

# Pubs in Lewisham: An evidence base study

April 2012



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# 1. Introduction

## Background and purpose of the report

- 1.1 Public houses or pubs hold a special place in British society and culture. This is in part evidenced by the numerous reports and newspaper articles in recent years lamenting the 'loss of the pub'. Many of these reports refer to the important role the pub plays in society and local community life.
- 1.2 In recent years a number of individuals and organisations have raised issues about the loss of pubs with the Council. This has often been in connection with individual planning applications to demolish and redevelop local pubs. The Campaign for Real Ale (CAMRA) have also written to the Council to request that planning policy be introduced to help protect and save local pubs from redevelopment.
- 1.3 The Council adopted its Core Strategy, its principal planning policy document on 29<sup>th</sup> June 2011 and is now preparing a Development Management Development Plan Document (DMDPD) to set out more detailed planning policies. All planning policy documents need to justify their policies with adequate evidence. This report draws together information about public houses in Lewisham and the UK and provides the evidence base for any policy put forward in the DMDPD to address the loss of pubs. There is currently no specific policy.

## Types of pubs

- 1.4 There is more than one type of pub. A recent report 'Pubs and Places: the social value of community pubs' (IPPR, January 2012 p.6) usefully categorises the 140,000 on licensed premises in the UK as follows:

<b>Town centre pubs, bars and clubs</b> 16% (22,000)	These are often on a 'drinking circuit' and many are owned by chains such as O'Neills, Wetherspoons and Yate's
<b>Food-led pubs</b> 7% (10,000)	These are outlets with a recognised brand, with food as the primary focus or where food is significant to overall sales, for example, Beefeaters and Harvester
<b>Local and community pubs</b> 29% (40,000)	Pubs that serve predominantly their local residential community, although these can be of different types, for example, family pubs, student pubs, sports pubs or music pubs
<b>Licensed accommodation</b> 11% (15,000)	A business whose main focus is overnight stays or short holidays
<b>Licensed restaurants</b> 15% (21,000)	Restaurants with a licence to sell alcohol with food
<b>Sports, social and members clubs</b> 23% (32,000)	Clubs that are licensed and operated for the benefit primarily of their membership

- 1.5 As identified above, the local and community pub is the largest single category of pub type but it is not the only variety.

### **Issues on alcohol consumption**

- 1.6 While the majority of comments about pubs have focused on the loss of the pub and the cultural, social, economic and environmental impact of this loss on the local community others have drawn attention to some negative impacts. These negative impacts relate more to alcohol consumption rather than the pub itself although there is a relationship.
- 1.7 The health issues associated with heavy drinking have been well documented. The Office for National Statistics (ONS) reported in November 2006 that the alcohol related death rate in the UK doubled from 4,144 deaths in 1991 to 8,386 deaths in 2005. A report in 2009 (The Telegraph, 28 January 2011) estimated that alcohol is responsible for about 20,000 deaths per year and costs the NHS about £3 billion every year. Alcohol also has an effect on judgement, concentration, reaction time, balance and vision and hence it is a major cause of accidents and crime. Some religions forbid the use of alcohol and others commonly abstain from drinking. The point about these issues is simply to provide a perspective that not everyone in our society is positive about drinking alcohol.

### **Structure of report**

- 1.8 After this introduction the remainder of the report is structured as follows:
- Section 2 provides a summary of reasons for the closure of pubs
  - Section 3 provides a policy review. This summarises the relevant statements relating to public houses contained in national, regional and local planning policy documents
  - Section 4 sets out the planning issues for Lewisham. This section summarises what the planning issues are and what the possible solutions might be
  - Section 5 sets out the relevant evidence concerning the loss of pubs from national and Lewisham specific data
  - Section 6 sets out the conclusions of this report and recommendations for policy formation in the DMDPD.



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## 2. Reasons for the decline of the local pub

### Overview

2.1 The decline of the public house is not a new phenomenon in fact the number of pubs peaked in 1869 and has been in decline ever since, (Paul Jennings, *The local – A History of the English Pub*, Tempus, 2007). There are a number of factors that have been suggested for the more recent decline in public house numbers. These have been listed in the IPPR's report *Pubs and Places: The social value of community pubs* (Muir 2008 p. 5-16). The reasons are included below.

**The economic recession.** Not surprisingly the health of the pub trade is linked to the health of the wider economy. The reduction in spending that goes with an economic recession is statistically linked with the decline in beer drinking.

CAMRA maintain that, particularly in areas of high land values, pub closure is not always the result of commercial failure of the pub but the attractiveness of the site for redevelopment, often for residential use.

**Changes to communities.** Despite a national rise in alcohol consumption over the past decade the pub has continued to decline. The IPPR report attributes the decline in part to changes in the composition of local communities over the past 50 years. In rural areas many villages no longer sustain local employment but have become commuter villages. In urban areas the decline of manufacturing employment and the break up of more traditional working class neighbourhoods is given as a reason.

**Changes to taste and lifestyles.** Beer consumption is an important component of pub sales and this has been in decline for at least the past 30 years as more people chose wine. The pub has also faced competition from other leisure pursuits such as eating out or the cinema and most importantly the shift towards drinking at home.

The ban on smoking in pubs is also suggested as a contributory factor in the recent decline. Although the IPPR report only found a weak positive correlation between rates of smoking and pub closure.

**Prices and cost.** One of the key factors lying behind the industry's economic problems was the predominant business model adopted by the large pub companies. The 'tied lease' model means that a publican who leases their pub from a pub company, generally has to buy all of their beer from that company, rather than directly from the brewery. This pushes up cost and makes it harder to make a profit.

Tax on beer is also considered an issue, as every government for the past 20 years has put up the tax on beer.

## **Economic impact (national and regional)**

- 2.2 Oxford Economics were commissioned in November 2010 by the BBPA to estimate the local impact of the beer and pub trade. This study considers the impact of the British brewery sector, the pub sectors, and the proportion of hotels, restaurants and retail that is dependent on the sale of beer. It estimates the impacts of the beer and pub sector at Regional, Local Authority and Parliamentary Constituency Area across the UK. It shows that over 97,000 people in London (10% of the UK total) depend on beer and pubs for work. The beer and pub trade adds over £3.2 billion to the London economy every year (15% of the UK total). Nearly £2 billion in London wages (15% of the UK total) are dependent on the trade, each year. It is therefore a very important component of the London economy.
- 2.3 The 'Leisure wallet report', published by Zolfo Cooper on 31 August 2011, states that 46% of the 3,000 people surveyed in summer 2011 had reduced their spending on drinking in pubs and bars in the previous 12 months and 12% had increased it, a net drop of 34% nationally (The Times, 31 August 2011, p.38).
- 2.4 Pubs inject an average of £80,000 into their local economy each year. Pubs add more value to local economies than beer sold through shops and supermarkets, simply because they generate more jobs. Beer sold through pubs also generates more funding for the public purse than beer sold through the 'off trade' (IPPR p.2).

## **Social impact**

- 2.5 There is some empirical evidence concerning the social role of the public house. Research for the IPPR report involved a national opinion poll asking where people 'meet and get together with others in their neighbourhood'. The result was that outside the home the pub scored the highest of any location with 36% of respondents saying this was the most important location.
- 2.6 Pubs often provide rooms for local organisations, groups and clubs to meet and this helps local communities and social networks to develop. They also have a long tradition of charity. The IPPR report estimates that the average pub raises around £3,000 a year for charitable causes. Pubs have a long history of involvement in politics, historically many radical societies and working class movements held their meeting in pubs.
- 2.7 HRH the Prince of Wales set up 'the pub is the hub' scheme in 2001 for rural pubs. This scheme encourages pubs and local people to work together to retain and enhance rural services such as the post office and local shop. This idea is now also extending into urban areas with pubs offering more services to their local communities.

## **Historic and architectural impact**

- 2.8 Many pubs are historic buildings, some are Listed Buildings and others are on the Local List of historic assets. Details on Lewisham's listed pubs are set out later in this report.

- 2.9 Understanding how places change, what makes them distinctive and the significance of their history is the key to successful regeneration. English Heritage maintain that the historic environment is part of successful regeneration because it contributes to:
- Investment: Historic places attract companies to locate, people to live, businesses to invest and tourists to visit. Market values in historic areas are often higher than elsewhere.
  - Sense of place: People enjoy living in historic places. There is often greater community cohesion.
  - Sustainability: Re-use of historic buildings minimises the exploitation of resources. There is evidence of lower maintenance costs for older houses.
  - Quality of life: The historic environment contributes to quality of life and enriches people's understanding of the diversity and changing nature of their community.

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## **3 Planning policy review**

### **Introduction**

- 3.1 This section provides a review of the national, regional and local policies and strategies that impact on pubs in Lewisham. The purpose of the policy review is to understand what role planning policy can take in protecting pubs in the borough and ensure that the decision making process reflects wider objectives. The Council will draw on baseline evidence and local circumstances in the context of relevant policy advice to provide recommendation for intervention where appropriate.
- 3.2 The first part of this review concentrates on planning rules and regulations that set limits on any intervention. This involves a brief summary of the Use Classes Order; the General Permitted Development Order; Article 4 Directions and Listed Building regulations. The second part is a brief summary of the most relevant national, regional and local planning policy.

### **The Town and Country Planning (Use Classes) Order 2010**

- 3.3 The Town and Country Planning (Use Classes) Order 1987 (as amended) places uses of land and buildings into various categories called Use Classes. A Use Class is a grouping together of similar land uses. Planning permission is not required when both the present and proposed uses fall within the same use class, or if the Town and Country Planning (General Permitted Development) Order 1995 (GPDO) says that a change of class is permitted to another specified class.
- 3.4 A pub is classified as an A4 use. The current system in Table 2.1 shows that a change of use from a pub (A4 use) to shops (A1 use), financial and professional services (Class A2) and restaurants and cafes (Class A3) can be made without requiring planning permission.

### **The Town and Country Planning (General Permitted Development) Order**

- 3.5 Permitted development rights under the GPDO means automatic planning permission rights are granted for certain types of development, subject to conditions and limitations provided for in Article 3, Schedule 2 of the GPDO 1995.
- 3.6 Permitted development rights operate by granting automatic planning permission to proposals that amount to development because it is a physical operation, or a material change of use, or both. A development will need to meet all the limits and conditions that are relevant in order to be permitted development; otherwise an application for planning permission will be required. The current planning system does not require any planning consent for those change of use from a pub to a shop, café or restaurant due to GPDO.

**Table 3.1 Use Classes Order 1987**  
**(Use Classes Order 1987 including amendments at 2005, 2006 and 2010)**

<b>Use Class</b>	<b>Use/description of development</b>	<b>Permitted change</b>
A1:Shops	<u>The retail sale of goods to the public</u> Shops, post offices, travel agencies & ticket agencies, hairdressers, funeral directors & undertakers, domestic hire shops, dry clearers, internet cafes, sandwich bars (where sandwiches or other cold food are to be consumed off premise)	No permitted change
A2: Financial & professional services	<u>Financial services</u> Banks, building societies, bureau de change. Professional services (other than health or medial services), estate agents & employment agencies. Other services which it is appropriate to provide in a shopping area. Betting shops (where the services are provided principally to visiting members of the public)	A1 If there is a ground floor display window
A3:Restaurants & cafes	<u>Restaurants &amp; cafes</u> Places where the primary purposes is the sale and consumption of food and light refreshment on the premises - excludes internet cafes which are A1	A1 or A2
A4: Drinking establishments	<u>Public house, wine bar or other drinking establishments</u> – a premises where the primary purpose is the sale and consumption of alcoholic drinks on the premises	A1, A2 or A3
A5: Hot food take-away	<u>Take-aways</u> – a premises where the primary purpose is the sale of hot food to take-away	A1, A2 or A3

## **Article 4 Directions**

- 3.7 An Article 4 Direction can be issued by a local planning authority in certain circumstances. They remove permitted development rights, thereby necessitating a planning application to be made, which normally does not need one. It is usually applied over an area rather than an individual property and they are registered as a Local Land Charge. It is more commonly applied to conservation areas to ensure future development is in keeping with the area's character.
- 3.8 If a pub is located in an area with a relevant Article 4 Direction then planning permission is required for what is otherwise permitted by the Use Class Order or the GPDO.

## **Demolition of buildings**

- 3.9 The rules on demolition have changed. A Court of Appeal ruling in March 2011 means all buildings will now require planning permission or prior approval for demolition. The Council will consider if the demolition project is likely to have significant environmental effects and issue a screening opinion if Environmental Impact Assessment (EIA) is required based on the Town and Country Planning (EIA) Regulations 2011. Previously only homes, listed buildings and buildings within conservation areas were affected. Now any factory, office, school, hospital or other commercial building will require approval. This will also apply to pubs.

## **Listed buildings**

- 3.10 Listed buildings are listed by English Heritage for their special historical or architectural interest that require special protection. Once a building has been listed, planning permission is necessary for demolition, change of use or alterations. A number of pubs in Lewisham are listed (see Section 4).

## **Locally listed buildings**

- 3.11 Local heritage assets can range from buildings, archaeology, designed landscapes and elements of the natural environment. Local listed buildings are different from the statutory listing (as above) as these local historic buildings may not meet the national criteria for statutory listing, but they add to the local distinctiveness of the borough, and so are protected under the Local List.
- 3.12 There is no specific statutory protection for locally listed buildings outside conservation areas, but the Council takes responsibility for the preservation of such heritage assets. Local listing status is a material consideration in the development management control process and the Council has planning policies to ensure an appropriate assessment is made when a planning application is lodged for a locally listed building.

## **Localism Act 2011**

- 3.13 The Localism Act received Royal assent in November 2011 and it includes new rights for local communities, including the Community Right to Buy and the Community Right to Challenge. Over the last decade, there have been closures of numerous community facilities and assets that bring members of the community together and from which key community services are delivered. According to the Valuation Office Agency Rating data, since 2002 an average of 8,743 pubs have failed in England every year.<sup>1</sup>
- 3.14 Under the Community Right to Buy, important local amenities and buildings - such as old town halls, community halls or the local shop or pub can be nominated for listing by the local authority as assets of community value. If listed assets come up for sale, communities like voluntary groups and social enterprises will have extra time to prepare a bid to take them over, making it easier to keep much-loved assets in public use and part of local life.

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<sup>1</sup> Office of National Statistics release on Business Demography. The data contains the count of enterprise deaths of public houses for 2002-2007.

## National Planning Policy Framework (2012)

3.15 The National Planning Policy Framework (NPPF) was published on 27 March 2012 and came into effect immediately. The NPPF sets out the government planning policies for England and how they are expected to be applied. At the heart of the NPPF is a presumption in favour of sustainable development. The NPPF consolidates over 1,000 pages of planning guidance into a single 59-page document and must be taken into account in the preparation of local and neighbourhood plans. It is also a material consideration in the determination of planning applications.

3.16 Section 8 of the NPPF seeks to promote healthy communities. Paragraph 70 states:

*To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:*

- *plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;*
- *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;*
- *ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community; and*
- *ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.*

3.17 Section 12 seeks to conserve and enhance the historic environment. Paragraph 126 states:

*Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:*

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- *the desirability of new development making a positive contribution to local character and distinctiveness; and*
- *opportunities to draw on the contribution made by the historic environment to the character of a place.*

3.18 Paragraph 152 of the NPPF states:

*Local planning authorities should seek opportunities to achieve each of the economic, social and environmental dimensions of sustainable development, and net gains across all three. Significant adverse impacts on any of these dimensions should be avoided and, wherever possible, alternative options which reduce or eliminate such impacts should be pursued. Where adverse impacts are unavoidable, measures to mitigate the impact should be considered. Where adequate mitigation measures are not possible, compensatory measures may be appropriate.*

3.19 The NPPF means that Lewisham Council needs to ensure there is a balance between economic, social and environmental benefits in all development to formulate sustainable communities and achieve sustainable development. Historical assets, community facilities and services should also be protected and safeguarded except where local evidence shows that such protection and use are no longer feasible and viable, and where appropriate alternative uses and mitigation measures can bring positive contributions to the locality.

### **The London Plan (2011)**

3.20 The London Plan forms part of the development plan in Lewisham, its policies can both justify Council planning policies and be used as reasons for determining planning decisions. The replacement London Plan came into force in July 2011.

3.21 Pubs are part of the social infrastructure of any sustainable community and as such policy 3.16 'protection and enhancement of social infrastructure' can be relevant to any planning decision. In part this policy states:

*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 reprovision 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.*

3.22 Other London Plan policies that might be relevant to planning applications affecting public houses include:

- Policy 2.15: Town Centres
- Policy 3.1: Ensuring equal life chances for all
- Policy 4.1: Developing London's economy
- Policy 4.6: Support For and enhancement of arts, culture, sport and entertainment provision
- Policy 4.8: Supporting a successful and diverse retail sector
- Policy 7.1: Building London's neighbourhoods and communities
- Policy 7.4: Local character
- Policy 7.8: Heritage assets and archaeology.

### **Lewisham Core Strategy (2011)**

- 3.23 The Core Strategy is the Council's principal planning document and forms part of the borough's Local Plan as defined by the NPPF. The Core Strategy is used to assess and determine planning applications.
- 3.24 Core Strategy strategic objective 4 relates to economic activity and local businesses and is relevant to protecting pubs in that it seeks to invest in new and existing businesses to improve the physical environment for commercial enterprise and protect sustainable local shopping facilities and services.
- 3.25 Core Strategy strategic objective 10 relates to protecting and enhancing Lewisham's character. This includes ensuring high standards of design for new development as well as preserving or enhancing the condition and historic significance of the borough's heritage assets and their settings. This could include pub buildings which often have architectural merit.
- 3.26 Core Strategy strategic objective 11 relates to community well-being and is relevant in that the Council will promote and support measures that promote social inclusion and strengthen the quality of life and well being of new and existing residents. Part (c) also specifically mentions providing social infrastructure, which would include pubs.
- 3.27 Core Strategy Policy 19 specifically relates to the provision and maintenance of community and recreational facilities. This can apply to pubs. The policy states:
1. *The Council will work with its partners to ensure a range of health, education, community, leisure, arts, cultural, entertainment, sports and recreational facilities and services are provided, protected and enhanced across the borough. The work of the Lewisham Infrastructure Delivery Plan and the relevant corporate plans and strategies of partners will be used to inform provision.*
  2. *The Council will apply the London Plan policies relating to healthcare, education and community and recreational facilities to ensure:*
    - a. *there is no net loss of facilities*
    - b. *the needs of future populations arising from development are sufficiently provided for*
    - c. *the preferred location for new uses will be in areas that are easily accessible and located within close proximity of public transport, other community facilities and services and town and local centres*
    - d. *co-location of services and multi-use facilities are encouraged and supported a safe and secure environment is created and maintained.*

### **Lewisham Unitary Development Plan (2004)**

- 3.28 The following saved policies from the Unitary Development Plan (UDP) may be relevant to planning applications involving the loss of public houses.
- URB 16 New Development, Changes of Use and Alterations to Buildings in Conservation Areas

- LCE1 Location of New and Improved Leisure, Community and Education Facilities
- LCE2 Existing Leisure and Community Facilities.

## **Summary**

3.29 While pubs are generally included as a community and recreational facility, there is limited specific policy references to pubs. Under the current planning system, pubs can be converted into shops (A1 use), financial and professional services (A2 use), and restaurants and cafes (A3 use), without the need of applying for planning permission. In these instances the Council has no control in protecting a pub from being converted to another use.

3.30 The London Plan (2011) and the NPPF (2012) provide a stronger reference and assessment framework for pubs within national and regional planning policy. This then provides an opportunity for Lewisham to investigate a locally specific policy to address the issue of concern when planning permission is required to redevelop a pub.



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## 4. Planning issues for Lewisham

### General

- 4.1 The introduction of this report set out the distribution of pubs into categories of town centre pubs, bars and clubs; food-led pubs; local and community pubs; licensed accommodation; licensed restaurants; and sports, social and members clubs. This illustrates the variety of pubs available. (IPPR January 2012 p.6)
- 4.2 Town centre pubs clearly serve a useful planning function in contributing to the vitality and viability of the town centres and the economic and leisure offer available particularly for the 'night time' economy. Community pubs equally perform a variety of functions some of which relate to town planning functions. These include:
- providing a community meeting place
  - enhancing community cohesion and
  - providing an economic role through jobs and expenditure.
- 4.3 Apart from the social and economic functions mentioned above planning has a particular interest in the physical and environmental impact of buildings and businesses. Many pubs are located in established areas and are often historic buildings with architectural merit. Some in Lewisham are listed buildings, others are locally listed and still others are interesting local landmarks.
- 4.4 The loss of pubs in Lewisham is documented in the Section 5. However, the reasons why it should be reflected in our planning policies are:
- that a significant portion of the population believe the loss of pubs is harmful to the community
  - they perform a variety of social and economic functions
  - many pubs are of architectural merit and the heritage asset is worth preserving and protecting and
  - many pubs are local landmarks and have a positive contribution in the local area.

### Viability issues

- 4.5 Given that the loss of pubs is considered a planning issue it seems right to consider why there are so many closures and what might be done about this. The evidence on closure are set out in the next section but one issue raised by a number of commentators is that economic viability is a cause. If any business cannot make a profit at least over the medium term it will of course close. There is, however, speculation that some perfectly viable pubs have closed because of the value of the site for an alternative use such as residential is significantly higher and therefore redevelopment is an attractive option.
- 4.6 In order to understand the economic situation in the context of a planning application for change of use and or demolition and redevelopment, planning policy can request that an applicant provide details on economic viability of the current use. This has

become common practice in relation to the provision of affordable housing and employment uses where an applicant argues the existing use is no longer viable.

- 4.7 Part of the evidence needed would be that realistic attempts have actually been made to market the existing use. The business should have been offered on the open market in a reasonable manner, that is, advertised in places where those interested might reasonably expect to encounter the advert. The price or rent should also be at a level prevailing in the area generally so an artificial price is not asked in order to put off potential buyers. The marketing should also take place over a reasonable time period to allow interested parties to express an interest.

### **Alternative uses**

- 4.8 If for planning reasons a pub business is no longer economically viable it may still be the case that the building is worth preserving due to its architectural merit or that one or more of the facilities on offer should be continued in the new use. The building may, for example, be of historic interest or provide useful community meeting places.

### **Limitations of the planning system**

- 4.9 The current planning system is unable to provide sufficient protection to pubs under the GDPO as planning permission is not required for pubs to be changed into shops, financial and professional services and restaurants and cafes. If any change of use would require planning permission and a sound economic viability assessment, provides evidence that the business is no longer viable then there will be limited scope for the local planning authority to protect the pub from a change of use, alteration, conversion, demolition and redevelopment.

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## 5. Data on pub closures

### National pub closure data

- 5.1 The numerous reports in newspapers make it clear all is not well with the pub trade. According to the BBPA there were around 59,000 pubs operating in Britain in 2004, compared to around 55,000 in 2009 (BBPA 2010). The IPPR report says in total 1,300 pubs closed in 2010, down from the 2,365 pubs that closed in 2009. Pubs were closing at a rate of 16 a week in the second half of 2011, down on the 52-a-week peak closure rate in the first half of 2009. Although these latest figures have fallen, closures remain at historically high levels.
- 5.2 Community pubs serving their local residential community appear to have been hit the hardest. The British Beer and Pub Association (BBPA) estimated that suburban pub closures in the last six months of 2008 were running at 19 a week, compared to eight a week for town centre pubs and 13 a week for rural pubs (BBPA 2009).

### Lewisham pub closure data

- 5.3 Local members of CAMRA (the Campaign for Real Ale) and local amenity societies have written to the Council to express concern about the loss of pubs in the borough over the past few years.
- 5.4 Local data shows that Lewisham is experiencing a similar trend in lost pubs when compared to the UK as a whole. There were 115 pubs in Lewisham in 2006, and by 2011 this had reduced to 92 a loss of 23 pubs or 20% in the last five years (LB Lewisham, alcohol licensing information 2006 – 2011).
- 5.5 The council monitors all planning permissions granted by use class as part of the London Development Database. Pubs fall into the A4 Use Class 'Drinking Establishments'. Table 5.1 shows that between 2001 and 2011 there were 31 A4 uses lost and 3 gained. The net result is a loss of 29 pubs in the past 10 years. This was the result of planning permission being granted for a change of use or demolition and replacement with other uses. Note that the following pub closure data does not include any pub loss under the GDPO as planning permission is not required.

*Table 5.1 Pub losses and gains 2001 to 2011*

Ward	Loss	Gain	Net Loss
Lewisham Central	7	1	6
New Cross	5	1	4
Brockley	5	0	5
Telegraph Hill	2	1	1
Rushey Green	2	0	2
Ladywell	2	0	2
Evelyn	2	0	2
Bellingham	1	0	1
Blackheath	1	0	1

Ward	Loss	Gain	Net Loss
Crofton Park	1	0	1
Whitefoot	1	0	1
Sydenham	1	0	1
Forest Hill	1	0	1
<b>Total</b>	<b>31</b>	<b>3</b>	<b>29</b>

Source: London Development Database 2011

5.6 Table 5.2 shows that there were six approved new development schemes in Lewisham that have incorporated a new pub (A4 use) between 2001 and 2011.

*Table 5.2 New development with pub (A4) floorspace approved, 2001 to 2011*

No.	Address	Proposal details
1	Lewisham Gateway Site, Lewisham High Street, SE13 (Planning Ref: 06/62375)	<ul style="list-style-type: none"> <li>• New development</li> <li>• Provide up to 4,000 m<sup>2</sup> restaurants &amp; cafés and drinking establishments</li> </ul>
2	325 - 327 New Cross Road (Planning Ref: 06/62756)	<ul style="list-style-type: none"> <li>• Change of use: from retail to drinking establishment (375 m<sup>2</sup>)</li> </ul>
3	1 - 3 Brockley Rise, SE23 1JG (Planning Ref: 07/64478)	<ul style="list-style-type: none"> <li>• Change of use</li> <li>• Provide drinking establishment (340 m<sup>2</sup>)</li> </ul>
4	278-280 Kirkdale, SE26 4RS (Planning Ref: 07/66511 and 10/75060 for renewal)	<ul style="list-style-type: none"> <li>• Demolition</li> <li>• Provide 264m<sup>2</sup> drinking establishment and 7 one bedroom flats</li> </ul>
5	Fox and Hounds Public House (275 sq m), part of 1-21 Wynne & 1-12 Bower House, 58-60 Besson Street, SE14 5AS (Planning Ref: 08/68448)	<ul style="list-style-type: none"> <li>• Demolition</li> <li>• Provide 361 m<sup>2</sup> of A1/A2/A3/A4/D1 use and 173 residential units</li> </ul>
6	Site of Greyhound Public House, 309 Kirkdale, SE26 4QB (Planning Ref: 09/72790)	<ul style="list-style-type: none"> <li>• Partial demolition</li> <li>• Provide drinking establishment (286 m<sup>2</sup>) and 40 residential units</li> </ul>
<b>Total area of new pub use: 3,265 m<sup>2</sup></b>		

Source: London Development Database 2011

5.7 Table 5.3 shows that there are 34 new approved development schemes that are leading to pub losses due to alternation, conversion and demolition, mostly for residential and mixed use development.

*Table 5.3 New development with pub (A4) floorspace losses, 2001 to 2011  
Loss of A4 Use*

<b>No.</b>	<b>Address</b>	<b>Proposal details</b>
1	The Centurion Public House, 1 Deptford Broadway, SE8 4 PA (Planning Ref: 01/48403)	<ul style="list-style-type: none"> <li>• Alterations and conversion: pub (120 m<sup>2</sup>)</li> <li>• Provide 6 one bedroom flats and a bar/restaurant (A3 use)</li> </ul>
2	The Sultan Public House, 14 Lee High Road, SE13 5QL (Planning Ref: 01/50275)	<ul style="list-style-type: none"> <li>• Demolition: pub (400 m<sup>2</sup>)</li> <li>• Provide a restaurant and 2 one bedroom and 5 two bedroom flats</li> </ul>
3	Former Coach House 76 Upper Brockley Road SE4 1ST (Planning Ref: 02/51204)	<ul style="list-style-type: none"> <li>• Demolition: pub (86 m<sup>2</sup>)</li> <li>• Provide 2 semi-detached two-storey two-bedroom houses</li> </ul>
4	The Angel Public House, 11 Loampit Hill, SE13 7TH (Planning Ref: 02/51836)	<ul style="list-style-type: none"> <li>• Demolition: pub (300 m<sup>2</sup>)</li> <li>• Provide 3 one bedroom and 6 two bedroom flats</li> </ul>
5	The Earl Of Beaconfield Public House, 66 Reculver Road SE6 (Planning Ref: 02/52495)	<ul style="list-style-type: none"> <li>• Demolition: pub (600 m<sup>2</sup>)</li> <li>• Provide 6 one bedroom &amp; 2 two bedroom flats</li> </ul>
6	Dew Drop Inn, 72 Clifton Rise, SE14 6JW (Planning Ref: 03/52981)	<ul style="list-style-type: none"> <li>• Alteration &amp; conversion: pub(140m<sup>2</sup>)</li> <li>• Provide 2 two bedroom maisonettes and 6 one bedroom flats</li> </ul>
7	The Royal Oak Public House 45 Loampit Vale, SE13 7TF (Planning Ref: 03/53035)	<ul style="list-style-type: none"> <li>• Change of use: pub (265 m<sup>2</sup>)</li> <li>• Provide a gallery/public exhibition/ meeting space (D1 use)and offices (B1 use)</li> </ul>
8	The Cranbrook, 65 Cranbrook Road, SE8 4EJ (Planning Ref: 03/54193)	<ul style="list-style-type: none"> <li>• Change of use, alteration and conversion: pub's 1/F function room (110 m<sup>2</sup>)</li> <li>• Provide a 3 bedroom flat</li> </ul>
9	Maypole Inn, 1 Mantle Road, SE4 2DU (Planning Ref: 06/62027)	<ul style="list-style-type: none"> <li>• Demolition: pub (200 m<sup>2</sup>)</li> <li>• Construct 7 one bedroom, 3 two bedroom and 1 studio</li> </ul>
10	Duke of Albany Public House, 39 Monson Road, SE14 5EQ (Planning Ref: 06/64813)	<ul style="list-style-type: none"> <li>• Alteration, conversion and partial demolition: pub (597 m<sup>2</sup>)</li> <li>• Provide 1 one bedroom, 3 two bedroom flats and 3 two bedroom maisonettes</li> </ul>
11	The Duke Public House, 104 Wells Park Road, SE26 6JJ (Planning Ref: 07/64838)	<ul style="list-style-type: none"> <li>• Demolition: pub (139 m<sup>2</sup>)</li> <li>• Provide 7 two bedroom, 1 three bedroom flats and 1 two bedroom maisonette</li> </ul>
12	Place House Tavern, 18-20 Catford Hill, SE6 4PX (Planning Ref: 07/65150)	<ul style="list-style-type: none"> <li>• Change of use, alteration and conversion: pub (410 m<sup>2</sup>)</li> <li>• Provide a commercial unit (Use Classes A1/A2/B1) and 6 one bedroom, 2 two bedroom and 1 studio</li> </ul>
13	Crown & Anchor Public House, 43 Brookbank Road (Planning Ref: 07/65433)	<ul style="list-style-type: none"> <li>• Conversion &amp; alteration: pub (200 m<sup>2</sup>)</li> <li>• Provide 5 two bedroom and 2 three bedroom flats</li> </ul>

No.	Address	Proposal details
14	Royal Archer Public House, 1 Egmont Street (Planning Ref: 07/65647)	<ul style="list-style-type: none"> <li>Change of use, alteration and conversion: pub (350 m<sup>2</sup>)</li> <li>Provide 2 one bedroom and 2 two bedroom flats and 3 two bedroom maisonettes</li> </ul>
15	Former Tiger's Head Public House, 350-352 Bromley Road, SE6 2RZ (Planning Ref: 07/66009)	<ul style="list-style-type: none"> <li>Demolition: pub (1,140 m<sup>2</sup>)</li> <li>Provide 8 one bedroom and 30 two bedroom flats and 3 three bedroom houses</li> </ul>
16	Duke Of Edinburgh Public House, 81 Malpas Road, SE4 1BN (Planning Ref: 07/66212)	<ul style="list-style-type: none"> <li>Change of use, alteration and conversion: pub (318 m<sup>2</sup>)</li> <li>Provide 10 one bedroom and 1 two bedroom flats</li> </ul>
17	The Rutland Arms Public House, 55 Perry Hill, SE6 4LF (Planning Ref: 07/66814)	<ul style="list-style-type: none"> <li>Alteration and conversion: pub (1,130 m<sup>2</sup>)</li> <li>Provide A4 use</li> <li>one bedroom and 5 two bedroom flats and 1 one bedroom dwelling house</li> </ul>
18	The Queen's Arms Public House, 63 Courthill Road, SE13 6DW (Planning Ref: 07/67721)	<ul style="list-style-type: none"> <li>Change of use, alteration and conversion: pub (150 m<sup>2</sup>)</li> <li>Provide 1 two bedroom maisonette, 1 one bedroom, 2 two bedroom and 1 studio</li> </ul>
19	Crown and Sceptre Public House 92 Friendly Street, SE8 4DR (Planning Ref: 08/68380)	<ul style="list-style-type: none"> <li>Change of use, alteration and conversion: the pub (447 m<sup>2</sup>)</li> <li>Provide 4, two bedroom flats and 1 three bedroom maisonette</li> </ul>
20	The Crown, 49, Tranquil Vale, SE3 0BS (Planning Ref: 08/68434)	<ul style="list-style-type: none"> <li>Conversion of the existing storage building (100 m<sup>2</sup>)</li> <li>Provide a two bedroom mews house</li> </ul>
21	Sir John Morden Public House, 62 Campshill Road, SE13 6QT (Planning Ref: 08/68486)	<ul style="list-style-type: none"> <li>Change of use, alteration and conversion: pub (120 m<sup>2</sup>)</li> <li>Provide 1 two bedroom maisonette</li> </ul>
22	Lewisham Trades Club, 170-172 Hither Green Lane, SE13 6QA (Planning Ref: 08/69386)	<ul style="list-style-type: none"> <li>The alteration and conversion: (160 m<sup>2</sup>)</li> <li>Provide 9 one bedroom flats</li> </ul>
23	The George Public House, 1 Rushey Green, SE6 4AS (Planning Ref: 08/69940)	<ul style="list-style-type: none"> <li>Demolition: pub (805 m<sup>2</sup>)</li> <li>Provide 2 commercial units (A1/A2/A3 use classes) and 35 residential units</li> </ul>
24	The Walpole Hotel, 403-407 New Cross Road, SE14 6LA (Planning Ref: 08/70131)	<ul style="list-style-type: none"> <li>Demolition: (105 m<sup>2</sup>)</li> <li>Provide a 60 bedroom hotel</li> </ul>
25	6 Lanier Road, SE13 6HU (Planning Ref: 08/70394)	<ul style="list-style-type: none"> <li>Alteration and conversion: pub (160 m<sup>2</sup>)</li> <li>Provide 6 one bedroom flats</li> </ul>
26	The Talbot Public House, Tyrwhitt Road, SE14 1QG (Planning Ref: 09/72239)	<ul style="list-style-type: none"> <li>The alteration, conversion and change of use: pub (111 m<sup>2</sup>)</li> <li>Provide a three bedroom house</li> </ul>

No.	Address	Proposal details
27	The Navy Arms, New King Street, SE8 3JE (Planning Ref: 09/72580)	<ul style="list-style-type: none"> <li>Change of use and conversion: pub (82 m<sup>2</sup>)</li> <li>Provide a two bedroom self contained flat and home office</li> </ul>
28	The George Public House, Rushey Green, SE6 4AS (Planning Ref: 09/72635)	<ul style="list-style-type: none"> <li>Demolition: pub (943 m<sup>2</sup>)</li> <li>Provide a commercial unit at ground floor level for A1/A2/A3 use class purposes and 33 residential units</li> </ul>
29	Site of Greyhound Public House, 309 Kirkdale, SE26 4QB (Planning Ref: 09/72790)	<ul style="list-style-type: none"> <li>Partial demolition: pub (1,061 m<sup>2</sup>)</li> <li>Create 286 m<sup>2</sup> A3/A4 unit</li> <li>40 residential units with commercial uses (Class A1, A3 and A4)</li> </ul>
30	Site of Tiger Head Public House, 350-352 Bromley Road, SE6 2RP (Planning Ref: 09/72980)	<ul style="list-style-type: none"> <li>Demolition: pub (1,127 m<sup>2</sup>)</li> <li>Provide 36 residential units</li> <li></li> </ul>
31	Spotted Cow Public House, 104 Hither Green Lane, SE13 6QA (Planning Ref: 10/73624)	<ul style="list-style-type: none"> <li>Demolition: pub (120 m<sup>2</sup>)</li> <li>Provide 18 residential units</li> </ul>
32	Rising Sun Public House, 88 Rushey Green, SE6 4HW (Planning Ref: 10/74455)	<ul style="list-style-type: none"> <li>Demolition: pub (500 m<sup>2</sup>)</li> <li>Provide 24 residential units with 540 m<sup>2</sup> of commercial space (Use Class A1)</li> </ul>
33	Forest Hill Hotel, 41 Stanstead Road, SE23 1HG (Planning Ref: 10/75469)	<ul style="list-style-type: none"> <li>Alteration and conversion: pub (263 m<sup>2</sup>)</li> <li>Provide 2 two-bedroom and 6 one-bedroom flats</li> </ul>
34	Former Maypole Public House, 1 Mantle Road, SE4 2DU (Planning Ref: 10/75723)	<ul style="list-style-type: none"> <li>Demolished: pub (200 m<sup>2</sup>)</li> <li>Provide a commercial unit (A1) and 9 residential units</li> </ul>
<b>Total area of lost pubs: 12,402 sq.m</b>		

Source: London Development Database 2011

### Listed buildings in Lewisham

5.8 Lewisham has a large number of buildings that contribute significantly to its character and townscape. There are about 540 nationally-listed buildings, most of which are Grade II. Two listed buildings in the borough are Grade I and 35 listed buildings are Grade II\*. The grades reflect their importance in nationwide terms although they all enjoy the same level of protection. Four pubs in Lewisham are classified as Grade II listed buildings as shown in Table 5.4.

Table 5.4 Grade II Listed Buildings in Lewisham

Grade II Listed Buildings	
Pub Name	Address
1. The Royal Albert Public House	460 New Cross Road, SE14 6TJ
2. The Five Bells Public House	155 New Cross Road, SE14 5DJ
3. Capitol Cinema - JD Whetherspoon (formerly Jasmine Bingo Hall)	11-15 London Road, Forest Hill, SE23
4. The White Hart	184 New Cross Road, SE14 5AA

Source: English Heritage and LB Lewisham

### Local listings in Lewisham

5.9 Local listing is different from the statutory listing as these local historic buildings may not meet the national criteria for statutory listing. However, they add to the local distinctiveness of the borough, and so are protected under the Local List. The Council has been compiling the Local List since the 1970s, when the Grade III listing classification was abolished. There are currently over 200 entries in this list which range from residential properties to public houses and stone boundary markers. The criteria for local listing adopted in January 2009 involve consideration of the **Historic Interest**, **Architectural Interest**, and **Age or Rarity**. Twelve pubs in Lewisham are locally listed, six of them are located in conservation areas as shown in Table 5.5.

Table 5.5 Locally listed buildings in Lewisham

Pub	Address	Conservation Area
1. Lord Northbrook	116 Burnt Ash Road, SE12 8PU	Lee Manor
2. The Bird's Nest (formerly Oxford Arms)	32 Deptford Church Street, SE8 4RZ	No
3. Bricklayers Arms	189 Dartmouth Road, SE26 4QY	No
4. Dartmouth Arms	7 Dartmouth Road, SE23 3HN	Forest Hill
5. Fox & Hounds	150 Kirkdale, SE26 4BB	No
6. The Greyhound	313 Kirkdale, SE26 4QB	Cobb's Corner
7. Skehans (formerly Duke of Albany)	1 Kitto Road, SE14 5TW	Telegraph Hill
8. The Princess of Wales	1A Montpelier Row, SE3 0RL	Blackheath
9. Goose on the Green (formerly Black Horse & Harrow Pub)	167 Rushey Green, SE6 4BD	No
10. Railway Telegraph	112 Stanstead Road, SE23 1BS	No
11. The Crown Hotel	49 Tranquil Vale, SE3 0BS	Blackheath
12. The Baring Hall Hotel	368 Baring Road, SE12 0DU	No

Source: LB Lewisham

### Pub locations in Lewisham

5.10 Map 5.1 shows the existing and closed pubs recorded in the last decade in Lewisham and those immediately over the borough boundary in the adjoining boroughs of Bromley, Greenwich and Southwark.

- 5.11 The map shows that most of the existing pubs are located in the north of the borough and that there are groupings along the railway lines, the DLR and near bus stations. Many of the pubs are located along the strategic road network and are generally within easy access by public transport and walking for many residents.
- 5.12 The pubs that have closed in the last decade are also shown on the map. This shows some concentrations in the north of the borough and other closed pubs are scattered in different parts of the borough. Many of the closed pubs have been redeveloped for residential use.
- 5.13 Map 5.2 shows the catchment area of each existing pub as a straight line distance of 400 metre and 800 metre radius from the pub. Lewisham residents can use other pubs in the neighbouring boroughs and this is why they are shown on the catchment map. The locations of the borough without pubs are found in the south east part of the borough, particularly in Catford South, Whitefoot, Grove Park, Downham and Bellingham wards. This can be explained by a number of housing estates built between the First and Second World Wars funded by central government and constructed under the auspices of the London County Council. The Corbett Estate, the Bellingham Estate, the Forster Estate, the Culverley Estate were developed to help alleviate the chronic shortage of housing in London and provide better housing for those who had lived in slums. The housing in these areas were developed by a social reformer and Scottish MP Archibald Cameron Corbett who had Quaker origins and hence, the Corbett Estate was devoid of public houses.
- 5.14 Table 5.6 shows that there are 92 pubs operating in Lewisham whilst 53 pubs were closed meaning that over 36% of total pubs were lost in the last decade. The following wards faced more pub losses in the last decade - Whitefoot (100%), Evelyn (76%), Telegraph Hill (71.4%), Downham (66.7%) and Rushey Green (55.5%). It is noted that Whitefoot is the only ward in Lewisham that has no pub serving the local communities and the current pub catchment area is very low. It can be explained by the recent closures of the Tiger's Head and the Green Man on Bromley Road. Downham and Catford South wards both have only 1 pub serving the areas.

*Table 5.6 Number of pubs in Lewisham, 2001-11*

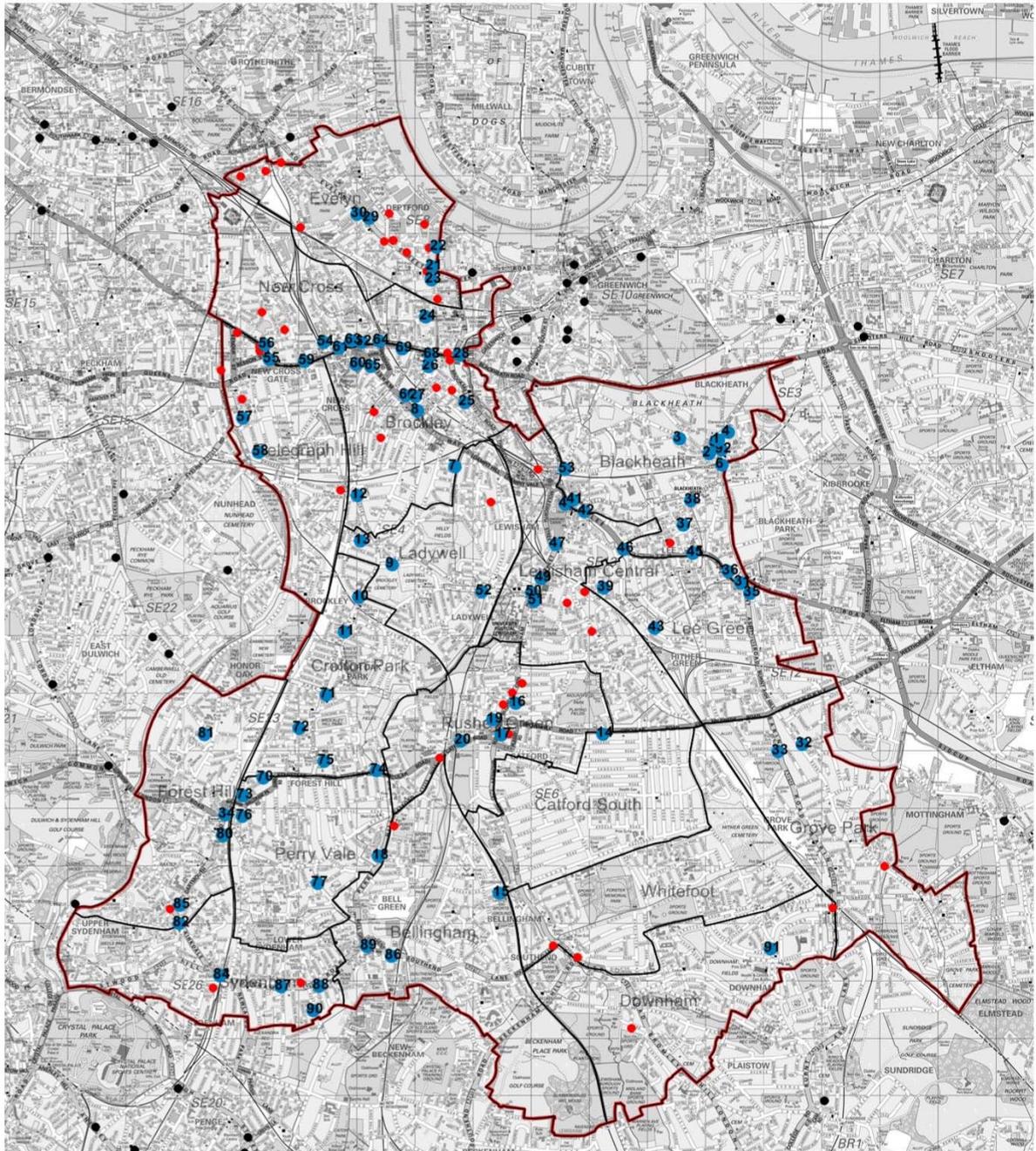
<b>Wards</b>	<b>Existing</b>	<b>Closed</b>	<b>Pubs Loss</b>
Whitefoot	0	2	100%
Evelyn	5	16	76%
Telegraph Hill	2	5	71.4%
Downham	1	2	66.7%
Rushey Green	4	5	55.5%
Lewisham Central	7	5	41.6%
Grove Park	2	1	33.3%
Sydenham	5	2	28.5%
New Cross	15	6	28.5%
Brockley	11	4	26.7%
Ladywell	3	1	25%

Bellingham	3	1	25%
Crofton Park	6	1	14.3%
Forest Hill	7	1	12.5%
Blackheath	12	1	7.7%
Catford South	1	0	0%
Lee Green	3	0	0%
Perry Vale	5	0	0%
<b>Total</b>	<b>92</b>	<b>53</b>	<b>36.6%</b>

- 5.15 A list of existing and closed pubs in Lewisham in 2011 can be found in Appendix 1 and 2 respectively. The existing pubs in neighbouring boroughs in 2011 are listed in Appendix 3.

Map 5.1 Current pubs and closed pubs in Lewisham in 2011

## Pubs in London Borough of Lewisham

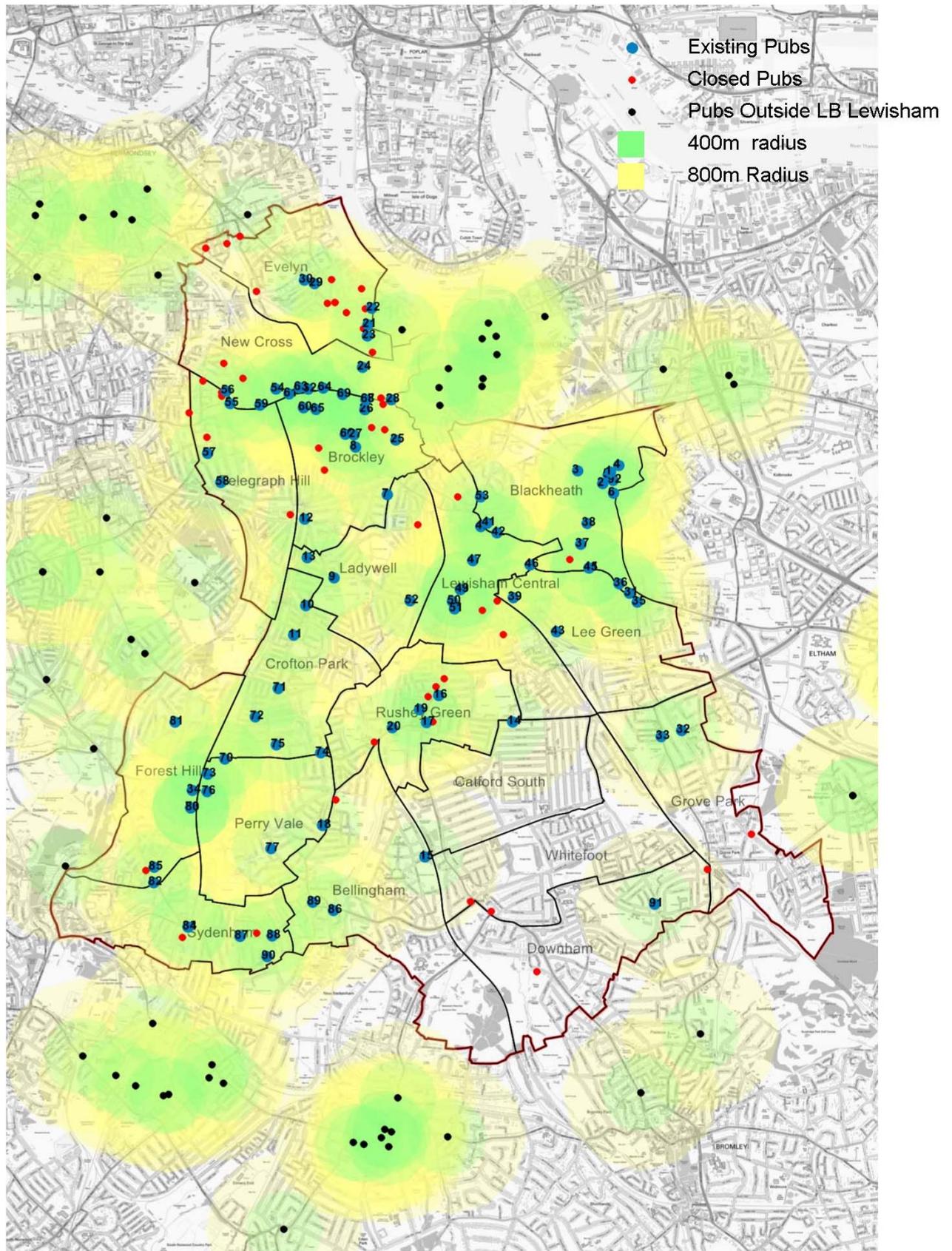


- Existing Pubs
- Closed Pubs
- Pubs Outside LB Lewisham
- 400m radius
- 800m Radius

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Map 5.2 Current pubs and closed pubs in Lewisham in 2011

## Pubs in London Borough of Lewisham



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one

one

LADS NIGHT OUT  
26<sup>th</sup> AUG  
TICKETS ON SALE NOW  
COMEDIAN  
BUFFET +  
3 FEMALE  
STRIPPERS  
A NIGHT NOT TO BE  
MISSED!!

LEE H ROAD

KARAOKE  
THIS THURSDAY  
7pm

## 6. Conclusions

- 6.1 The Council recognises the need to manage the trend in the decline of pubs and the impact this can have on local communities and the character of areas posed by their redevelopment, demolition and change of use. It is the Council's opinion that a well managed pub can provide a social focus for the local community, a place to meet, either informally or as part of a local group, often supporting local activities and sporting clubs, providing entertainment in addition to food and drink.
- 6.2 In the last 20 years, the borough has lost at least 75 traditional pubs, which represents 45% of the current number of pubs and licensed bars in the borough. Initially these losses were due to the contraction in demand for A4 use (drinking establishments) and particularly affected areas outside town centres and locations with low footfall. In recent years, the losses have been due to the high demand for residential land in the borough
- 6.3 Planning policy can legitimately take into account the need to protect facilities and buildings that are of importance to the local community and this would include public houses. The purpose of planning policy is to ensure that viable pubs are not lost without the importance to the local community being fully taken into consideration in Lewisham.
- 6.4 The DMDPD can provide a planning policy mechanism to address the issues of concern relating to the loss of pubs to ensure an appropriate and proportionate assessment can be made when planning permission is required. It is recommended that the emerging DMDPD take into account the following matters when developing policy in relation to the protection of public houses:
1. When planning permission is required, the change of use or the demolition of a public house will only be considered after an assessment of the following:
    - (a) What economic contribution was made by the pub and is the proposed use likely to make a similar or greater contribution? Does the redevelopment positively contribute to the regeneration objectives of the Core Strategy? Town centre pubs have a particular role in the vitality and viability of the centre. Is there another facility within easy walking distance of the pub that is proposed for redevelopment? It is suggested that 400-800m is considered easy walking distance.
    - (b) Has evidence on economic viability been provided as part of the planning application? Evidence on marketing the pub on the open market in a reasonable manner should be required. This should include evidence of the type of marketing; the literature used; the places where the marketing was advertised and the price that reflects similar market products. The marketing should have been for a period of not less than twelve months to reflect changing economic conditions.

- (c) The design and character of the public house and the significance of the contribution that it makes to the local townscape and where appropriate historic environment, and the impact the proposal will have on these features. Is the pub a listed building or locally listed or a historic asset? Is it located in a conservation area? What contribution does it make to the character of the local area and the sense of place?
  - (d) The ability and appropriateness of the building and site to accommodate an alternative use or uses without the need for demolition.
  - (e) 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 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 demand for such use. Has an interested community group or organisation been invited to take over the pub and run it?
2. Where the evidence demonstrates that a public house is not viable, but where the building is assessed as making a significant contribution to the local townscape, the Council could seek to retain the building for alternative uses including residential, non-residential institutions (D1) and Assembly and Leisure (D2), as appropriate.



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## Appendix 1 Existing pubs in Lewisham 2011-12

No	Pub name	Address	Postcode
1	O'Neils	52 Tranquil Vale	SE3 0BH
2	Crown	49 Tranquil Vale	SE3 0BS
3	Hare & Billet	1a Elliot Cottages	SE3 0QJ
4	Princess Of Wales	1a Montpelier Row	SE3 0RL
5	Zero Degrees	29-31 Montpelier Vale	SE3 0TJ
6	The Railway	16 Blackheath Village	SE3 9LE
7	Talbot	2-4 Trywhitt Road	SE4 1QG
8	Albertine's	237 Lewisham Way	SE4 1UY
9	Mr Lawrence Wine Bar	389 Brockley Road	SE4 1YS
10	Jam Circus	330-332 Brockley Road	SE4 2BT
11	Brockley Jack	408 - 410 Brockley Road	SE4 2DH
12	Brockley Barge	184 Brockley Road	SE4 2RR
13	The Little Crown	495 New Cross Road	SE4 6QT
14	Biz Bar	226 - 228 Brownhill Road	SE6 1AT
15	Fellowship Inn	Randlesdown Road	SE6 3BT
16	London & Rye	109 Rushey Green	SE6 4AF
17	Goose On The Green	167 Rushey Green	SE6 4BD
18	The Perry Hill (formerly The Two Brewers)	78-80 Perry Hill Catford	SE6 4EX
19	Catford Ram	9 Winslade Way	SE6 4JU
20	Catford Bridge Tavern	Station Approach, Catford Bridge	SE6 4RE
21	Harp	2-4 New King Street	SE8 3HS
22	Dog & Bell	116 Prince Street	SE8 3JD
23	White Swan P.H	217 Deptford High Street	SE8 3NT
24	The Albany	Douglas Way	SE8 4AG
25	Cranbrook	65 Cranbrook Road	SE8 4EJ
26	Royal Standard	86 Tanners Hill	SE8 4PN
27	Royal George	85 Tanners Hill	SE8 4QD
28	Bird's Nest	32 Deptford Church Street	SE8 4RZ
29	Black Horse	195 Evelyn Street	SE8 5RE
30	Lord Palmerston	81 Childers Street	SE8 5YR
31	The Duke Of Edinburgh	394 Lee High Road	SE12 8RW
32	The Crown	117 Burnt Ash Hill	SE12 0AJ
33	The Summerfield Tavern	60 Baring Road	SE12 0PS
34	Hobgoblin	7 Devonshire Road	SE23 3HE
35	Edmund Halley	25-27 Lee Gate Centre	SE12 8RG
36	Old Tigers Head	351 Lee High Road	SE12 8RU
37	Dacre Arms	11 Kingswood Place	SE13 5BU
38	The Hansbury	117 Courthill Road	SE13 5DQ
39	Holly Tree P.H	32 Dermody Road	SE13 5HB
40	Dylan's	66 Lewisham High Street	SE13 5JH

No	Pub name	Address	Postcode
41	Yates Wine Lodge	65-71 Lewisham High Street	SE13 5JZ
42	One	1 Lee High Road	SE13 5LD
43	The Station	14 Staplehurst Road	SE13 5NB
44	The Swan P.H.	207 Lee High Road	SE13 5PQ
45	The Woodman	181 Lee High Road	SE13 5PQ
46	Dirty South	162 Lee High Road	SE13 5PR
47	Watch House	198-204 Lewisham High Street	SE13 6JP
48	Fox & Firkin	316 Lewisham High Street	SE13 6JZ
49	Two 8 Six	286 Lewisham High Street	SE13 6JZ
50	The Jolly Farmers	354 Lewisham High Street	SE13 6LE
51	Ravensbourne Arms	323 Lewisham High Street	SE13 6NR
52	Ladywell Tavern	80 Ladywell Road	SE13 7HS
53	Anchor Inn	165 Lewisham Road	SE13 7PY
54	The Montague Arms	289 Queens Road	SE14 2JG
55	White Hart	184 New Cross Road	SE14 5AA
56	Five Bells	155 New Cross Road	SE14 5DJ
57	Earl Of Derby	87 Dennetts Road	SE14 5LW
58	Skehans Free House	1 Kitto Road	SE14 5TW
59	The Hobgoblin	272 New Cross Road	SE14 5UL
60	Marquis Granby	322 New Cross Road	SE14 6AE
61	New Cross Inn	323 New Cross Road	SE14 6AS
62	The New Cross House	316 New Cross Road	SE14 6AT
63	The Venue	2a Clifton Rise	SE14 6JP
64	The Walpole	407 New Cross Road	SE14 6LA
65	The Hardcastle	44 Lewisham Way	SE14 6NP
66	Flower Of Kent	135 Lewisham Way	SE14 6QP
67	Star & Garter	490 New Cross Road	SE14 6TJ
68	Royal Albert	460 New Cross Road	SE14 6TJ
69	Amersham Arms	388 New Cross Road	SE14 6TY
70	Railway Telegraph	112 Stanstead Road	SE23 1BS
71	Stone Bar	68-70 Honor Oak Park	SE23 1DX
72	General Napier	73 Bovill Road	SE23 1EX
73	Forest Hill Hotel	41 Stanstead Road	SE23 1HG
74	Blythe Hill Tavern	319 Stanstead Road	SE23 1JB
75	Honor Oak	St Germans Road	SE23 1RH
76	Foresters Arms	53 Perry Vale	SE23 2NE
77	Prince of Wales	52 Perry Rise	SE23 2QL
78	The Dartmouth Arms	7 Dartmouth Road	SE23 3HN
79	Question Bar	45-47 Dartmouth Road	SE23 3HN
80	Bird in Hand	35 Dartmouth Road	SE23 3HN
81	Sylvan Post	24-28 Dartmouth Road, Forest Hill	SE23 3XZ
82	Fox's	150 Kirkdale	SE26 4BB
83	Railway Tavern	325 Kirkdale Road	SE26 4QB
84	The Greyhound	313, Kirkdale, Sydenham	SE26 4QB
85	Bricklayer Arms	189 Dartmouth Road	SE26 4QY

<b>No</b>	<b>Pub name</b>	<b>Address</b>	<b>Postcode</b>
86	Railway Tavern	410 Southend Lane	SE26 5BH
87	The Dolphin	121 Sydenham Road	SE26 5HB
88	The Alfred	178 Sydenham Road	SE26 5RP
89	The Bell	59 Bell Green	SE26 5SJ
90	The Golden Lion	116 Sydenham Road	SE26 5ZX
91	Downham Tavern	Downham Way	BR1 5HS
92	Cave Austin	7-9 Montpelier Vale	SE3 0TA

Source: Licensing and Planning Service, LB Lewisham

## Appendix 2 Closed pubs in Lewisham 2011-12

No	Pub name	Address	Postcode
1	Duke of Edinburgh	81 Malpas Road	SE4 1BN
2	The Talbot	2-4 Tyrwhitt Road	SE4 1QG
3	Lord Wolseley	76 Upper Brockley Road	SE4 1ST
4	Maypole Inn	1 Mantle Road	SE4 2DU
5	The Saxon Tavern	Southend Lane	SE6 2DD
6	Tiger's Head	350-352 Bromley Road	SE6 2RP
7	Green Man	355 Bromley Road	SE6 2RP
8	The George	1 Rushey Green	SE6 4AS
9	Rising Sun	88 Rushey Green	SE6 4HW
10	Plough & Harrow	62-66 Rushey Green	SE6 4JD
11	The Rutland Arms	55 Perry Hill	SE6 4LF
12	Place House Tavern	18-20 Catford Hill	SE6 4PX
13	The Princess of Wales	88 Grove Street	SE8 3AA
14	Osborne Arms	14 New King Street	SE8 3HS
15	The Navy Arms	60 New King Street	SE8 3JE
16	The Windsor Castle	161-163 Deptford High Street	SE8 3NN
17	The Noah's Ark	229 Deptford High Street	SE8 3NT
18	The Bear	154 Deptford High Street	SE8 3PQ
19	The Pilot	174 Deptford High Street	SE8 3PR
20	Crown and Sceptre	92 Friendly Street	SE8 4DR
21	Prince Alfred	44 Albyn Road	SE8 4EF
22	The Centurian	2 Deptford High Street	SE8 4PA
23	The Dover Castle	7 Deptford Broadway	SE8 4PA
24	The Fountain	36 Deptford Broadway	SE8 4PQ
25	The Woodman	Bestwood Street	SE8 5AW
26	The Mansion House	204 Evelyn Street	SE8 5BZ
27	The Rose of Kent	156 Trundley's Road	SE8 5JL
28	The Mechanic's Arms	124-126 Deptford High Street	SE8 5QL
29	The Globe	321 Evelyn Street	SE8 5QX
30	The John Evelyn	299 Evelyn Street	SE8 5RA
31	John Evelyn	299 Evelyn Street	SE8 5RA
32	The Grove Park Tavern	21 Marvels Lane	SE12 9PD
33	Merchant Taylors Almshouses	Brandram Road	SE13 5RX
34	The Queen's Arms	63 Courthill Road	SE13 6DW
35	Spotted Cow	104 Hither Green Lane	SE13 6QA
36	Sir John Morden	62 Campshill Road	SE13 6QT
37	Crown and Anchor	43 Brookbank Road	SE13 7BX
38	Market Tavern	139-141 Lewisham High Street	SE13 7PY
39	The Mid Kent Tavern	4 Junction Approach	SE13 7RY
40	The Fox and Hounds	58 Besson Street	SE14 5AS
41	Hatcham Arms	92 New Cross Road	SE14 5BA

No	Pub name	Address	Postcode
42	The Fox	62 New Cross Road	SE14 5BD
43	The Coach and Horses	125 Pomeroy Street	SE14 5BT
44	Duke of Albany	39 Monson Road	SE14 5EQ
45	Rising Sun	69 Dennetts Road	SE14 5LF
46	Royal Archer	1 Egmont Street	SE14 5QW
47	Baron's Arms	23 Oldfield Grove	SE16 2NE
48	The Earl of Beaconsfield	30 Alpine Road	SE16 2RP
49	The Woodman	110 Kirkdale Road	SE26 4BG
50	Man of Kent	173 Sydenham Road	SE26 5HF
51	The Garden Gate	Old Bromley Road	BR1 4JY
52	Two Half's	42 Sydenham Road	SE26 6DW
53	Baring Hall Hotel	368 Baring Road, Grove Park	SE12 0DU

Source: Licensing and Planning Service, LB Lewisham

## Appendix 3 Existing pubs in neighbouring boroughs 2011-12

### London Borough of Southwark

No	Pub Name	Address	Postcode
1	The Fort London	131 Grange Road	SE1 3AL
2	The Lord Nelson	386 Old Kent Road	SE1 5AA
3	The Claremont	32 Dunton Road	SE1 5TJ
4	The Ivy House	40 Stuart Road	SE15 3BE
5	The Rye	31 Peckham Rye	SE15 3NX
6	The Stanley Arms	418 Southwark Park Road	SE16 2ET
7	The Ancient Foresters	282 Southwark Park Road	SE16 2HB
8	Prince of Wales	19 Plough Way	SE16 2LS
9	The Bramcote Arms	Bramcote Grove	SE16 3BW
10	The Queen Victoria	148 Southwark Park Road	SE16 3RP
11	Blue Anchor Pub	251 Southwark Park Road	SE16 3TS
12	The Herne Tavern	2 Forest Hill Road	SE22 0RR
13	The Forest Hill Tavern	108 Forest Hill Road	SE22 0RS
14	The EDT	1 Lordship Lane	SE22 8EW
15	The Bishop	27 Lordship Lane	SE22 8EW
16	The Plough, East Dulwich	381 Lordship Lane	SE22 8JJ
17	The Grove Tavern	520 Lordship Lane	SE22 8LF
18	Clock House	196A Peckham Rye	SE22 9QA
19	Dulwich Wood House	39 Sydenham Hill	SE26 6RS

### Royal Borough of Greenwich

No	Pub name	Address	Postcode
1	Cave Austin	7-9 Montpelier Vale	SE3 0TA
2	The Royal Standard	44 Vanbrugh Park	SE3 7JQ
3	British Oak	109 Old Dover Road	SE3 8SU
4	Sun in the Sands	123 Shooters Hill Road	SE3 8UQ
5	The Duke	125 Creek Road	SE8 3BU
6	Bankers Draft	80 Eltham High Street	SE9 1BW
7	The Rising Sun	189-191 Eltham High Street	SE9 1TS
8	The Beehive	334-369 Footspray Rd	SE9 2EH
9	The Porcupine	24 Mottingham Road	SE9 4QW
10	The Porcupine	24 Mottingham Road	SE9 4QW
11	Park Tavern	45 Passey Place	SE9 5DA
12	Old Post Office	4 Passey Place	SE9 5DQ
13	Crown	11 Court Yard	SE9 5PR
14	The Greenwich Union	56 Royal Hill	SE10 8RT
15	The Rose & Crown	1 Croom's Hill	SE10 8ER
16	Belushi's	189 Greenwich High Road	SE10 8JA

No	Pub name	Address	Postcode
17	The Guildford	55 Guildford Grove	SE10 8JY
18	The Mitre Hotel	291 Greenwich High Road	SE10 8NA
19	The Hill	89 Royal Hill	SE10 8SE
20	Ashburnham Arms	25 Ashburnham Grove	SE10 8UH
21	The Coach	13 Greenwich Market	SE10 9HZ
22	Kings Arms	16 King William Walk	SE10 9JH
23	Plume of Feathers	19 Park Vista	SE10 9LZ

### London Borough of Bromley

No	Pub name	Address	Postcode
1	Prince Frederick	31 Nichol Lane	BR1 4DE
2	The Beech Tree	London Road	BR1 3RA
3	The George Inn in Beckenham	111 High Street	BR3 1AG
4	The Goose in Beckenham	205-213 High Street	BR3 1AH
5	Jolly Woodman	9 Chancery Lane	BR3 1AN
6	O'Neill's Beckenham	9 High Street	BR3 1AZ
7	The Bricklayers Arms	237 High Street	BR3 1BN
8	Slug & Lettuce	150-154 High Street	BR3 1EA
9	Coach & Horses	Burnhill Road, High Street	BR3 3LA
10	The Beckenham	75 High Street	BR3 3RA
11	The Oak Hill	90 Bromley Road	BR3 5NP
12	The Pawleyne Arms	156 High Street	SE20 7EU
13	Moon & Stars	164-166 High Street	SE20 7QS
14	Goldsmiths Arms	3 Croydon Road	SE20 7TJ
15	Anerley Arms	2 Ridsdale Road	SE20 8AB
16	The Thicket Tavern	75 Anerley Road	SE20 8DQ
17	The Maple Tree	52-54 Maple Road	SE20 8HE
18	Golden Lion	61 Maple Road	SE20 8LA
19	Royal Oak	2 Oakfield Road	SE20 8QT
20	Bridge House	2 High Street	SE20 8RZ

## Appendix 4 Public House Viability Test

Public House Viability Test (adapted from CAMRA) Accessing Trade Potential <sup>2</sup>
<p><b>Population</b></p> <p><i>Location of the pub</i></p> <ul style="list-style-type: none"> <li>- No. of adults living within a mile radius (Lewisham: 400m and 800m)</li> </ul> <p><i>Any development planned for the area? Industrial, residential, strategic projects</i></p> <ul style="list-style-type: none"> <li>- Daytime working population</li> </ul>
<p><b>Visitor potential</b></p> <ul style="list-style-type: none"> <li>- <i>Is the pub in a well visited/popular location?</i></li> <li>- <i>Has the pub ever been included in any visitor or tourist guide? (Time Out London/ Lewisham Life)</i></li> <li>- <i>Does the pub act as a focus for community activities? Sports teams, social groups, local societies, community meetings, etc?</i></li> </ul>
<p><b>Competition</b></p> <ul style="list-style-type: none"> <li>- <i>How many pubs are there in the immediate vicinity?</i></li> <li>- <i>Does the pub, by its character, location, design, potentially cater for different groups of people from those of its nearest competitor(s)? If no, could the pub be developed to cater for different groups?</i></li> </ul>
<p><b>Flexibility of the site</b></p> <ul style="list-style-type: none"> <li>- <i>Does the pub/site have unused rooms or outbuildings that could be brought into use? Function rooms, store rooms?</i></li> <li>- <i>Is the site large enough to allow for building extensions?</i></li> <li>- <i>Have planning applications ever been submitted to extend/develop the pub building? if yes, when and what was the outcome?</i></li> <li>- <i>Has the pub been well maintained?</i></li> </ul>
<p><b>Public transport</b></p> <ul style="list-style-type: none"> <li>- <i>Is there a bus stop outside or near the pub and/or a rail station within easy walking distance? (PTAL level)</i></li> <li>- <i>How frequent is public transport in the area?</i></li> <li>- <i>How reliable is the public transport in the area?</i></li> <li>- <i>Has the pub made actual/potential customers aware of any public transport services available to/from it?</i></li> <li>- <i>Has the pub entered any favourable agreements with a local taxi firm?</i></li> </ul>
<p><b>Multiple use</b></p> <ul style="list-style-type: none"> <li>- <i>What is the extent of community facilities in the local area?</i></li> </ul>

Source: Public House Viability Test, CAMRA <http://www.camra.org.uk/viabilitytest>

<sup>2</sup> Source: <http://www.selcamra.org.uk/pubthreat.html>