



City of Westminster

WESTMINSTER CITY COUNCIL ASSETS OF COMMUNITY VALUE NOMINATION FORM

Please read the accompanying Guidance when completing this form. If you have any queries, please email: plarge@westminster.gov.uk

Submit your completed form by email to plarge@westminster.gov.uk, or by post to: Head of Legal and Democratic Services, Westminster City Hall, Victoria Street, London SW1E 6QP.

PART A: ABOUT YOU

Title	Mr
First name	Alex
Surname	Melman
Address	49 Balcombe Street, London
Postcode	NW1 6HD
Telephone number	07956 388 468
E-mail address	alexandermelman@icloud.com
Your relationship to the organisation	Coordinator

PART B: ABOUT YOUR ORGANISATION

Organisation name	Save the Linhope Street Local
Organisation type	<p>Unincorporated body of 35 individuals who do not distribute any surplus to its members.</p> <p>The attached list confirms the names of 35 members registered to vote locally in support of the registration of this pub as an asset of community value.</p> <p>The 'Save the Linhope Street Local' organisation was formed specifically to protect the public house in Linhope</p>

	<p>Street. The public house was quietly marketed and sold in summer 2013 and the first that local residents knew about the change of ownership was when the Swan & Edgar closed and ceased trading without notice.</p> <p>Local residents objected strongly to the recent planning application to change the use of the building to residential and these are listed on the Westminster Planning Committee Report (13/09604/full).</p> <p>Concerned residents canvassed their neighbours in Linhope Street, Ivor Place, Balcombe Street, Boston Place and Huntsworth Mews to engage with the whole community and solicit their opinions. This exercise led to a public meeting on 17th March 2014 attended by over 30 people, where it was decided to form a group to nominate the Linhope Street Public House for listing as an Asset of Community value.</p> <p>Everyone feels passionately that the public house should be retained and adds value to the locality.</p> <p>Everyone lives in the immediate neighbourhood and is registered to vote in Westminster.</p> <p>Everyone supports this application for Nominating the public house as an Asset of Community Value.</p> <p>The protection of this public house is also supported by both local Marylebone Amenity Societies - The St Marylebone Society and The Marylebone Association.</p> <p>The Campaign For Real Ale (CAMRA) also supports the retention of the public house.</p> <p>GLA member and local resident Murad Quereshehi also supports the retention of pubs in the area as valuable local assets that promote community cohesion, see attached newspaper article.</p> <p>An online petition is being established which will indicate the widespread and growing local support to keep the public house in the neighborhood.</p>
Please describe your connection to Westminster	Residents eligible to vote in Westminster.
Charity registration number (if applicable)	Not Applicable

If not a registered charity, please attach evidence of your organisation's status such as Articles of Association.

PART C: ABOUT THE ASSET

Name of asset	The Swan & Edgar Public House, formerly The Feathers Public House
Address or location of the asset	43 Linhope Street, London NW1 6LH
Description of the asset and its boundaries <i>(You may attach photos and/or a plan as supporting evidence)</i>	<p>The Swan & Edgar Public House is an unlisted building of merit in the Dorset Square Conservation Area.</p> <p>The building is a three storey plus basement property on the west side of Linhope Street. It is a typical London stock brick Georgian property, built around 1820 with timber sash windows.</p> <p>It is located at the end of a terrace of houses and separated from the neighbouring properties on Ivor Place by an open yard. The yard is accessed from the street through a metal gate in a single storey brick wall.</p> <p>The building line is set back from the pavement and this space is utilized as an outdoor area for tables.</p> <p>The total internal area is approximately 100 sqm or 1076 sq ft. It's rateable value as a public house is approx. £12,250 per annum.</p> <p>The basement is accessed from behind the ground floor bar and has a low ceiling height, typical of historic public houses. When last visited the basement was fitted with pumps and barrel equipment along with storage areas. There are vaults under the front area which are also use for storage.</p> <p>The ground floor houses the public bar with 2 no. unisex WCs accessed directly from the bar.</p> <p>The first floor has a dining room and further WC off the stair landing.</p> <p>The second floor has kitchen accommodation with extract vent to the yard.</p> <p>There is a roof access hatch to a flat roof which has a low parapet wall.</p> <p>See attached photographs</p>

Reasons for nomination

(You may attach documents as supporting evidence)

Many of the reasons for the nomination are highlighted in the many and varied objections to change of use voiced during the planning process.

Planning Reasons

The property is currently vacant following planning refusal for alterations and change of use.

Westminster City Council considered the application 13/09604/full and it was refused at committee on 11th February 2014 for the following reasons:

- The loss of the public house would result in the loss of a valued social and community resource to the detriment of the local community.
- The loss of the public house and alterations to the building would be detrimental to the character of the Conservation Area.
- The proposal was contrary to relevant planning policies in Westminster's UDP, City Plan and Conservation Area Audit.
- The proposal was contrary to relevant planning policies in the NPPF and London Plan.

The London Plan notes that public houses are part of the city infrastructure that promotes 'Lifetime neighbourhoods'. Paragraphs 4.48 to Policy 4.8 and policy 7.1 suggest that a good mix of uses and facilities, with access to social support improves people's lives. Public houses, such as the Swan & Edgar, fulfill this function.

On March 5th Murad Quereshi proposed a motion urging the Mayor to give more support to saving pubs which was unanimously supported. This article is attached to this document.

The NPPF paragraph 70 guards against loss of valued services and facilities and this specifically includes public houses.

Precedents have been set for the retention of public houses in Royal Borough of Kensington and Chelsea and in Hampstead, London Borough of Camden.

Conservation Reasons

The heritage contribution of the pub is also vital and loss of the public house would be in contravention to policies DES 9 of the UDP and policy S25 of the Westminster City Plan. The

Swan & Edgar is a significant heritage asset which contributes to the character of the Conservation Area. It is highlighted as being of importance in a strategic view in the Conservation Area Audit. It is a long standing local landmark and its function and appearance contribute to the Dorset Square Conservation Area character.

The Department for Communities and Local Government has called on communities to take the initiative to save their local pubs. Intrinsic to the ideals embodied in the Localism Act of 2012 are the rights of local people to determine development and change in their neighbourhoods. Community Pubs Minister, Brandon Lewis, has highlighted the fact that local pubs are part of our shared economic, social and cultural past, present and future.

Viability

Prior to closure the pub operating as the Swan & Edgar was a thriving business. The owners had some years left on their lease but this was sold to the new owners as soon as the property sale was agreed last summer. The Swan & Edgar held a leaving party which was attended by many residents who were dismayed that their local was closing.

The pub was very well used and a popular destination for eating as well as drinking. It was essential to book a table for dinner to avoid disappointment.

An increasing number of French residents in our neighbourhood patronized the Swan & Edgar along with regular cricket fans due to its proximity to Paribas HQ and Lords respectively.

The premises were small but efficiently used and the additional outdoor space could have been increased to provide a beer garden. In 1998 a planning application was granted to glaze over the yard to provide a conservatory space extension to the pub for additional seating. This would increase the number of covers and hence the viability of the pub.

It was noted in the objection from CAMRA that the new owners marketing report did not meet Westminster's 18 month requirement. They added that, "Few, if any public houses in wealthy London districts are economically unviable. Under the right management and operated 'free of tie' as a Free House and offered for sale at a realistic commercial value, there is no doubt that these historic premises could continue to be a valuable addition to the street and neighbourhood."

In a recent case study of a pub in Wiltshire, claims of unviability were dismissed at Appeal by the Inspector who

concluded that, "... it would be viable if it were operated in a manner which met local demands and was acquired at a realistic valuation such that new occupiers would not face over-large set up costs." (APP/J3910/A/00/1056622)

The Swan & Edgar is highly accessible, in a PTAL Zone 6 for public transport, well connected and minutes away from 8 regular bus routes, 5 underground lines and 1 main line station.

When cross London cycle routes are in place the Swan & Edgar will be directly on the link proposed from W1 to Regents Park, this route will be along Balcombe Street and Ivor Place, bringing more potential customers to the pub.

Local Interest

The Swan & Edgar public house catchment area is primarily the Dorset Square Conservation Area.

This is a local pub that caters for local need. Its small scale character made it an ideal meeting place for residents and offered a real chance to get to know one's neighbours. Marylebone is very much an urban village and pubs contribute to this community spirit.

This part of Marylebone has seen the loss of other public meeting places, such as the Council House and Library. It has also lost the Gloucester Arms Public House to Francis Holland School and the Boston Arms to the London Business School. Other local pubs tend to cater for workers, students, tourists, commuters, but the Swan & Edgar was a true local for the residents of the surrounding streets.

However, Marylebone is an increasingly fashionable destination in Central London and the public house would also draw in customers who work in the area, as well as tourists and visitors to Marylebone Station, Regents Park, The London Business School and Lords Cricket Ground. The daytime working population and weekend visitor population is significant in this part of Marylebone.

The pub is in a unique Georgian street setting and has appeal due to its quiet, period setting. Possibly the 'smallest pub in Westminster' makes it even more important as a unique, historical, tourist destination.

Social Wellbeing

The Swan & Edgar provided a safe, sociable place in the neighbourhood. It added life and vitality to the streetscape. Its presence provided natural surveillance at all times and thus helped the street safety of the area. At night when lit up

	<p>it adds life and vitality to the street.</p> <p>Public houses are especially important for people who live in small flats providing spaces for social gatherings and special occasions.</p> <p>Social infrastructure providing a variety of services and uses is essential to support residential areas which otherwise would become mono-cultural and 'dormitory areas' within the cities. It is also the case that the pub provided employment in the neighbourhood.</p> <p>In conclusion</p> <p>The local community want this building to remain active as a public house to provide a much-needed local, social facility for the well being of the residents, workers and visitors to the area.</p> <p>The public house is intrinsic in terms of use and appearance to the character of the Dorset Square Conservation Area and is a heritage asset, which should be protected for future generations to enjoy.</p> <p>Public Houses are part of our shared cultural heritage and an important element in the urban grain of urban life. Local resident and academic who has researched the role of food and drink establishments in the city, Carolyn Steel – author of Hungry City, has written in support of saving this Public House. Copy of letter attached to this application.</p>
Current owner's name and address (if known)	<p>The property title No. is LN88576</p> <p>The land registry indicates that Whitbread Breweries bought the freehold of the pub in 1951. It was owned by Discovery Inns for 3-4 years prior to purchase by Enterprise Inns in 1997. CAMRA believe that the property has been a public house since 1899.</p> <p>The current owner is Montagu One Limited who bought the public house in October 2013. The company address is 135a Hamilton Terrace, London NW8 9QR. (Reg. No. 08682685)</p> <p>The owner's contact details are: Company Directors: Jean-Pierre Siebenborn and Marc-Andre Siebenborn</p> <p>The architects / planning consultants / project managers are Dandi Living Ltd Agent: Eva Siskinova</p>

List of 35 Local People Supporting the Nomination

Assets of Community Value - Unincorporated Body Nomination Form

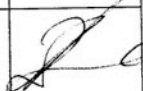


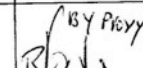
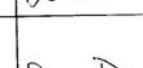
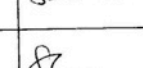

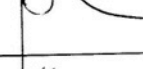
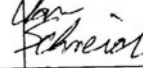
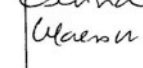

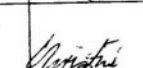
Nominations to list pubs as assets of community value can be accepted from any group of at least 21 local people who appear on the electoral roll within the local authority, or a neighbouring local authority.

On behalf of the following members of the local community, please list this pub as an asset of community value:



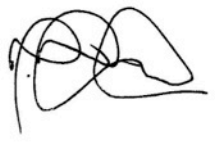
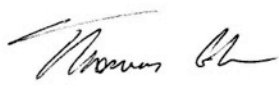
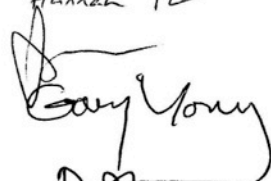
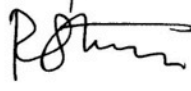
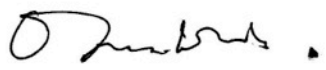
NAME OF PUB: SWAN + EDGAR

ADDRESS OF PUB: 43 LINHOPE ST NW1 6LH

No.	Name (please print clearly)	Your full address (including postcode)* <small>*each nominator should have a different address</small>	Are you registered to vote within the local authority, or a neighbouring local authority?	Signature
1	YVONNE LIBBY	30 EDSTON PARK LONDON NW1 6ER	Yes	[Signature]
2	Emma Oxley	14 LINHOPE ST NW1 6HT	Yes	[Signature]
3	michael moszynski	14 Linhope St NW1 6HT	Yes	[Signature]
4	Janet Tyler	35 Linhope St NW1 6HU	Yes	[Signature]
5	Max Steuer	18 Linhope St NW1 6HT	Yes	[Signature]
6	Chad Tatum	35 Linhope St. NW1 6HU	Yes	[Signature]
7	CATHERINE SMITH	28 IVOR PLACE NW1 6DA	Yes	[Signature]
8	ANNA THOMSON	40 HUNTSWORTH MEWS NW1 6DH	Yes	[Signature]
9	DAVID GIBSON	FLAT 3 72 BALCOMBE STREET LONDON, NW1 6NE	YES	[Signature]

No.	Name (please print clearly)	Your full address (including postcode)	Are you registered to vote within the local authority, or a neighbouring local authority?	Signature
10	NICOLA BROWNE	32 HUNTSMITH MEWS London NW1 6DB	Yes	
11	JAMES WALMSLEY	32 HUNTSMITH MEWS London NW1 6DB	Yes	
12	BLENDAN FAWLES	92 LINTHORE ST LONDON NW1 6HL	Yes	
13	FRANCES	53 LINTHORE ST LONDON NW1 6HL	Yes	 BY Proxy
14	SARA DUNCAN	72 BALCOMBE ST London NW1 6NE	Yes	
15	SOPHIE BRISBURY	31 IVOR PLACE NW1 6DA	Yes	
16	DUNCAN CHANDLER	31 IVOR PLACE NW1 6DA	Yes	
17	Clare Schneider	56 Balcombe Street NW1 6ND	Yes	
18	Verina Claessner	80 Balcombe Street London NW1 6NE	Yes	
19	DAVID KEIGHLEY	FLAT 3 15-16 IVOR PLACE LONDON NW1 6HS	Yes	
20	CHRISTINE STENER	18-19 LINTHORE ST LONDON NW1 6HT	Yes	
21	CHRISTIAN HENDERSON	58 BOSTON PLACE LONDON NW1 6ER	Yes	

Please add details of any further nominators overleaf.

NATALIE RICHMOND	58 BOSTON PLACE LONDON NW1 6ER	YES	
VICTORIA HARMER	6A IVOR PLACE NW1 6BY	YES	
Michael Mossynski;	14 Linhope St NW1 6HT	YES	
GABY HIGGS	53 BALCOMBE ST NW1 6HD	YES	gaby Higgs.
CAROLYN STEEL	45 BALCOMBE ST NW1	YES	carolyn steel
DAVID SIMMONS	15-16 IVOR PL. NW1	yes	D Simmons.
THOMAS COLMER	44 BOSTON PLACE NW1 6ER	YES	
Susie Dawson	29 Balcombe St NW1 6HE	YES	Susie Dawson
Rehana Brown	NW1 6HD	Yes	Rehana Brown
Nanna Brown	54A Balcombe St NW1 6ND	Yes	Nanna Brown.
Hannah Slater	20 LINHORE ST	YES	Hannah Slater
Adam Howie	33 BALCOMBE ST	YES	
GARY YOUNG	53 BALCOMBE ST	YES	
RHASHAN STONE	78 BALCOMBE ST (FLAT 1) NW1 6NE	YES	
Olivia Williams	78 BALCOMBE ST FLAT 1 - NW1 6NE	YES	

The Swan & Edgar Public House, Linhope Street, London NW1 6LH
Supporting Documents

Photographs



The pub's a hub and worth cherishing

A drink at your local pub is probably one of the defining pastimes of British life. It sets us apart from, say, the Americans who are more accustomed to hanging out in local bars and from the "mainstream" Europeans who have long enjoyed the surroundings of coffee shops before they swamped our high streets.

In the UK the local pub has long been the hub of the community, not only as a place to relax, socialise and participate in community social events like the "quiz night" but they are increasingly a popular eatery as well as a place to host public meetings, say, in a back room as well as providing a convenient home for local football and cricket teams to meet.

Unfortunately the demise of the local is an increasing phenomenon. In my own postcode of NW1, numerous pubs have closed down.

The smoking ban, economic downturn and the prevalence of chain pubs have undoubtedly had a profound effect on the business viability of the local pub and therefore, their economic vulnerability in the last few years have made them an obvious target for developers with luxury housing in mind.

Not only are they sited in local residential neighbourhoods, they also tend to be buildings of character and charm with space to develop into luxury residences and even hotels.

'My fear is that pubs will disappear before our eyes and what we have taken for granted as the bastion of our local neighbourhood will be lost for ever', says Murad Qureshi, right

My fear is that these community hubs will disappear before our eyes and what we have taken for granted as the bastion of our local neighbourhood will be lost for ever and with it one of the defining customs of Britishness.

This is why at the last meeting of the London Assembly on March 5, I proposed a motion urging the Mayor of London to use his planning strategy to give greater protection to pubs in London.

The motion was agreed unanimously by the assembly which called on the mayor to revise his London Plan to include new guidance for local authorities to

promote pubs and protect them from unnecessary changes of use.

Here's what the motion said: "Public houses are the hubs of communities where locals gather with friends and families to socialise and they are currently under threat across London."

"A great number of pubs in the capital have closed down and this is detrimental to the communities they once served."

"The mayor should strengthen the London Plan so that local authorities have the ability to protect these community pillars."

Assembly members were in agreement and following some

debate the full text of the amended motion agreed read as follows:

"This assembly recognises that public houses are important community assets that cater to a broad clientele with a diverse range of needs."

"They are hubs of communities where people gather with friends, enjoy a family lunch at the weekend, and run into neighbours for a chat. Pubs also often provide affordable community space where community groups meet and otherwise act as anchors of the local community."

"Yet these stalwarts of the high street are under threat. Across the country, pubs are closing at a rate of 26 a week, with London's public houses being among the hardest hit."

"This assembly therefore welcomes the guidance in the draft London Plan alterations which recognises for the first time 'the important role that London's public houses can play in the social fabric of communities' and encourages local authorities to adopt policies to maintain, manage, and enhance public houses, as well as the new policy wording which encourages boroughs to develop policies to prevent their loss."

"However, the London Plan must be strengthened further if local authorities are to be given the additional tools to protect threatened pubs through their own local

planning policies."

"The plan must include additional policies which set out a clear inclination to retain pubs, such as a presumption against change of use where a developer is unable to meet strict criteria for the marketing and viability of the site."

"This assembly therefore calls on the Mayor of London to revise his Further Alterations to the London Plan to include further guidance for local authorities to promote and protect pubs."

Need I say more?

I applaud the assembly for

supporting my motion. It demonstrates recognition of the role pubs play in promoting

community cohesion particularly in London where it is not unheard of for neighbours to be strangers.

If you happen not to know your neighbour, you may still bump into them down your local pub and even be part of the same quiz team!

They are one of the few establishments on the British high street where you don't need to pay to enter and you don't need to fit a certain profile to visit and yet people from all walks of life can relax and participate in social events together.

Now that's worth preserving.

So let us see what the mayor is going to do about it.

● **Murad Qureshi** is a Londonwide Labour Assembly Member.



Closed: the former Marquis of Anglesey

Tell us what you think. Email your comments to letters@westendextra.com

Carolyn Steel, MA (Hons) Cantab, Dip. Arch, RIBA
45 Balcombe Street
London NW1 6HH
020 7724 5182
c@carolynsteel.com

Head of Legal & Democratic Services
Westminster City Hall
64 Victoria Street
London
SW1E 6QP

18th March 2014

Dear Sir/Madam,

Re: Swan and Edgar Pub, 43 Linhope Street London NW1 6HL – Community Asset Nomination Statement

I am writing in support of the nomination statement made by the unincorporated local residents group – ‘Save the Linhope Street Local’ to have the Swan and Edgar Pub listed as a community asset.

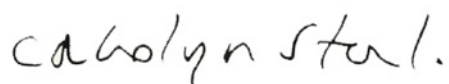
As a local resident, architect and urbanist with an international reputation as a specialist in the role which food plays in the vibrancy of city life, I have a particular interest in this case. In my award-winning 2008 book *Hungry City: How Food Shapes Our Lives*, I argued that the vitality of cities, and particularly that of city centres, depends upon the sort of mixed-use fabric and public life which our daily need for food provides. Pubs, cafes, restaurants and markets, as well as local shops, are a vital resource without which a local neighbourhood loses its urban character.

The vibrancy and charm of this part of Marylebone is a very much to do with its being a mixed-use, central London community, and local amenities such as the Swan and Edgar are highly valued as a critical part of its function and character for those who live, work and visit here. Our proximity to Marylebone Station, Baker Street, the Marylebone Road and BNP Paribas headquarters all emphasise these qualities.

It is therefore with great concern that I have learned of the planning application to turn the Swan and Edgar Pub into a residential dwelling. Apart from contributing to the vibrancy mentioned above, the Swan and Edgar is a much valued local resource, where people from the local streets go as regulars, as well as those from further afield. The Swan and Edgar is, for instance, a favourite haunt for those on their way home after watching cricket at Lord's.

The current property price surge in London is leading many people to look for a quick buck by turning local amenities in to residential properties. I would urge the Council to protect this part of Marylebone from such fortune-seeking, at the expense of the long-term fabric, character and sociability of the neighbourhood.

Yours faithfully,



Carolyn Steel