

Barnet Public Houses Review

2018

Contents

Executive Summary	1
1 Introduction	2
2 Relevant Guidance on Public Houses	3
2.1 National Planning Policy Framework (NPPF) (2018)	3
2.2 The Town and Country Planning (Use Classes) Order (2015)	3
2.3 The Town and Country Planning (General Permitted Development) (England) (Amendment) (No. 2) Order 2017	4
2.4 Town and Country Planning (General Permitted Development) Order (2015)	4
2.5 The London Plan (2016)	5
2.6 The London Plan Draft (2017)	5
2.7 Barnet's Existing Policy Approach (2012)	6
3 Other Local Authority Policy Approaches	8
3.1 Islington's Current Policy (2013)	8
3.2 Lewisham's Current Policy (2014)	8
3.3 Cambridge (2012/2014)	9
3.4 Article 4 Direction	10
4 Barnet's Public Houses	11
4.2 Entrepreneurial Barnet	11
4.3 Social Barnet	12
4.4 Cultural Barnet	12
4.5 Healthy Barnet	13
4.6 Assets of Community Value (ACV's)	13
4.7 Barnet's Public Houses	13
4.8 What is happening to the pubs that have closed	15
5 Conclusion	16
6 Appendix 1	17

Executive Summary

Public Houses have strong links to positive cultural, economic, social and wellbeing effects.

The NPPF states that local plans should engage the community and guard against the unnecessary loss of valued facilities and services.

The London Plan Draft 2017 has a provision to protect public houses where they have a social, economic or heritage value unless there is authoritative marketing evidence that they are not viable.

Policies in Barnet's Local Plan seek to retain community facilities wherever it is viable to do so.

Across London there has been a significant trend of public houses closing with the rare exception of Hackney which saw a 13% increase in public houses/bars between the period of 2001 and 2017 and Bexley that saw no change. In Barnet since 2000 there have been 68 closures of pubs.

Article 4 Directions are one method utilised to ensure protection of assets. There have been Article 4 Directions implemented by Wandsworth (August 2016) and Southwark (March 2017) to limit permitted development rights for change of use from public houses.

In May 2017 the Town and Country Planning (Use Classes) Order (2015) was amended. As a result, the permitted development rights that previously allowed for conversions of public houses have been restricted from A1, A2, A3, A4.

1 Introduction

- 1.1.1 This document is part of the Local Plan evidence base.
- 1.1.2 This review examines national, regional and local policy requirements with regard to public houses, as well as how other local authorities have focused efforts into protecting public houses through policy and Article 4 Directions. It also explores how public houses benefit Barnet economically, socially and culturally and looks at the current state of the boroughs public houses and the need to review and enhance the current policies to further protect these valuable assets.
- 1.1.3 The pub industry is currently facing difficult times with economic uncertainty leading to a reduction in disposable incomes. In a time where, especially in London, the land that pubs stand on is worth more to the land owners through residential redevelopment, we are witnessing ever increasing pub closures. In many cases we are witnessing the loss of irreplaceable and valuable social infrastructure, with 21 public houses closing a week and London having lost 1,220 pubs since 2001 (CAMRA and Mayor of London data).

2 Relevant Guidance on Public Houses

2.1 National Planning Policy Framework (NPPF) (2018)

- 2.1.1 The following extracts from the NPPF can apply to those planning applications involving the gain or loss of public houses.
- 2.1.2 **Paragraph 92** goes on to state ‘to provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:
- a) *Plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;*
 - b) *Take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;*
 - c) *Guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs;*
 - d) *Ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and*
 - e) *Ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.’*
- 2.1.3 **Paragraph 182** states that Local Authorities should ‘ensure that new development can be integrated effectively with existing businesses and community facilities (such as places of worship, pubs, music venues and sports clubs). It also highlights that ‘where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use) in it’s vicinity, the applicant (or ‘agent of change’) should be required to provide suitable mitigation before the development has been completed.’
- 2.1.4 Finally, **paragraph 185** states that ‘plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats.’

2.2 The Town and Country Planning (Use Classes) Order (2015)

- 2.2.1 This Use Classes Order sets out the provisions for Use Classes – however, under this legislation pubs did not need planning consent to change use from A4 to A1, A2 or A3 classes under the rules for permitted development. A change of use from A1, A2 and A3 to A4 is also allowed under the rules of permitted development.

2.3 The Town and Country Planning (General Permitted Development) (England) (Amendment) (No. 2) Order 2017.

2.3.1 In May 2017 the General Permitted Development Order was amended in the form of, “The Town and Country Planning (General Permitted Development) (England) (Amendment) (No. 2) Order 2017”. This removed permitted development rights to convert public houses (A4 use) to A1, A2 or A3 uses or vice versa. Except in the scenario whereby the unit would have a mixed use of A3 and A4.

AA. Development consisting of a change of use of a building and any land within its curtilage—

(a) from a use falling within Class A4 of the Schedule to the Use Classes Order to a use falling within Class A4 (drinking establishments) with a use falling within Class A3 (restaurants and cafes) (“drinking establishments with expanded food provision”); and.

(b) from a use as a drinking establishment with expanded food provision to a use falling within Class A4 (drinking establishments).”

2.4 Town and Country Planning (General Permitted Development) Order (2015)

2.4.1 This legislation specifies that certain works that would normally require planning permission are permitted by the General Permitted Development Order (GPDO) (permitted development). This is primarily because the works are of a scale or type that is generally not likely to have an unacceptable impact. Under permitted development a building’s demolition does not require planning permission unless it is listed or is within a conservation area. Article 4 directions may be used to impose the need for planning permission for the demolition of a non-designated heritage asset (such as a locally listed building outside of a conservation area), by removing the demolition rights under part 31 of the Order.

2.4.2 The government has issued guidance on making an Article 4 direction. It states that local authorities should consider making article 4 directions only in those exceptional circumstances where the exercise of permitted development rights would harm local amenity, the historic environment or the proper planning of the area.

2.4.3 However, the Council is liable to pay compensation where it refuses planning permission which would have been permitted development if an Article 4 direction was not in place. Such compensation could be considerable, as it would not merely relate to the cost of making the application, but also the difference in value between the public house and the refused use.

2.5 The London Plan (2016)

- 2.5.1 Part B of **Policy 3.1 Ensuring equal life chances for all**, states ‘development proposals should protect and enhance facilities and services that meet the needs of particular groups and communities. Proposals involving loss of these facilities without adequate justification or provision for replacement should be resisted’.
- 2.5.2 Within **Policy 3.16 Protection and Enhancement of Social Infrastructure** it states: *“Development proposals which provide high quality social infrastructure will be supported in light of local and strategic social infrastructure needs assessments. Proposals which would result in a loss of social infrastructure in areas of defined need for that type of social infrastructure without realistic proposals for re-provision should be resisted. The suitability of redundant social infrastructure premises for other forms of social infrastructure for which there is a defined need in the locality should be assessed before alternative developments are considered.”*
- 2.5.3 **Paragraph 4.48A** states: *“The Mayor recognises the important role that London’s public houses can play in the social fabric of communities (see also Policy 3.1B) and recent research highlights the rapid rate of closures over the past decade and the factors behind these. To address these concerns, where there is sufficient evidence of need, community asset value and viability in pub use, boroughs are encouraged to bring forward policies to retain, manage and enhance public houses.”*
- 2.5.4 Within **Policy 4.8 Supporting a Successful and Diverse Retail Sector and Related Facilities and Services** it states Local Plans should: *“provide a policy framework for maintaining, managing and enhancing local and neighbourhood shopping and facilities which provide local goods and services, and develop policies to prevent the loss of retail and related facilities that provide essential convenience and specialist shopping or valued local community assets, including public houses, justified by robust evidence.”*

2.6 The London Plan Draft (2017)

- 2.6.1 The draft London Plan has a new **Policy HC7 Protecting Public Houses** which is as follows:
- A. *Boroughs should:*
- 1. Protect public houses where they have a heritage, economic, social or cultural value to local communities, and where they contribute to wider policy objectives for town centres, night-time economy areas and Creative Enterprise Zones*
 - 2. Support proposals for new public houses to stimulate town centre regeneration, cultural quarters, the night-time economy and mixed-use development, where appropriate*
- B. *Applications that propose the loss of public houses with heritage, cultural, economic or social value should be refused unless there is authoritative marketing evidence that demonstrates that there is no realistic prospect of the building being used as a pub in the foreseeable future*

C. Development proposals for redevelopment of associated accommodation, facilities or development within the curtilage of the public house that would compromise the operation or viability of the public house use should be resisted.

2.7 Barnet's Existing Policy Approach (2012)

2.7.1 Local Plan - Core Strategy

2.7.2 **Paragraph 15.9.3** states that: "We recognise that for many community groups it has proved difficult to maintain or extend existing buildings due to obsolescence, site constraints or the high value of land in the borough together with an inability to mitigate their impact on the local area. This has led to some people having to travel outside the borough to meet and pursue community or faith related activities."

2.7.3 **Paragraph 15.9.4** goes on to state that: "We will support multi-purpose community facilities that make efficient use of premises providing a range of services at one accessible and inclusive location. We are currently examining the space needs, both current and future, of community groups in Barnet to better understand existing provision and to be able to plan for them in the future."

2.7.4 **Policy CS10 Enabling Inclusive and Integrated Community Facilities and Uses** states: "We will – Support the enhancement and inclusive design of community facilities ensuring their efficient use, and the provision of multi-purpose community hubs that can provide a range of services to the community at a single accessible location."

2.7.5 Local Plan - Development Management

2.7.6 **In Section 14 on Community and Education Uses Table 14.1** highlights the 2012 NPPF reference (para 70) to the need to plan positively for the provision and use of community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship)

2.7.7 **Paragraph 14.1.2** highlights that community and education uses include health centres, dentists, schools and further education, space for the arts, museums, libraries, community halls and other public meeting venues, theatres, cinemas, indoor and outdoor sports facilities, places of worship and some policing facilities.' No specific reference is made to Public Houses in this list.

2.7.8 **Paragraph 14.1.3** states: "The council recognise that there is a need for a range of community and religious facilities in Barnet to support the requirements of different ethnic, religious, social and interest groups in the borough...It is therefore important that the Policy DM13: Community and education uses can respond flexibly to these changes."

2.7.9 **Paragraph 14.1.4** continues "Protecting all community and education uses without exception could reduce the possibilities of developers or community use promoters coming forward with proposals to mix and/or intensify community uses or relocate them to more accessible locations."

2.7.10 **Paragraph 14.1.7** states: “Community and educational uses may be appropriate in residential areas, where they do not have a demonstrably harmful impact on the amenities of nearby residential properties and other uses in terms of noise and traffic generation, or on the character of the surrounding area.”

2.7.11 Paragraph 14.1.8 “The following factors should be evidenced when considering the loss of any community or educational use:

- *Does the facility meet the needs of a specific section of the community e.g. older people or religious/faith community?*
- *Can these needs be met by another local community facility or proposed facility?*
- *Could improving the facility strengthen demand for its use?*
- *Could it be used for another community use?*
- *How accessible is the building to public transport, walking and cycling and other local services such as shops and could this access be improved?*
- *Is there an overriding community need for another use?*
- *Has effective marketing been carried out? Effective marketing is continuous active marketing for a period of 12 months at an appropriate level both for rent and sale which can be agreed in advance with the council (at pre-application if appropriate) with no interest expressed in its existing use or other community facility uses.”*

3 Other Local Authority Policy Approaches

3.1 Islington's Current Policy (2013)

3.1.1 The London Borough of Islington's **Public House Policy DM4.10** is as follows:

- A. *The council supports the retention of Public Houses, and opposes their redevelopment, demolition and Change of Use.*
- B. *Applications for the Change of Use, redevelopment and/or demolition of a Public House must demonstrate that:*
 - i. *the Public House has been vacant for a continuous period of 2 years or more and continuous marketing evidence has been provided for the vacant 2 year period to demonstrate there is no realistic prospect of the unit being used as a Public House in the foreseeable future;*
 - ii. *the proposed alternative use will not detrimentally affect the vitality of the area and the character of the street scene;*
 - iii. *the proposal does not constitute the loss of a service of particular value to the local community; and*
 - iv. *significant features of historic or character value are retained*
- C. *The provision of ancillary, very small-scale visitor accommodation within a Public House may be suitable where:*
 - i. *the proposal is consistent with Parts A and B of this policy and with the requirements of Policy DM4.11 Parts B and E, and*
 - ii. *the development of ancillary visitor accommodation will demonstrably help to ensure the continued operation of the primary Public House use.*

See also Policy DM4.11 (Hotels and visitor accommodation)

3.1.2 Since Islington's policy has been implemented, there has been no evident progress in reducing the loss of public house floorspace in the borough. During 2013/14 there was a net loss of 1,585sqm A4 Public House floorspace from 9 schemes, with 7 schemes involving full loss of floorspace. During 2014/15 there was a net gain of 1,031sqm A4 Public House floorspace from 6 schemes, with 2 involving full loss of floorspace.

3.2 Lewisham's Current Policy (2014)

3.2.1 The London Borough of Lewisham's **Public House Policy DM 20** is as follows:

- 1. *The Council will only permit the change of use or redevelopment of a public house (A4) after an assessment of the following:*
 - a. *a viability report that demonstrates to the Council's satisfaction that the public house is no longer economically viable, including the length of time the public house has been vacant, evidenced by the applicant of active and appropriate marketing for a constant period of at least 36 months at the existing use value*

- b. *the role the public house plays in the provision of space for community groups to meet and whether the loss of such space would contribute to a shortfall in local provision, including evidence that the premises have been offered to use or to hire at a reasonable charge to community or voluntary organisations over a 12 month period and there is no longer a demand for such use*
 - c. *the design, character and heritage value of the public house and the significance of the contribution that it makes to the streetscape and local distinctiveness, and where appropriate historic environment, and the impact the proposal will have on its significance*
 - d. *the ability and appropriateness of the building and site to accommodate an alternative use or uses without the need for demolition or alterations that may detract from the character and appearance of the building.*
2. *Where the evidence demonstrates to the Council's satisfaction that a public house is not economically viable, but where the building is assessed as making a significant contribution to the local townscape and streetscape, or is assessed as making a positive contribution to the historic environment, the Council will require the building to be retained, and for the ground floor to remain in use for a range of non-residential uses, including D1, as appropriate.*
3. *The proposed change of use of a public house for residential use will only be acceptable where:*
- a. *the proposal has been assessed against parts 1c and 1d of this policy and the impact of the proposal on these features and*
 - b. *where the Council is satisfied that residential use is acceptable, the accommodation to be provided is to be of the highest quality and meet the requirements outlines in DM Policy 32 (Housing design, layout and space standards).*

3.3 Cambridge (2012/2014)

- 3.3.1 In 2012 Cambridge City Council published their Interim Planning Policy Guidance on the Protection of Public Houses. In 2014 the guidance was integrated into the Local Plan as **Policy 76 Protection of public houses:**

The loss of a safeguarded public house including its site (listed in Appendix C) will only be permitted if it can be demonstrated that:

- a. *the public house site is no longer needed within the community as a public house or other form of community facility, in line with the guidance set out in Appendix K of the plan. Applicants should provide evidence that the public house has been marketed for 12 months as a public house, free of tie and for alternative local commercial (A class use) or community facility use, at a market price following independent professional valuation (paid for by the developer) and that there has been no interest in either the freehold or leasehold, either as a public house, restaurant or other use falling within the A use classes or as a community facility falling within D1 use class;*

- b. that all reasonable efforts have been made to preserve the facility (including all diversification options explored – and evidence has been supplied to illustrate this) but that it has been proven (by an independent assessment paid for by the developer) that it would not be economically viable to retain the building or site for its existing or any other A or D1 class use; and*
- c. that it has been otherwise demonstrated that the local community no longer needs the public house and alternative provision is available in the area.*

The loss of any part of a public house, or its curtilage will be permitted if it can be demonstrated that:

- d. the viability of the public house use will not be adversely affected, sufficient cellarage, beer garden, parking and dining/kitchen areas will remain to retain a viable public house operation; and*
- e. the loss including associated development will not detract from the prevailing character and appearance of the area, including where the building is of merit or has any distinctive architectural features.*

3.3.2 Since Cambridge's guidance has been implemented, the number of safeguarded public house sites decreased from 107 in 2012 to 102 in 2016 due to demolitions, the number vacant sites has gone up and down since 2012 with 15 sites vacant in 2012 and 6 in 2016.

3.4 Article 4 Direction

3.4.1 Wandsworth (August 2016)

3.4.2 In 2016 Wandsworth introduced a non-immediate Article 4 Direction to withdraw certain development rights from 120 sites in the borough.

3.4.3 Southwark (March 2017)

3.4.4 In 2017 Southwark introduced an immediate Article 4 Direction to protect traditional public houses across the borough.

4 Barnett's Public Houses

4.1.1 Pubs add value to places as they bring economic, social and cultural benefits to residents.

4.2 Entrepreneurial Barnett

4.2.1 Barnett council are committed to supporting the economy of the most populous borough in London with especial focus on small businesses. Locally run business have the ability to improve the borough's physical and digital infrastructure, support town centres, deliver business mentoring schemes and equip the workforce with skills and behaviours to succeed.

4.2.2 The London Plan Draft (2017) highlights how boroughs should protect and support pubs where they increase the night-time economy of the area. The Mayor of London's support of the night-time economy and the vision of making London a 24-hour city have been reflected in a Night Time Commission to understand what life is like at night in London.

4.2.3 The GLA Economics (2017) highlights the importance of public houses in providing employment within the community, the average number of persons employed per public house within London has risen from 8.8 persons in 2001 to 12.8 in 2016. ¹ Data provided by Inter-Departmental Business Register (2016) and rounded to the nearest hundred demonstrates that employment in public houses within Barnett has fallen from 1,400 persons in 2001 to 1,100 persons in 2016. ²

4.2.4 Local breweries that are located in Barnett reside near town centres or within the premises of the pub. The Two Finches Brewery located in Finchley started in 2015 brewing craft beers for the cricket club and has since started selling their beers across the country. The Bohemia's own in-house brewing company, London Brewing Co, has been brewing beer since 2011. The Black Horse pub in Chipping Barnet also has its very own in-house brewery, Barnet Brewery. We are also aware of the Cricklewood Brewing Company, which is based in NW2.

4.2.5 The Larches Community Trust based in Edgware will launch their Brewery Project including an on-site brewery in October 2018. This will offer an interactive learning project and enable participants to develop the skills to enter the hospitality market.

4.2.6 Local breweries are able to create jobs for the local community, save on costs for logistics and create a community focus. Gin making in London has also increased in popularity in the last few years, as distilleries have opened their doors for tours and gin making experiences.

¹ (<https://www.london.gov.uk/sites/default/files/closing-time-pubs-final.pdf>)

² <https://www.ons.gov.uk/businessindustryandtrade/business/activitysizeandlocation/adhocs/006742numberofpublichousesandbarsinlondon2001to2016>

- 4.2.7 There are currently ten breweries in the UK in bid to develop an apprenticeship standard which is being supported by British Beer & Pub Association (BBPA), the Society of Independent Brewers (SIBA) and the Institute of Brewing & Distilling. SIBA's managing director, Mike Benner, has highlighted the importance of the beer and brewing industry to employing young people.

4.3 Social Barnet

- 4.3.1 A recent survey from the SIBA, shown in the Brewers in the Community report (2016), shows 84% of 315 members who responded regard their relationship with their local community as 'important' or 'extremely important' to their business.

"Britain's small brewers are now a common feature of communities across Britain and are just as much a part of the local social and economic fabric of the communities they serve as pubs – creating jobs, supporting local charities and providing a place for the community to come together in the brewery tap." Mike Benner, SIBA Managing Director

- 4.3.2 The rise of micropubs in London, which are usually located in converted old shop units, concentrates on quality drink and conversation. The first London micropub opened in Welling, Bexley as The Door Hinge in 2013, which was a corn chandlers shop for many years and more recently an electrical retailer. This was followed by a number of other micropubs opening up in Bexley and the surrounding area. Located in town centres, these enhance the vibrancy and economy of the local town centres.

4.4 Cultural Barnet

- 4.4.1 Public house buildings can have a significant contribution to townscape or the historic environment. Barnet has a number of public houses which are of heritage value and their loss can sometimes lead to the demise of the character and appearance of an area.
- 4.4.2 In some extreme cases it has been known for owners to deliberately allow a property to fall into disrepair. Paragraph 191 of the NPPF states that where there is evidence of deliberate neglect of or damage to a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision i.e. this should not be considered a material consideration.

4.5 Healthy Barnet

4.5.1 Considering the larger health impacts of public houses, public health evidence largely supports the protection & enhancement of public houses in Barnet. Although traditionally pubs and bars are seen to contribute to unhealthy lifestyles, when regulated and planned for appropriately, the larger contribution they make to health can be viewed as beneficial. The Royal Society of Public Health's Report, "Health on the High Street,"³ found that although 59% of people surveyed viewed public houses as promoting unhealthy lifestyles, 75% believed them to promote social interaction and one third believed them to have a positive impact on mental wellbeing. Conclusively, the report classified pubs and bars as indicative of a healthier high street.

4.6 Assets of Community Value (ACV's)

4.6.1 If an ACV is marketed for sale the community can have a 6 month period in which to organise a bid for the community asset.

4.6.2 Barnet's pubs are important assets and with that bring town centre vibrancy.

4.6.3 The following pubs in Barnet have been listed as Assets of Community Value:

- The Bohemia, Finchley was listed in October 2013
- The Griffin, Whetstone was listed in March 2016
- The Sebright Arms was listed in January 2017
- Ye Olde Monken Holt was listed in June 2017

4.6.4 With very few pubs being unsuccessful in their application

4.7 Barnet's Public Houses

4.7.1 Across London there has been a significant trend of public houses closing with the rare exception of Hackney which saw a 13% increase in public houses/bars between the period of 2001 and 2017 and Bexley that saw no change. ³ London lost 60 pubs in 2015-16 (1.6% fall) and 85 pubs in 2016-17 (2.4% fall), more than one a week.⁴

4.7.2 68 pubs have closed in Barnet since 2000. The four wards with the most closures, High Barnet, East Barnet, Edgware and Hendon, account for 40% of these closures. Since 2005, pub closures have increased considerably, with 2010 alone having 11 closures.⁵

³

<https://www.ons.gov.uk/businessindustryandtrade/business/activitysizeandlocation/adhocs/006742numberofpublichousesandbarsinlondon2001to2016>

⁴ 2018 London Pubs Annual Data Note (2018)

⁵ Royal Society for Public Health (2016). Health on the High Street Report. Retrieved from, <https://www.rsph.org.uk/our-work/campaigns/health-on-the-high-street-.html>

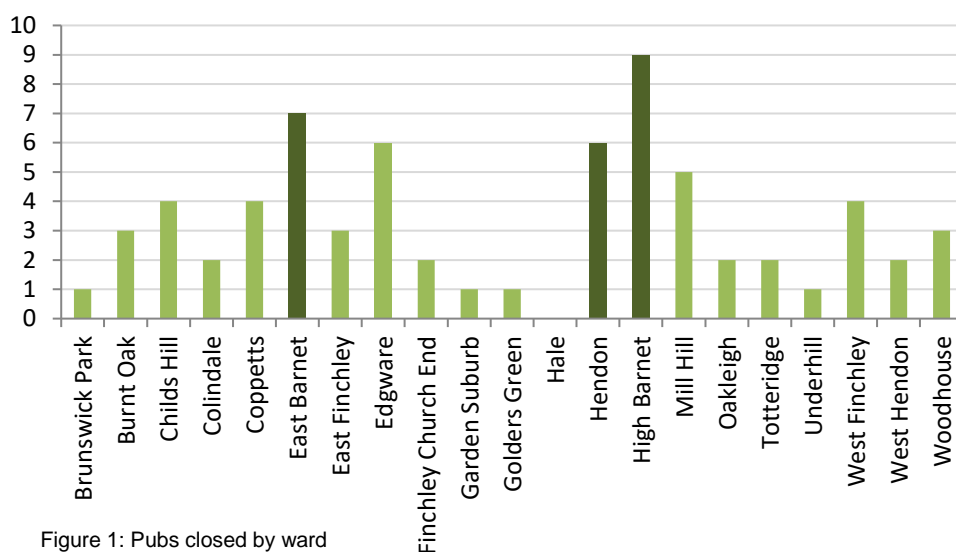


Figure 1: Pubs closed by ward

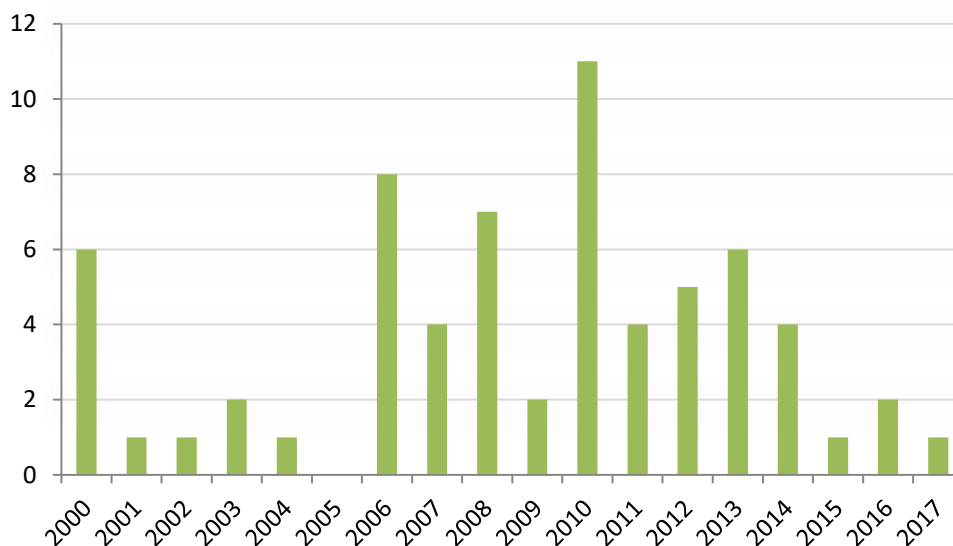


Figure 2: Pubs closed by year

4.7.3 Below is a table showing where successful policies have been applied in protecting pubs in Barnet.

Reference	Address	Proposal	Reason for Refusal
H/04686/12	1, Sanders Lane, NW7 1BJ	Erection of a three storey building to provide nine self-contained flats and associated parking area, following demolition of existing public house.	Overdevelopment of the site, inadequate amenity space and overlooking neighbouring residents.
F/02295/14	26-28 Cricklewood Lane, NW21HB	Conversion of a public house (A4 use) into 2 self-contained flats.	Loss of active street frontage, loss of employment space in town centre, low standard of layout
H/05121/13	Bald Faced Stag, 104 Burnt Oak Broadway, HA8 0BE	Conversion and extension of the existing public house to create 8 flats and retail	Detrimental to character and appearance of the general locality, no

		supermarket at ground floor level	contribution in green travel plan.
H/02331/12	White Bear Public House, 56, The Burroughs, NW4 4AN	Demolition of the existing building and construction of a new development at 2 storeys plus rooms in pitched roof providing 8 residential apartments and basement car parking.	Demolition would fail to preserve or enhance the character and appearance of the Conservation Area, design relate poorly to local context.
F/01707/14	Cricklewood Tavern, 75 Cricklewood Lane, NW2 1HR	Demolition of existing public house (A4 use) and erection of new building with retail (A1 use) on ground and basement levels and 8 self-contained residential units on three upper floors comprising 2 three-bedroom flats, 4 two-bedroom flats and 2 one-bedroom flats. Associated parking.	Poor relationship to neighbouring buildings, layout of flats would be sub-standard accommodation for future occupiers, inadequate amenity space and loss of light, privacy and overlooking

4.8 What is happening to the pubs that have closed

4.8.1 Table 2 shows the A4 change of use planning approvals in the past 10 years.

Reference	Address	Proposal
F/03559/09	105 Golders Green Road, London, NW11 8HR	Change of use from Class A4 to A3. (Amended description)
B/03613/09	Kings Head, 1 Cat Hill, Barnet, Herts, EN4 8HG	Change of use of ground floor from Public House (A4) to Veterinary Surgery (D1).
H/00714/10	3 Bell Lane, London, NW4 2BP	Change of use from existing Public House (Class A4) to D1 (non-residential institutions) for synagogue use at first floor level and change of use on the ground floor to provide part Restaurant (Class A3) and part Shop (Class A1). External alterations to pitched roof.
F/01026/10	Charleston Wine Bar, 33 The Market Place, Falloden Way, London, NW11 6JY	Change of Use from A4 (Wine Bar) to B1 (Office) .
B/05172/14	Ground Floor Front, 1105-1111 High Road, London, N20 0PT	Change of use of lower ground floor from A4 (bar) to D2 (gym)
18/2236/FUL	713 High Road London N12 0BP	Change of use from A4 to D1(Day Nursery) Monday to Friday & Childrens Entertainment and Party Venue on Saturday & Sunday

5 Conclusion

- 5.1.1 Once pubs are lost to other uses it is unlikely that they will be returned to their original use again as pubs. They bring economic, social and heritage value to a community.
- 5.1.2 This document has looked at other local authorities approach to protecting pubs in their area with new policies, Islington, Lewisham and Cambridge, and Article 4 Directions in Southwark and Wandsworth. Cambridge City Council especially has had a positive outcome to their guidance publication seeing more than half of their vacant public houses becoming occupied within 4 years.
- 5.1.3 However, due to the changes to the General Permitted Development Order implemented in May 2017 the majority of benefits sought through an Article 4 Direction have been nullified by the amended policy. Protection has been afforded to the A4 use class from permitted change and therefore the local plans of local authorities will provide the statutory basis for the assessment of the planning merits of each individual change of use.
- 5.1.4 Within the London Plan (2016) paragraph 4.48A, it is recognised there has been a rapid rate of closures over the past decade and that boroughs are encouraged to bring forward policies to retain, manage and enhance public houses to address this high loss. Overall, public houses are social spaces, with an important an positive role in reducing isolation and creating healthy, sustainable communities.

6 Appendix 1

Trading Name	Premises Address	Status	Ward	Year of Closure	Conservation Area	Town Centre	Listed
After Office Hours	70 High Street, High Barnet, EN5 5SJ	CLOSED	High Barnet	2011	Yes	Yes	No
Alexandra	135 Wood Street, High Barnet, EN5 4BX	CLOSED	High Barnet	2011	Yes	No	No
Alexandra, East Finchley	1 Church Lane, London, N2 8DX	CLOSED	East Finchley	2013	No	No	Local
Angel and Crown	1 Sanders Lane, London, NW7 1BJ	CLOSED	Mill Hill	2012	No	No	No
Artful Dodger, Mill Hill	420-422 Watford Way, London, NW7 2QJ	CLOSED	Mill Hill	2006	No	No	No
Bald Faced Stag	104 Burnt Oak Broadway, Edgware HA8 0BE	CLOSED	Burnt Oak	2013	No	No	No
Bell at Mill Hill	97-101 The Broadway, London, NW7 3TG	CLOSED	Mill Hill	2011	No	Yes	No
Cafe Bar Mediterranean	105a-107 Golders Green Road, NW11 8HR	CLOSED	Childs Hill	2008	Yes	Yes	No
Cat & Lantern	243 East Barnet Road, East Barnet, EN4 8SS	CLOSED	East Barnet	2008	No	Yes	No
Charltons, Temple Fortune	33 Market Place, Falloden Way, Hampstead Garden Suburb, London, NW11 6JY	CLOSED	Garden Suburb	2006	Yes	Yes	No
Cheers, Finchley	129 ballards Lane, London, N3 1LJ	CLOSED	West Finchley	2007	No	Yes	No
Chequers	20 Church End, London, NW4 4JT	CLOSED	Hendon	2016	Yes	No	No
Corner House	154 Stonegrove, Edgware, HA8 8AF	CLOSED	Edgware	2000	No	No	No
Crown & Anchor	47 High Street, High Barnet, EN5 5UW	CLOSED	High Barnet	2000	Yes	Yes	No
Dick Turpin, East Finchley	383 Long Lane, London, N2 8JW	CLOSED	East Finchley	2010	No	No	No
Dignity	363 Regents Park Road, London, N3 1DH	CLOSED	Finchley Church End	2016	No	No	No
Dovecote	Beaufort Park, Colindale, London, NW9 5EW	CLOSED	Colindale	2014	No	No	No
Drum	1 Cat Hill, East Barnet, EN4 8HG	CLOSED	East Barnet	2006	No	Yes	No
Duck	36 Queens Parade, Friern Barnet Road, N11 3DA	CLOSED	Coppetts	2007	No	Yes	No
Duke Of Lancaster	Lancaster Road, Barnet EN4 8AX	CLOSED	East Barnet	2001	No	No	No
Edge of Town Public House	242 Station Road, Edgware, Middx, HA8 7AU	CLOSED	Edgware	2012	No	Yes	No
Fudu Lounge, North Finchley	713 High Road, London, N12 0BP	CLOSED	West Finchley	2010	No	Yes	No
Green Man	143 High Street, High Barnet, EN5 5UZ	CLOSED	High Barnet	2006	No	Yes	No

Trading Name	Premises Address	Status	Ward	Year of Closure	Conservation Area	Town Centre	Listed
Hollywood Bowl, North Finchley	Leisure Way, Finchley High Road, London, N12 0QZ	CLOSED	Woodhouse	2000	No	No	No
Jesters	Mount Pleasant Barnet EN4 9HG	CLOSED	East Barnet	2013	No	No	No
Jo Jo Balou's	1267 High Road, N20 9HS	CLOSED	Totteridge	2000	No	Yes	No
Kerrigan's, Hendon	3 Bell Lane, London, NW4 2BP	CLOSED	Hendon		No	Yes	No
King William IV	18 Hadley Highstone EN5 4PU	CLOSED	High Barnet	2003	Yes	No	Statutory
Little House, Hendon	93 Brent Street, London, NW4 2DY	CLOSED	Hendon	2010	No	Yes	No
Load of Hay	9 Brent Street, NW4 2EU	CLOSED	Hendon	2004	No	No	No
Lytton Arms	24 Lytton Road, High Barnet, EN5 5BY	CLOSED	High Barnet	2008	No	Yes	No
Mannings, Hendon	75 Brent Street, London, NW4 2EA	CLOSED	Hendon	2010	No	Yes	No
Old Red Lion	Great North Road, Barnet, EN5 2BB	CLOSED	Underhill	2015	No	No	No
Old Windmill	12 Hadley Highstone, Barnet, Hertfordshire, EN5 4PU	CLOSED	High Barnet	2000	Yes	No	No
Prince Of Wales	218 Burnt Oak Broadway, Edgware, HA8 0AP	CLOSED	Burnt Oak	2008	No	No	No
Production Village, Cricklewood	100 Cricklewood Lane, London, NW2 2DQ	CLOSED	Childs Hill	2006	No	No	No
Queens Head, Church End	248 Regents Park Road, London, N3 3HN	CLOSED	Finchley Church End	2009	No	No	No
Railway	40 Station Road, Edgware, HA8 7AD	CLOSED	Edgware	2006	No	Yes	Statutory
Red Lion	253 Cricklewood Lane, NW2 2JG	CLOSED	Childs Hill	2006	No	No	No
Royal Oak, Temple Fortune	1117 Finchley Road, London, NW11 0QB	CLOSED	East Finchley	2006	No	Yes	No
S3 Bar	55 Friern Barnet Road, N11 3EG	CLOSED	Coppetts	2008	No	No	No
Sequoia	1277 High Road, Whetstone N20 9HS	CLOSED	Totteridge	2014	No	Yes	No
The Albion	74 Union Street, Barnet, Herts, EN5 4HZ	CLOSED	High Barnet	2009	Yes	No	Statutory
The Alexandra Public House	133 East Barnet Road, Barnet, Herts, EN4 8RF	CLOSED	East Barnet	2012	No	No	No
The Bank	36-38 Friern Barnet Road N11 1NA	CLOSED	Colindale	2013	No	No	No
The Bell and Buck	187 Victoria Road, East Barnet, EN4 9SG	CLOSED	East Barnet	2010	No	No	No
The Black Bull	1446 High Road, N20 9BS	CLOSED	Oakleigh	2008	No	No	No
The Blacking Bottle	Blacking Bottle, 122-126 High Street, Edgware, Middx, HA8 7EL	CLOSED	Edgware	2007	No	Yes	No

Trading Name	Premises Address	Status	Ward	Year of Closure	Conservation Area	Town Centre	Listed
The Bottle & Dragon Public House	72 - 82 Stonegrove Edgware Middlesex HA8	CLOSED	Edgware	2003	No	No	No
The Castle	452 Finchley Road, London, NW11 8DG	CLOSED	Childs Hill	2013	No	Yes	No
The Central	5 Ballards Lane Finchley London N3 1UX	CLOSED	West Finchley	2010	No	Yes	No
The Harp	West Hendon, The Broadway, Edgware Road, London, NW9 7BP	CLOSED	West Hendon	2010	No	No	No
The Inn Crowd	655 Watford Way, Mill Hill, NW7 3JR	CLOSED	Mill Hill	2011	No	No	No
The Lansdowne	200 Burnt Oak Broadway, Edgware, Middx, HA8 0AP	CLOSED	Burnt Oak	2014	No	No	No
The Mill	The Mill, 211 Holders Hill Road, London, NW7 1ND	CLOSED	Mill Hill	2012	No	No	No
The Orange Tree	2 Friern Barnet Lane, N11 3LX	CLOSED	Coppetts	2010	No	Yes	No
The Rising Sun	248 Oakleigh Road North, N20 0BU	CLOSED	Oakleigh	2010	No	No	No
The Sparrow	Glengall Road, Edgware, Middx, HA8 8TE	CLOSED	Edgware	2012	No	No	No
The Triumph Public House	Summers Lane, London, N12 0LE	CLOSED	Woodhouse	2010	No	No	No
The Turrets	43 Friern Barnet Road, London, N11 1ND	CLOSED	Brunswick Park	2007	No	No	Local
The White Bear	56 The Burroughs, NW4 4AN	CLOSED	Hendon	2010	Yes	No	No
The Woodman	418 Oakleigh Road North, N20 0RZ	CLOSED	Coppetts	2002	No	No	No
Torrington	4 Lodge Lane, London, N12 8JR	CLOSED	West Finchley	2014	No	No	No
Volt	3 Victoria Road, East Barnet, EN4 9PH	CLOSED	East Barnet	2000	No	Yes	No
White Lion	79 St Albans Road, Watford, WD17 1SJ	CLOSED	High Barnet	2017	No	No	Yes
White Swan	243 Golders Green Road, NW11 9PN	CLOSED	Golders Green	2013	No	No	Local
World's End, Colindale	256-258 The Broadway, London, NW9 6AG	CLOSED	West Hendon	2008	No	Yes	No
Yates Public House	698-702 High Road, London, N12 9PY	CLOSED	Woodhouse	2000	No	Yes	No