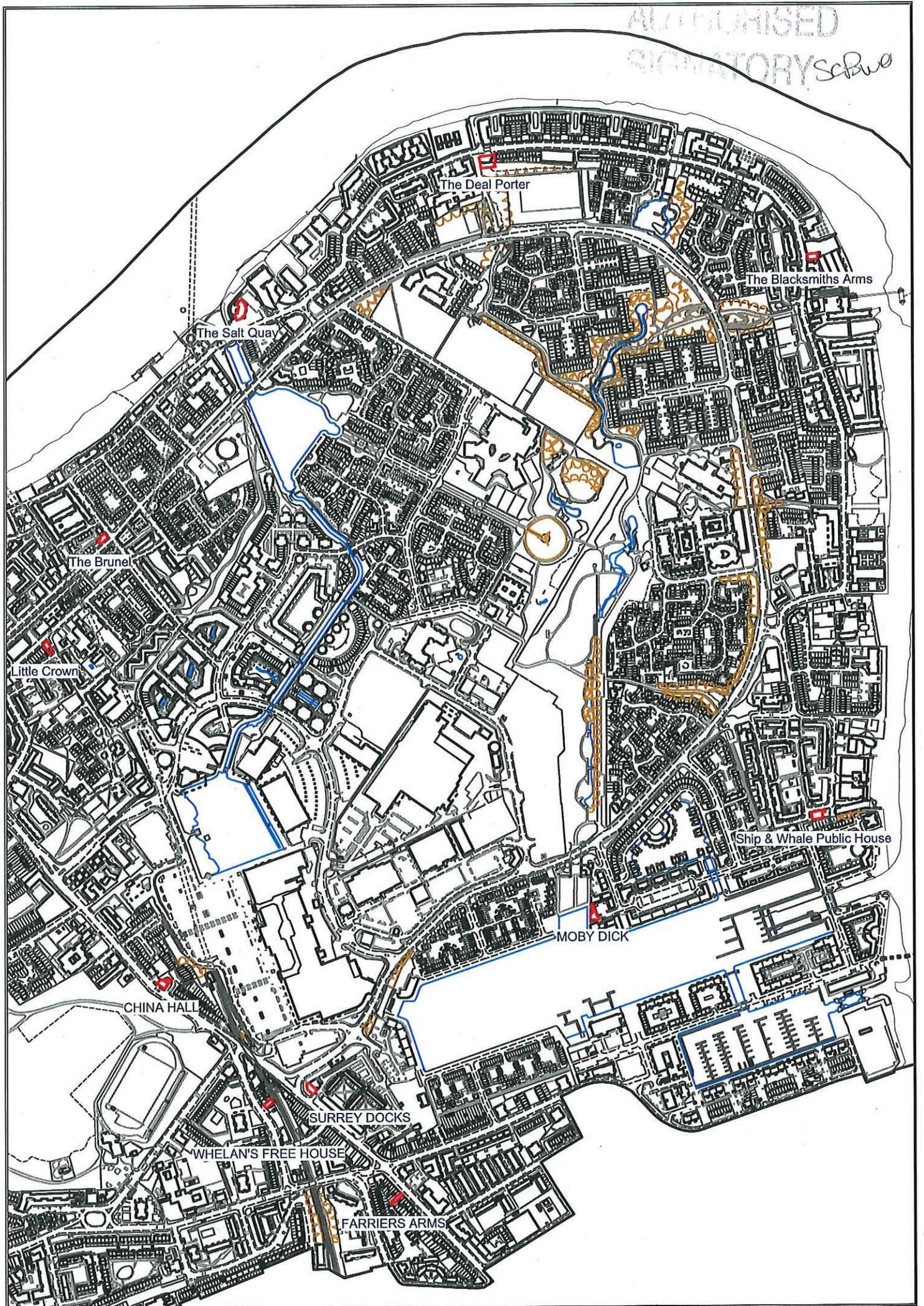
The Grange

QUEEN VICTORIA

THE BLUE ANCHOR P H

ANCIENT FORESTERS

AUTHORISED  
SIGNATORY *ScBw*

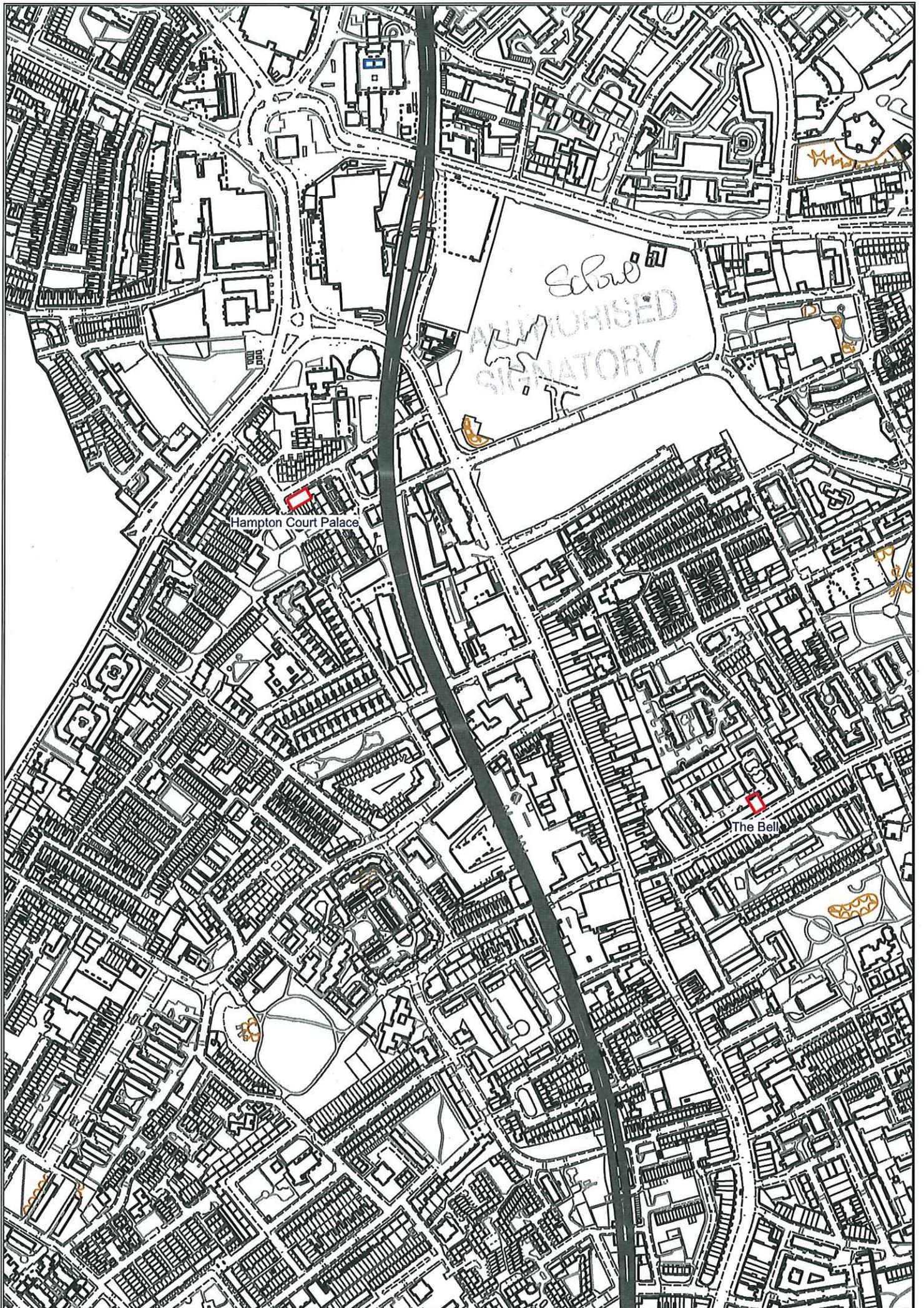


# Schedule 2

## Article 4 Directions: Public houses

No.	Title
Appendix A	Draft Article 4 Directions to withdraw Permitted Development Rights granted by the Town and Country Planning (General Permitted Development) Order 2015 (as amended)
Appendix B	Map of open and closed pubs in Southwark
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Appendix D	Maps of public houses subject to proposed Article 4 Direction
Appendix E	Equalities analysis

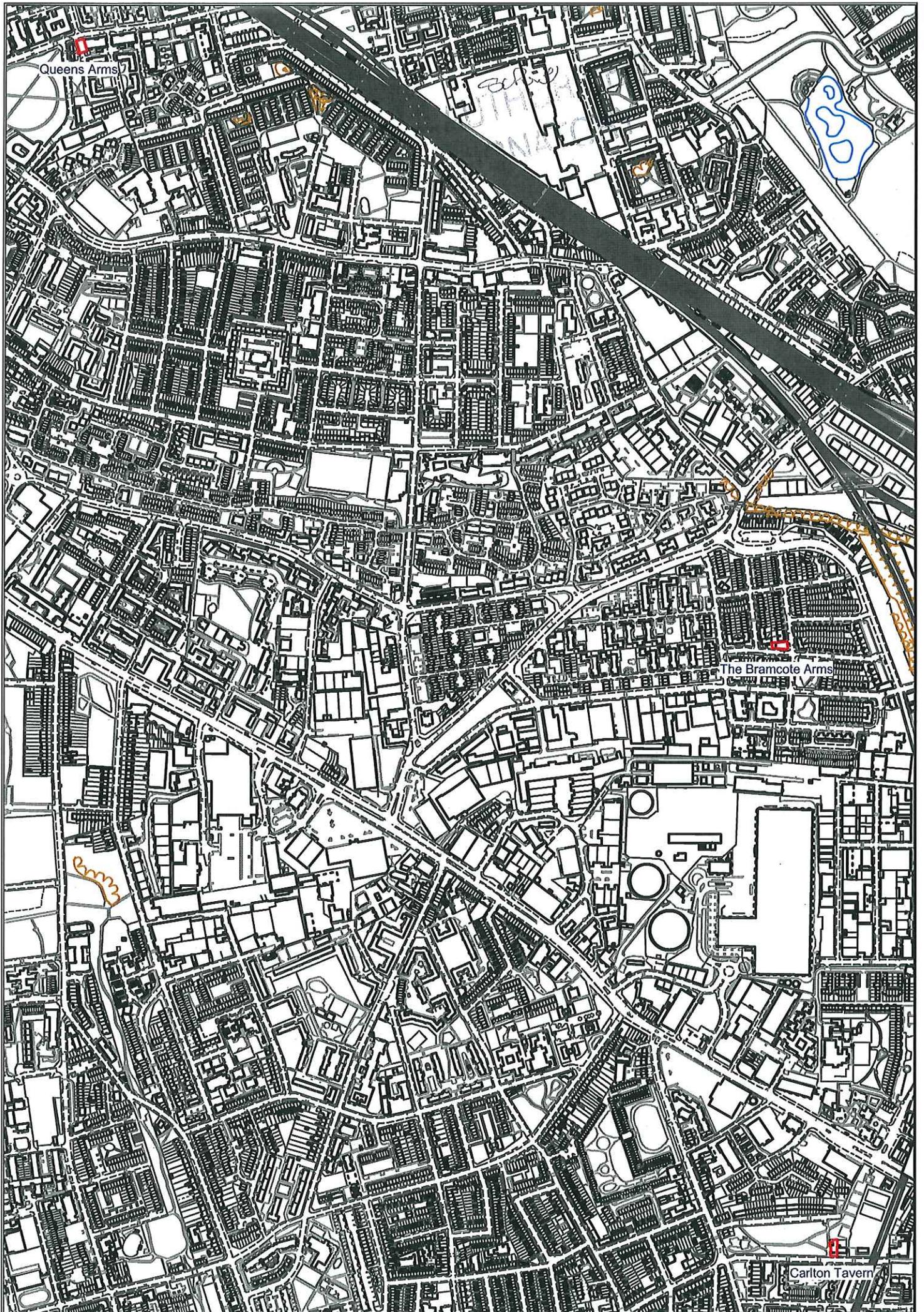
4. Pubs subject to Article 4 Demolition and Alteration only



Hampton Court Palace

School  
UNAPPORTIONED  
SIGNATORY

The Bell



Queens Arms

The Bramcote Arms

Carlton Tavern

## Article 4 Directions: Public Houses

No.	Title
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Appendix E	Equalities Analysis
Appendix F	Consultation Report

## Appendix E: Equalities Analysis

August 2017

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**Section 1: Equality analysis details**

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<b>Proposed policy/decision/business plan to which this equality analysis relates</b>	Article 4 Direction to withdraw permitted development rights associated with the change of use, demolition and alteration of public houses in Southwark
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<b>Equality analysis author</b>	Mark Spence				
<b>Strategic Director:</b>	Simon Bevan				
<b>Department</b>	Chief Executive	<b>Division</b>	Planning Policy		
<b>Period analysis undertaken</b>	August 2017				
<b>Date of review (if applicable)</b>	This updated Equalities Analysis Constitutes are review of the Equalities Analysis prepared when making the direction.				
<b>Sign-off</b>	Simon Bevan	<b>Position</b>	Director of Planning	<b>Date</b>	August 2017

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## Section 2: Brief description of policy/decision/business plan

### 2.1 Brief description of policy/decision/business plan

This equalities analysis report supports the report to Planning Committee on 4<sup>th</sup> September 2017 which requests confirmation of the immediate Draft Article 4 Direction introduced on 17<sup>th</sup> March 2017 to withdraw the permitted development rights granted by the General Permitted Development Order 2015 (as amended) for changes of use, demolition and alteration of public houses in Southwark.

Public houses play an important role in the community and have unique historic characteristics which should be recognised as key social, cultural and heritage assets within local neighbourhoods. Nationally, the rate of public house closure has risen steadily. This increase has been exacerbated by a number of factors including the introduction of permitted development rights which allowed public houses to be changed to alternative uses or demolished.

The Council completed an assessment of all public houses across the borough based on an analysis of licensing data and planning applications relating to public houses. There are currently 164 public houses open in Southwark today (excluding bars / other Use Class A4 drinking establishments).

In total the borough has lost a third of all public houses that were present in the borough ten years ago. Over the last ten years 79 public houses in the borough have closed down and 54 of these have subsequently been lost to demolition or change of use (see Appendix B). The council now have ten public houses which are designated as Assets of Community Value (ACVs) reflecting the aspiration from the local community to protect local public houses from redevelopment or change of use.

A Local Planning Authority (LPA) may introduce an Article 4 Direction to remove permitted development rights where the impact of development brought forward under provisions in the General Permitted Development Order (GDPO) (2015) (as amended) cause harm.

The Planning Committee resolved to make an Immediate Article 4 Direction to protect traditional public houses across the borough in recognition of their unique community and historic value. The Immediate Article 4 Direction: Public Houses; came into effect on 13<sup>th</sup> March 2017 and relates to development consisting of the change of use, demolition or alteration of public houses in respect of:

- General Permitted Development Order 2015 (as amended)
- Schedule 2, Part 2, Class A and Class C (alteration or construction of any means of enclosure or any exterior painting)
- Schedule 2, Part 3, Class A and Class B (changes of use to shops (A1), financial and professional services (A2), restaurants or cafes (A3))
- Schedule 2, Part 11, Class B and Class C (demolition of buildings or means of enclosure).

**Section 3: Overview of service users and key stakeholders consulted**

<b>3. Service users and stakeholders</b>	
<b>Key users of the department or service</b>	<p>Planning is a statutory function carried out by local authorities. The development of planning policies and the impacts of planning decisions can affect everyone with an interest in land in the borough. This can include residents, landowners, developers, local businesses and their employees, community organisations, statutory consultees and interest groups.</p>
<b>Key stakeholders were/are involved in this policy/decision/business plan</b>	<p>Key stakeholders involved in this proposal include:</p> <p>Cabinet Member for Regeneration and New Homes, Southwark Councillors, Overview and Scrutiny Committee, Development Management and Planning Policy officers, Property division, Southwark Health and Well-being Working Group.</p> <p>The Development Management team will be responsible for monitoring the Article 4 Directions and to determine any subsequent planning applications submitted for change of use.</p> <p>The Planning Policy team have received corporate equalities training and Equalities Analysis report writing training. A number of the service deliverers within the Council will also have received corporate equalities training.</p>

**Section 4: Pre-implementation equality analysis**

This section considers the potential impact (positive and negative) of the proposals on the key 'protected characteristics' in the Equality Act 2010 and Human Rights Act. The Planning Committee report sets out detail on the local data and other equality information on which the analysis is based and mitigating actions to be taken.

The confirmation of the Article 4 Directions does not have a direct impact on any groups with protected characteristics. Decisions on planning applications made as a result of the direction may have a potential impact on certain protected characteristics.

It is considered however that the effect of the direction will promote good relations between people who do not share the protected characteristic and those who do, in that it is likely to result in a more balanced and mixed community.

**Age** - Where this is referred to, it refers to a person belonging to a particular age (e.g. 32 year olds) or range of ages (e.g. 18 - 30 year olds).

**Potential impacts (positive and negative) of proposed policy/decision/business plan**

The confirmation of the Article 4 Directions and the requirement for planning permission is to help prevent the loss of public houses as heritage and community assets in the borough.

Public houses often provide a number of community benefits and act as a social hub for residents in the local area. Pubs often host events, games, sports clubs, live music and live sport. They act as landmark buildings in the neighbourhood context and often have a rich history and architectural value. Public houses contribute to the vitality and viability of town centres, offering complementary services to the retail environment and the evening economy.

Whilst drinking alcohol in public houses is legal only for those over the age of 18, many pubs now focus on family friendly dining, private family functions, children's play areas and outside terraces suitable for all ages. Additionally adults benefit from the sense of community and social interactions that pubs can offer, particularly where they host sports clubs, games, events and live music.

The Article 4 Directions will help to ensure that a key part of community infrastructure is maintained in the borough which supports the needs of all age groups in society. Overall there will be a positive impact on for all age groups.

**Equality information on which above analysis is based**

This Equalities Analysis has also been informed by previous equalities analyses undertaken for planning policy documents, our evidence base documents and our local knowledge and expertise.

**Mitigating actions to be taken**

The above analysis highlights that the implementation of the Article 4 Direction will largely give rise to positive impacts.

**Disability** - A person has a disability if s/he has a physical or mental impairment which has a substantial and long-term adverse effect on that person's ability to carry out normal day-to-day activities.

**Possible impacts (positive and negative) of proposed policy/decision/business plan**

The confirmation of the Article 4 Directions and the requirement for planning permission is to help prevent the loss of public houses as heritage and community assets in the borough. Local pubs, particularly those in neighbourhood focal points, act as local community facilities which benefit all groups, including those with physical or mental disabilities.

**Equality information on which above analysis is based**

This Equalities Analysis has also been informed by previous equalities analyses undertaken for planning policy documents, our evidence base documents and our local knowledge and expertise.

**Mitigating actions to be taken**

The above analysis highlights that the implementation of the Article 4 Directions will largely give rise to positive impacts.

**Gender reassignment** - The process of transitioning from one gender to another.

**Possible impacts (positive and negative) of proposed policy/decision/business plan**

No identifiable impacts are identified on this group as a result of confirmation of the Article 4 Directions.

The Article 4 Directions will help to ensure that public houses offering heritage and community assets in the borough are maintained. Overall there will be a positive impact on for all equality groups.

**Equality information on which above analysis is based.**

This Equalities Analysis has also been informed by previous equalities analyses undertaken for planning policy documents, our evidence base documents and our local knowledge and expertise.

**Mitigating actions to be taken**

The above analysis highlights that the implementation of the Article 4 Directions will largely give rise to positive impacts.

**Marriage and civil partnership** - Marriage is defined as a 'union between a man and a woman' or between two persons of the same sex. Same-sex couples can also have their relationships legally recognised as 'civil partnerships'. Civil partners must be treated the same as married couples on a wide range of legal matters. **(Only to be considered in respect to the need to eliminate discrimination.**

**Possible impacts (positive and negative) of proposed policy/decision/business plan**

No identifiable impacts are identified on this group as a result of the confirmation of the Article 4 Directions.

The Article 4 Directions will help to ensure that public houses offering heritage and community assets in the borough are maintained. Overall there will be a positive impact on for all equality groups.

<b>Equality information on which above analysis is based</b>
This Equalities Analysis has also been informed by previous equalities analyses undertaken for planning policy documents, our evidence base documents and our local knowledge and expertise.
<b>Mitigating actions to be taken</b>
The above analysis highlights that the implementation of the Article 4 Directions will largely give rise to positive impacts.

<b>Pregnancy and maternity</b> - Pregnancy is the condition of being pregnant or expecting a baby. Maternity refers to the period after the birth, and is linked to maternity leave in the employment context. In the non-work context, protection against maternity discrimination is for 26 weeks after giving birth, and this includes treating a woman unfavourably because she is breastfeeding.
<b>Possible impacts (positive and negative) of proposed policy/decision/business plan</b>
No identifiable impacts are identified on this group as a result of the implementation of the Article 4 Directions.  The Article 4 Directions will help to ensure that public houses offering heritage and community assets in the borough are maintained. Overall there will be a positive impact on for all equality groups.
<b>Equality information on which above analysis is based</b>
This Equalities Analysis has also been informed by previous equalities analyses undertaken for planning policy documents, our evidence base documents and our local knowledge and expertise.
<b>Mitigating actions to be taken</b>
The above analysis highlights that the implementation of the Article 4 Directions will largely give rise to positive impacts.

<b>Race</b> - Refers to the protected characteristic of Race. It refers to a group of people defined by their race, colour, and nationality (including citizenship) ethnic or national origins.
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**Possible impacts (positive and negative) of proposed policy/decision/business plan**

Public houses often provide a number of community benefits and act as a social hub for residents in the local area. Public houses contribute to the vitality and viability of town centres, offering complementary services to the retail environment and the evening economy. Some public houses celebrate particular sectors of the community through food menus, music or events, open to all, and may be popular with specific ethnic groups. The loss of pubs as community assets or meeting places may have a negative impact on particular community or ethnic groups.

The Article 4 Directions will help to ensure that public houses offering heritage and community assets in the borough are maintained. Overall there will be a positive impact on for all equality groups.

**Equality information on which above analysis is based**

This Equalities Analysis has also been informed by previous equalities analyses undertaken for planning policy documents, our evidence base documents and our local knowledge and expertise.

**Mitigating actions to be taken**

The above analysis highlights that the implementation of the Article 4 Directions will largely give rise to positive impacts.

**Religion and belief** - Religion has the meaning usually given to it but belief includes religious and philosophical beliefs including lack of belief (e.g. Atheism). Generally, a belief should affect your life choices or the way you live for it to be included in the definition.

**Possible impacts (positive and negative) of proposed policy/decision/business plan**

No identifiable impacts are identified on this group as a result of the confirmation of the Article 4 Directions.

The Article 4 Directions will help to ensure that public houses offering heritage and community assets in the borough are maintained. Overall there will be a positive impact on for all equality groups.

**Equality information on which above analysis is based**

This Equalities Analysis has also been informed by previous equalities analyses undertaken for planning policy documents, our evidence base documents and our local knowledge and expertise.

**Mitigating actions to be taken**

The above analysis highlights that the implementation of the Article 4 Directions will largely give rise to positive impacts.

**Sex** - A man or a woman.

**Possible impacts (positive and negative) of proposed policy/decision/business plan**

No identifiable impacts are identified on this group as a result of the confirmation of the Article 4 Directions.

The Article 4 Directions will help to ensure that public houses offering heritage and community assets in the borough are maintained. Overall there will be a positive impact on for all equality groups.

**Equality information on which above analysis is based**

This Equalities Analysis has also been informed by previous equalities analyses undertaken for planning policy documents, our evidence base documents and our local knowledge and expertise.

**Mitigating actions to be taken**

The above analysis highlights that the implementation of the Article 4 Directions will largely give rise to positive impacts.

**Sexual orientation** - Whether a person's sexual attraction is towards their own sex, the opposite sex or to both sexes

**Possible impacts (positive and negative) of proposed policy/decision/business plan**

Public houses often provide a number of community benefits and act as a social hub for residents in the local area. Public houses contribute to the vitality and viability of town centres, offering complementary services to the retail environment and the evening economy. Some public houses celebrate particular sectors of the community which may include the LGBTQ+ community. The loss of pubs as community assets or meeting places may have a negative impact on people with this protected characteristic.

The Article 4 Directions will help to ensure that public houses offering heritage and community assets in the borough are maintained. Overall there will be a positive impact on for all equality groups.

**Equality information on which above analysis is based**

This Equalities Analysis has also been informed by previous equalities analyses undertaken for planning policy documents, our evidence base documents and our local knowledge and expertise.

**Mitigating actions to be taken**

The above analysis highlights that the implementation of the Article 4 Directions will largely give rise to positive impacts.

**Human Rights**

There are 16 rights in the Human Rights Act. Each one is called an Article. They are all taken from the European Convention on Human Rights. The Articles are The right to life, Freedom from torture, inhuman and degrading treatment, Freedom from forced labour , Right to Liberty, Fair trial, Retrospective penalties, Privacy, Freedom of conscience, Freedom of expression, Freedom of assembly, Marriage and family, Freedom from discrimination and the First Protocol

**Possible impacts (positive and negative) of proposed policy/decision/business plan**

The Council has carefully considered the balance to be struck between individual rights and the wider public interest. The rights of those affected by the proposed Article 4 Directions have been considered under the Human Rights Act 1998 and it has been determined that none of the Articles will be triggered.

**Information on which above analysis is based**

Section 6 of the Human Rights Act 1998 prohibits public authorities from acting in a way which is incompatible with the European Convention on Human Rights (ECHR). Various Convention rights may be engaged in the process of making and considering the Article 4 Directions, including under Articles 1 and 8 of the First Protocol. The European Court has recognised that “regard must be had to the fair balance that has to be struck between the competing interests of the individual and of the community as a whole”. Both public and private interests are to be taken into account in the exercise of the Council’s powers and duties as a local planning authority. Any interference with a Convention Right must be necessary and proportionate.

**Mitigating actions to be taken**

N/A

**Section 5: Further actions and objectives**

<b>5. Further actions</b>			
Based on the initial analysis above, please detail the key areas identified as requiring more detailed analysis or key mitigating actions.			
<b>Number</b>	<b>Description of Issue</b>	<b>Action</b>	<b>Timeframe</b>
1	<p>This equalities analysis assesses the impact of confirming the Article 4 Direction on protected characteristics. The decision to introduce the Direction was made in March 2017. No issues relating to equalities have been raised during consultation.</p> <p>Guidance suggests that the need and effectiveness for Article 4 Directions should be monitored at regular intervals. This would be subject to committee approval but would suggest a yearly review is appropriate. This does not need to be reflected in any recommendations at this stage.</p>	Tbc	Tbc

## Appendix F: Consultation Report

August 2017

### Article 4 Direction: Public Houses

#### Consultation Report

No.	Title
Appendix A	Article 4 Directions to withdraw Permitted Development Rights granted by the Town and Country Planning (General Permitted Development) Order 2015 (as amended)
Appendix B	Map of open and closed pubs in Southwark
Appendix C	Schedule of pubs subject to the Article 4 Direction
Appendix D	Maps of public houses subject to the Article 4 Direction
Appendix E	Equalities analysis
Appendix F	Consultation Report

**Consultation report** on the representation period for the Article 4 Direction to remove Permitted Development rights associated with public houses.

For:

**Confirmation of Article 4 Direction to withdraw the permitted development rights granted under the General Permitted Development Order 2015 (as amended)**

**August 2017**

## **Introduction**

1. This report sets out the consultation the council undertook as a result of introducing the Immediate Article 4 Direction to remove permitted development rights associated with public houses with respect to:
  - General Permitted Development Order 2015 (as amended)
  - Schedule 2, Part 2, Class A and Class C (alteration or construction of any means of enclosure or any exterior painting)
  - Schedule 2, Part 3, Class A and Class B (changes of use to shops (A1), financial and professional services (A2), restaurants or cafes (A3))
  - Schedule 2, Part 4, Class D (change of use to business (B1) for 2 years)
  - Schedule 2, Part 11, Class B and Class C (demolition of buildings or means of enclosure).
2. Permitted development rights fall under the General Permitted Development Order 2015 (as amended).

## **Background information**

3. The Article 4 Direction: Public Houses was introduced on 17<sup>th</sup> March 2017. The Direction was introduced as an “immediate” Direction which meant that following the decision to introduce the Direction at planning committee, as soon as practicable the Directions would be introduced. This would enable the impacts of the previously permitted development right to be curtailed as soon as possible.
4. Introduction of the Direction curtails impacts brought about by the change of use, demolition or alteration to public houses carried out under permitted development. These applications must then be assessed against the policies in the development plan and any supporting guidance. Policies in the development plan and any supporting guidance.
5. The Council completed an assessment of public houses across the borough based on an analysis of licensing data and planning applications relating to public houses. There are currently 164 public houses open in Southwark today (excluding bars / other Use Class A4 drinking establishments).
6. Public houses play an important role in the community and have unique historic characteristics which should be recognised as key social, cultural and heritage assets. In total the borough has lost a third of all public houses that were present in the borough ten years ago. Over the last ten years 79 public houses in the borough have closed down and 54 of these have subsequently been lost to demolition or change of use. Negative impacts resulting from the loss of public houses are explored in further detail below.
7. The Planning Committee resolved to make an Immediate Article 4 Direction to protect traditional public houses across the borough in recognition of their unique community and historic value. The Direction came into effect on the 17<sup>th</sup> March 2017.
8. Any Article 4 Direction introduced by a Local Planning Authority (LPA) requires a minimum 21 days statutory representation period to enable representations to be submitted and considered by the council in making the Direction. For immediate Article 4 Directions the representation period happens alongside the introduction of the Direction itself, and representations received are considered when deciding to “confirm” the

Direction. Introducing an immediate Direction has other implications related to compensation claims. These implications are explored in the committee report to which this consultation report is appended. Following the statutory 21 days minimum representation period the council is obliged to consider all responses received during the period and make a decision as to whether “confirm” the direction. This decision must be taken within six months of the Direction being introduced. Should a decision not be taken to do this the immediate Direction introduced will lapse.

### **Consultation undertaken**

9. The representation period on the Article 4 Direction: Public Houses complied with the provisions set out under Article 4 (1) of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) and ran from 16<sup>th</sup> March to 27<sup>th</sup> April. Notice of the direction was made by:
  - Local advertisement in Southwark News (local press) on the 16<sup>th</sup> March 2017.
  - Mail-out to 4,000+ email addresses to the council’s planning policy consultation notification mailing list.
  - Article 4 Direction council webpages updated with relevant information on the Direction, the representation period, the planning committee report and other supporting documents available to view and download
  - Online Consultation Hub page which provided information on the Direction and a portal for submitting representations.
  
10. Initial communications for the representation period expressed a deadline for 27<sup>th</sup> April 2017, equating to a six week period from when the Direction was introduced on 13<sup>th</sup> March 2017. In practice, however, the council accepted late representations.

### **Summary of responses received**

11. Across the representation period the council received 37 responses to the introduction of the Article 4 Direction. Of these:
  - 32 were in support of the Direction (see paras 13 – 18 below)
  - Five objected to the Direction (see paras 19 – 22)
  - None have been discounted as N/A
  
12. The responses mainly comprised of issues and points which are relevant in deciding whether to confirm the Direction. The issues and points raised have been carefully considered and have informed the recommendation to confirm the Direction in the planning committee report to which this consultation report is appended. Where an issue raised through a representation was not considered relevant to the confirmation of the Direction it has not informed the recommendation. These instances have been noted within this report, including in section 17 below, in the summary tables in Appendices F1-F2, as well as within section 67 of the planning committee report.

### **Supporting representations - Summary**

13. Of the 32 supporting representations received during the period 28 were received by individuals acting on their own behalf. Four representations were received from organisations.
14. Reasons given in support of the Article 4 Direction include concern at the loss of public houses across the borough and the impact this is having on community cohesion, local distinctiveness and the preservation of local heritage assets. 17 responses were generally supportive of the Article 4 Direction: Public Houses.
15. In support of the Article 4 Direction respondents identified impacts due to the loss of public houses as including:
  - The loss of public houses resulting in the loss of local community hubs which support social and community cohesion.
  - The loss of public houses contributing to a sense of diminishing local character and distinctiveness.
  - The loss of public houses which in and of themselves are frequently valuable heritage assets offering significant historic value.
16. Each of these points have been duly noted and considered in the report to planning committee recommending confirmation of the Direction. A further, more detailed breakdown of the supporting responses received can be found in Appendix C1 starting on page 10.

### **Issues raised by supporters – not considered**

17. Points in the supporting representations were raised which are potentially related to and/or associated with the Article 4 Direction: Public houses. However, the issues described arise as a result of activity outside of the scope of the Article 4 Direction: Public houses. Therefore they cannot be considered in the decision to confirm the Direction. These include:
  - Suggestion that the council will not prevent the loss of public houses to residential or other uses not protected by the Article 4 Direction: Public houses.
    - Response: The Council has powers to revoke permitted development rights by applying an Article 4 Direction. It is not possible to prevent the change of use, demolition or alteration to use classes which are not considered by the GDPO, 2015 (as amended).
18. Other issues not considered to be relevant to any of the above, nor in informing the recommendation to confirm the Direction itself, are noted in the “Other” column within Appendix C1.

### **Objecting representations – Summary**

19. During the representation period there were five responses which objected to the introduction of the Article 4 Direction: Public Houses. The following is a summary of the

points raised by the objectors. The council's response to each point raised by objectors can be found Appendix C2 on page 15.

20. Four of the objections were received from individuals:

- Considers the council unwarranted in protecting pubs, if, as is the case nationally, demand for drinking in pubs is in decline. Raises concerns about the social and health problems arising from drinking in pubs.
- Concerned that the Council should not be spending tax money on a form of positive discrimination.
- Considers Article 4 Direction unnecessary. If pubs are unviable then they should be used to fulfil housing needs.
- Generally Unsupportive. Considers pubs an obsolete relic.

21. The fifth objection was submitted on behalf of Rocco Homes. The points raised in their representation can be summarised as follows:

- Justification for the Article 4 Direction is not particularly strong. It is highlighted that the committee report states 54 pubs have been lost over the past ten years to change of use or demolition although there is no analysis as to the reasons for this, including acknowledgment that this may be due to over supply.
- Government guidance is clear that Article 4 Directions should be limited to situations where it is necessary to protect local amenity or the well-being of the area. This requires a geographic analysis of availability and type of local house by area which has not taken place.
- There is no published, in-depth analysis of individual pubs. The report states that this has been undertaken but all that is available as a public document is cursory information provided in a tabulated format with no proper analysis undertaken.
- By removing PD rights from public houses, there may also be unintended consequences which could cause further difficulties to a sector already facing challenges to operating viability. For example, new operators may be discouraged from taking on struggling establishments if they do not have a fall back option of PD rights.

22. Each of the above points raised relevant to the confirmation of the Direction have been carefully considered in the planning committee report to which this consultation report is appended and responded to in Appendix C2.

### **Responses not considered**

23. All of the responses received have been considered in paragraphs 17-22.

### **Conclusions**

24. As a result of the representation period which followed the introduction of the Article 4 Direction on 17th March 2017, the council received 37 responses. 32 supporting representations raised issues around the need to protect public houses including:

25. The loss of public houses resulting in the loss of local community hubs which support social and community cohesion.
26. The loss of public houses contributing to a sense of diminishing local character and distinctiveness.
27. The loss of public houses which in and off themselves are frequently valuable heritage assets offering significant historic value.
28. The objectors raise points which, where relevant, the planning committee report considers carefully in informing the recommendation. Responses are provided in Appendices C1 and C2 below.



**TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)  
ORDER 2015 (AS AMENDED)**

**NOTIFICATION OF ARTICLE 4 DIRECTIONS: PUBLIC HOUSES**

Southwark Council made Article 4 Directions on 13 March 2017 under Article 4 (1) of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

The Article 4 Directions apply to public houses in the London Borough of Southwark.

The Directions come into effect immediately and relate to development consisting of the change of use, demolition or alteration of public houses in respect of:

- General Permitted Development Order 2015 (as amended)
- Schedule 2, Part 2, Class A and Class C (alteration or construction of any means of enclosure or any exterior painting)
- Schedule 2, Part 3, Class A and Class B (changes of use to shops (A1), financial and professional services (A2), restaurants or cafes (A3))
- Schedule 2, Part 4, Class D (change of use to business (B1) for 2 years)
- Schedule 2, Part 11, Class B and Class C (demolition of buildings or means of enclosure)

Development of the description set out above (as applicable to each site in accordance with Schedule 1 of the Directions) should not be carried out on the land shown edged red on the maps annexed to the Directions, unless planning permission is granted on an application made under Part III of the Town and Country Planning Act 1990, as amended.

A copy of the Article 4 Directions and the maps defining the public houses can be downloaded from the Council's website:

<http://www.southwark.gov.uk/planning-and-building-control/planning-policy-and-transport-policy/article-4-directions>

They can also be viewed by appointment at the council offices at 160 Tooley Street, London SE1 2QH, between the following hours: 9am – 4.30pm Monday to Friday. Telephone 0207 525 5471.

Representations concerning the Article 4 Directions can be made between **16 March 2017** and **27 April 2017**.

You can comment by:

Visiting our Consultation Hub and filling in our online form:

<https://consultations.southwark.gov.uk/planning-and-regeneration/article-4-directions-public-houses>

Send an e-mail to [planningpolicy@southwark.gov.uk](mailto:planningpolicy@southwark.gov.uk) or send comments to: FREEPOST SE1919/14 Planning Policy, Chief Executive's Department, London SE1P 5EX

# PLANNING

## TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 2015 Notice of Article 4 Directions

### Article 4 Directions: Public houses

Southwark Council made Article 4 Directions on 13 March 2017, under Article 4(1) of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

The Article 4 Directions apply to public houses in the London Borough of Southwark.

The Directions come into effect immediately and relate to development consisting of the change of use, demolition or alteration of public houses in respect of:

General Permitted Development Order 2015 (as amended):

Schedule 2, Part 2, Class A and Class C (alteration or construction of any means of enclosure or any exterior painting)

Schedule 2, Part 3, Class A and Class B (changes of use to shops (A1), financial and professional services (A2), restaurants or cafes (A3))

Schedule 2, Part 4, Class D (change of use to business (B1) for 2 years)

Schedule 2, Part 11, Class B and Class C (demolition of buildings or means of enclosure)

Development of the description set out above (as applicable to each site in accordance with Schedule 1 of the Directions) should not be carried out on the land shown edged red on the maps annexed to the Directions unless

Display date	<b>16/03/2017</b>	Expiry date	<b>27/04/2017</b>
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A copy of the Article 4 Directions can be downloaded from the Council's website:

<http://www.southwark.gov.uk/planning-and-building-control/planning-policy-and-transport-policy/article-4-directions?chapter=5>

They can also be viewed by appointment at the council offices at 160 Tooley Street, London SE1 2QH, between the following hours: 9am – 4.30pm Monday to Friday. Telephone 0207 525 5471.

Representations concerning the Article 4 Directions can be made between **16 March 2017** and **27 April 2017**.

You can comment by visiting our Consultation Hub and filling in our online form:

<https://consultations.southwark.gov.uk/planning-and-regeneration/article-4-directions-public-houses>

Alternatively send an e-mail to [planningpolicy@southwark.gov.uk](mailto:planningpolicy@southwark.gov.uk) or send comments to: FREEPOST SE1919/14 Planning Policy, Chief Executive's Department, London SE1P 5EX

## Appendix C – Consultation responses summary tables

The following tables provide a detailed breakdown of the comments received alongside the council's response.

- **Appendix C1** shows a summary of each **supporting response** with each issue identified and responded to by the council (**pages 11 – 14**)
- **Appendix C2** shows a summary of each of the **objecting responses** received with each point raised responded to by the council (**pages 15 – 16**)

**Appendix C1 – Supporting responses summary table**

Responder No.	Response	Concern about loss of community hubs which support social and community cohesion	Sense of diminishing local character and distinctiveness	Loss of public houses, themselves valuable heritage assets offering significant historic value	Generally Supportive	Other	Officer response (and comment on "other")
1	Generally supportive of the Article 4 Directive				Y		
2	Generally supportive of the Article 4 Directive				Y		
3	Suggestion that the council will not prevent the loss of public houses to residential or other uses not protected by the Article 4 Direction: Public houses.					Y	The Council has powers to revoke permitted development rights by applying an Article 4 Direction. It is not possible to prevent the change of use, demolition or alteration to use classes which are not considered by the GDPO, 2015 (as amended).

4	Supportive of the Article 4 Direction to withdraw permitted development rights. To protect remaining pubs for the community and stop the destruction of much loved old buildings.	Y		Y			
5	Supportive of the Article 4 Direction. Asserts pubs are community assets. Recognises that the business model of the traditional pub is under threat but points out there are very good examples of pubs being turned around if they adopt a different model.	Y			Y		
6	Supportive of the Article 4 Direction to reduce the closure of pubs.				Y		
7	Generally supportive of the Article 4 Direction.				Y		
8	Supportive of the Article 4 Direction. Concerned about loss of local distinctiveness and character.		Y				
9	Supportive of the Article 4 Direction to protect meeting spaces for local people.	Y					
10	Supportive of the Article 4 Direction. Concerned about loss of local pubs to housing.				Y		
11	Supportive of the Article 4 Direction to strengthen and enhance community spirit and protect Southwark's heritage.	Y		Y			

12	Supportive of the Article 4 Direction to help protect community areas.	Y					
13	Supportive of the Article 4 Direction to protect valuable assets to the community and local history.	Y		Y			
14	Supportive of the Article 4 Direction to protect social and historical value.	Y		Y			
15	Generally Supportive of the Article 4 Direction.				Y		
16	Supportive of the Article 4 Direction to protect historical value.			Y			
17	Generally Supportive of the Article 4 Direction.				Y		
18	Supportive of the Article 4 Direction to protect a sense of place, community cohesion, local heritage , architecture and townscape.	Y		y			
19	Supportive of the Article 4 Direction, considers pubs to be part of the local fabric.	y					
20	Supportive of the Article 4 Direction to prevent further loss and conversion of pubs.				y		
21	Supportive of the Article 4 Direction to protect remaining pubs and the communities they serve.	Y					
22	Supportive of the Article 4 Direction to protect pubs as valuable community hubs.	Y					
23	Supportive of the Article 4 Direction to protect community pubs.	Y					

24	Generally Supportive of the Article 4 Direction.				Y		
25	Supportive of the Article 4 Direction to protect pubs from closure.				Y		
26	Generally Supportive of the Article 4 Direction.				Y		
27	Generally Supportive of the Article 4 Direction.				Y		
28	Generally Supportive of the Article 4 Direction to protect pubs.				Y		
29	Supportive of the Article 4 Direction to protect pubs as social hubs and drivers of economic activity in local areas and local distinctiveness.	Y	Y		Y		
30	Supportive of the Article 4 Direction to protect local pubs and communities.	Y					
31	Supportive of the Article 4 Direction to protect local pubs and communities particularly where protecting local distinctiveness and promoting the local economy is concerned.	Y	Y		Y		
32	Generally Supportive of the Article 4 Direction. Wishes to protect against the loss of pubs.				Y		

**Appendix C2 – Objecting response summary table**

<b>Objector No.</b>	<b>Objection Representation Summary:</b>	<b>Council Response:</b>
1	Considers the council unwarranted in protecting pubs, If, as is the case nationally, demand for drinking in pubs is in decline. Raises concerns about the social and health problems arising from drinking in pubs.	The Council accepts that alcohol consumption may adversely affect health outcomes. However, the representation has not provided evidence which demonstrates the existence of pubs is related to harmful alcohol consumption that would not otherwise occur (for example in other public places or in the home). Many respondents supported the Article 4 Direction because pubs provide a space for social interaction. For many people this is important to enhance wellbeing and reduce isolation and loneliness.
2	Concerned that the Council should not be spending tax money on a form of positive discrimination.	For many residents pubs function as a place of social interaction. They also represent an important part of the local economy. Southwark has experienced a significant loss of pubs over a ten year period and this has raised local concerns about the future of Southwark pubs. The Council has introduced an Article 4 to ensure any future loss of pubs is properly managed. Any proposals for works to a pub which come under the scope of the Article 4 Direction will be assessed in accordance with the policies of the plan.
3	Considers Article 4 Direction unnecessary. If pubs are unviable then they should be used to fulfil housing needs.	In many cases a pub could command a higher value in an alternative use. This does not mean it is unviable in its current use. The Article 4 Direction protects p against the loss of pubs which are not genuinely unviable through requiring a full planning application.
4	Generally Unsupportive. Considers pubs an obsolete relic.	The historic nature of pubs, for many people, adds to their appeal. A large number of Southwark residents and visitors appreciate their continued operation.

5	<p>Justification for the Article 4 Direction is not particularly strong. It is highlighted that the committee report states 54 pubs have been lost over the past ten years to change of use or demolition although there is no analysis as to the reasons for this, including acknowledgment that this may be due to over supply.</p>	<p>The evidence demonstrates the scale of loss has been significant. Due to the permitted development rights enjoyed by pubs prior to the introduction of the Article 4 Direction the Council has limited evidence of the reason why so many pubs have been lost. The Council considers the Article 4 necessary to ensure that any future losses are justified by evidence.</p>
	<p>Government guidance is clear that Article 4 Directions should be limited to situations where it is necessary to protect local amenity or the well-being of the area. This requires a geographic analysis of availability and type of local house by area which has not taken place. There is no published, in-depth analysis of individual pubs. The report states that this has been undertaken but all that is available as a public document is cursory information provided in a tabulated format with no proper analysis undertaken.</p>	<p>The Council undertook a thorough and consistent review of all pubs in A4 use affected by the Article 4 Direction. This is presented in tabulated format.</p>
	<p>By removing PD rights from public houses, there may be unintended consequences which could cause further difficulties to a sector already facing challenges to operating viability. For example, new operators may be discouraged from taking on struggling establishments if they do not have a fall-back option of PD rights.</p>	<p>The Council will consider the viability of a pub in any application resulting in the loss of a pub. The Council considers the benefits of ensuring any future losses of pubs are fully justified outweigh any uncertainty associated with the need to evidence any applications for the loss of pubs. Furthermore, applications which are necessitated by virtue of the Article 4 Direction will be processed for no fee. This reduces the impact of the Article 4 Direction on pub operators.</p>