

**Draft Revised Lambeth Local Plan –
Proposed Submission Version January 2020**

Public Houses in Lambeth Evidence Base

January 2020


Lambeth

Contents

Introduction	3
Purposes of the Paper.....	3
Structure of the Paper	3
Research Methodology.....	3
Public Houses	5
Overview	5
Definition of Public House.....	5
Policy Context	7
National Planning Policy Framework February 2019	7
Permitted development rights	7
Draft London Plan - Consolidated Suggested Changes (July 2019)	7
Local Plan 2015.....	8
Draft Revised Lambeth Local Plan – Proposed Submission Version January 2020	9
Public Houses in Greater London	10
Greater London 2019 London Pubs Annual Data Note.....	10
Overview	10
Data of Public Houses in London.....	10
Data of Public Houses in Lambeth	12
Table 1 - List of current opened and new pubs that have opened or pubs that have re-opened since 2013	14
Table 2 - List of pubs that is under construction since 2013.....	31
Table 3 - List of pubs that have closed or a vacant since 2013.....	32
Map 1 - Known current opened and new pubs that have opened or pubs that have re-opened and under construction pubs since 2013 in Lambeth.....	37
Map 2 - Known pubs that have closed or a vacant since 2013 in Lambeth	38

Introduction

Purposes of the Paper

- 1.1 This document provides lists of public houses in Lambeth to support policy ED9 – Public houses of the Draft Revised Lambeth Local Plan – Proposed Submission Version January 2020. This document updates ‘Public Houses in Lambeth 2013’ which set out the justification for the policy in the Local Plan 2015.

Structure of the Paper

- 1.2 The paper is divided into four main sections:
- Section 1 sets out an overview and definition of public houses
 - Section 2 provides an overview of policy context of public houses
 - Section 3 presents an overview of public houses in Greater London
 - Section 4 provides an overview of public houses and updated lists and maps of public houses in Lambeth

Research Methodology

- 1.3 For the purposes of this report, the public house data is drawn from the following sources:
1. ‘Public Houses in Lambeth 2013’ – the list comprised data collected from Campaign for Real Ale (CAMRA), Capital Pub Check and by Lambeth Council to provide a list of existing public houses and data on public house closures in Lambeth.
 2. GLA Cultural Infrastructure Map – data collected by the Mayor to support the London Cultural Infrastructure Plan. It contains data on public houses in London and will continually be updated.
 3. Lambeth’s planning application database – contains details of planning applications related to public houses.
 4. In-house survey data – desk-based and site visits undertaken in summer 2019 to identify existing public houses, new public houses and public house closures.
 5. GOAD data – Lambeth commissions Experian GOAD data for the six largest town centres in the borough and the Lower Marsh/The Cut CAZ frontage on an annual basis. This data provides a full list of the occupants of ground floor units within each location surveyed and includes information on use class and vacancy.

- 1.4 The data presented in this report provides the best estimate of the current position on public houses in Lambeth. Applications involving public houses will need to be assessed on a case by case basis against the definition of a public house.

Public Houses

Overview

- 2.1 Public houses have an economic role, contributing to employment generation, the local economy and the vitality of an area, but they are often more than just private businesses. Many pubs also play a valuable role in local community life, providing a hub for social interaction and contributing to the culture, identity, heritage and character of an area.
- 2.2. According to “Pubs and Places: the Social Value of Community Pubs” (IPPR, 2012), public houses are important for a number of reasons, including:
- They act as hubs for the development of social networks between local people;
 - They contribute to the local economy and provide jobs both directly (at the pub) and indirectly (e.g. at a brewery);
 - Pubs promote community cohesion by facilitating interactions between people from different backgrounds at the local level;
 - Pubs provide facilities/space for recreation and leisure activities including amongst others: pub quizzes, darts competitions, pool leagues, political discussion, meetings of local interest groups and community events;
 - Pubs often promote and/or provide certain additional public services; and
 - Pubs are culturally important institutions and are considered to offer certain things that are becoming rare in a society being shaped by global commercial pressures.
- 2.3. However, the closure of public houses in recent years has become a local and national concern. Many have closed for financial reasons, others have subsequently been demolished and rebuilt in another use. Public houses have also been lost through change of use to other uses through permitted development rights which also result in changes to their appearance and character as a public house.

Definition of Public House

- 2.4. The council uses the definition of public houses by Campaign for Real Ale (CAMRA) to identify whether a premises is a pub compared to other on-trade (drinking) licensed premises.
- 2.5. CAMRA's defines a pub in the following way:
'The licensed premises must be open to and welcome the public without requiring membership or residency, allow free entry (1), serve at least one draught beer or cider (2), allow drinking without requiring food to be consumed, have at least one indoor area

not laid out for meals, and permit drinks to be purchased in person at a bar (3), without relying on table service.'

- (1) Except when entertainment is provided on limited occasions*
- (2) Includes cask or keg beer or cider. References to 'cider' should be read as 'cider and perry'*
- (3) Includes also a hatch or specific service point"*

2.6. The CAMRA definition acknowledges that premises trading as bars and restaurants or attached to other uses (for example a cinema, leisure centres or hotel bars open to non-guests) can also qualify as a public house so long as they meet the criteria.

Policy Context

National Planning Policy Framework February 2019

- 3.1. Local planning authorities are required by paragraph 92 of the National Planning Policy Framework 2019 to provide the social, recreational and cultural facilities and services the community needs by planning positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments.

Permitted development rights

- 3.2. In 2017, the government made changes to the Town and Country Planning (General Permitted Development) (England) Order removing permitted rights that previously allowed pubs and bars to change to shops, financial and professional services, restaurants and cafes without having to apply for planning permission. These changes provided greater protection for public houses. A further amendment in 2017 introduced new permitted development rights which allow the change of use from 'drinking establishment' to 'drinking establishments with expanded food provision' and vice versa.

Draft London Plan - Consolidated Suggested Changes (July 2019)

- 3.3. In response to the closing of pubs, the Mayor of London has brought forward a requirement for local authorities to protect pubs through the planning system as referenced the unique and intrinsic role of pubs in British culture. The **Draft New London Plan (Consolidated Suggested Changes July 2019)** introduces a policy (HC7) to protect public houses. In Development Plan Documents, town centre strategies, and planning decisions, borough should seek to protect public houses where they have a heritage, economic, social or cultural value to local communities or where they contribute to wider policy objectives for town centres, night-time economy areas, Cultural Quarters and Creative Enterprise Zones. The policy offers support to new public houses where they would stimulate those areas and mixed-use developments, taking account of potential negative impacts.
- 3.4. Paragraph 7.7.8 of policy HC7 states that boroughs should resist proposals for redevelopment of associated accommodation, facilities or development within the curtilage of the public house that would compromise the operation or viability of a public house. Where such proposals would not compromise the operation or viability

of the public house, developers must put in place measures that would mitigate the impacts of noise for new and subsequent residents.

- 3.5. The Mayor's Cultural Infrastructure Plan (March 2019) contains an action plan to protect and grow London cultural facilities (including public houses). The Mayor has launched a range of resources to support the delivery of the Cultural Infrastructure Plan, including the London Cultural Infrastructure Map. The dataset from Cultural Infrastructure Plan (Map) is the best snapshot of information of cultural infrastructure in London that the Mayor have gathered to date and will be continually updated.

Local Plan 2015

- 3.6. Public houses in Lambeth are currently protected by Policy ED8 of the Local Plan 2015. This policy applies to public houses and sites previously in pub use, where the last lawful use of the premises was a permitted A class use, whether currently in use as a public house or not.
- 3.7. In considering applications which require planning permission for the change of use, redevelopment and/or demolition of a public house, the council will consider whether:
 - (i) the public house use is no longer economically viable; a viability report must be submitted and this must include evidence of active and appropriate marketing over a continuous period of at least 12 months and evidence that all reasonable efforts have been made to preserve the facility;
 - (ii) the proposal would not result in the loss of a service or facility of particular value to the local community; and
 - (iii) the proposed alternative use will not detrimentally affect the vitality of the area and the character of the street scene.
- 3.8. Changes of use to non-A or D class uses will only be acceptable where the criteria set out in part (a) of the policy above are met and there is no reasonable prospect in the medium term of re-use or refurbishment for an alternative A or D class use, demonstrated through marketing evidence.
- 3.9. If the public house is considered by the council to be either of townscape value or a heritage asset the council will seek retention of the building and any external features of interest, including characteristic pub features.
- 3.10. Schemes affecting public houses should not result in a loss of cellarage or other features which might render the public house use unviable.

Draft Revised Lambeth Local Plan – Proposed Submission Version January 2020

- 3.11. Policy ED9 of the Draft Revised Lambeth Local Plan – Proposed Submission Version January 2020 aligns with the Draft London Plan policy HC7. When considering whether a public house is no longer economically viable a viability report is required, demonstrating that a marketing exercise has been undertaken for at least 24 months. An assessment will be made on whether there would be a loss of a service or facility of particular heritage, economic, social or cultural value to the local community, based on the tests set out in the London Plan. The listing of a pub as an Asset of Community Value will also be a material planning consideration.
- 3.12. The policy has also been amended to ensure consistency with national policy approach of directing A uses to town centres. Changes of use of a public house to non-A or D class will only be acceptable where the criteria set out in part (a) of the policy are met and there is no reasonable prospect in the medium term of re-use or refurbishment for an alternative A or D class use in town centres and alternative D class use outside of town centres, demonstrated through marketing evidence. In turn, further changes to the supporting text - paragraph 6.63 are that the council will prefer appropriate D class use for changes of use located outside of town centres rather than A or D class.
- 3.13. The Draft Revised Lambeth Local Plan – Proposed Submission Version January 2020 policy strengthens protection for facilities within pubs that contribute to them being economically viable, by making reference to staff accommodation within the curtilage of the public house. The policy sets out clear support for new public houses within Lambeth's town centres, subject to other development plan policies, in accordance with the [Draft London Plan - Consolidated Suggested Changes \(July 2019\)](#). This will include consideration of issues such as licensing 'cumulative impact zones' and the agent of change principle.
- 3.14. The policy makes clear that the council will have regard to CAMRA's definition of a public house when applying this policy.

Public Houses in Greater London

Greater London 2019 London Pubs Annual Data Note

Overview

- 4.1. The GLA 2019 London Pubs Annual Data Note (August 2019) forms part of the Mayor's Cultural Infrastructure Plan. This note also provides an overview of public houses and informs policy on London's pubs. It uses the Inter-Departmental Business Register (a list of UK business compiled from administrative data sources).
- 4.2. The Inter-Departmental Business Register (IDBR) provides annual data on public houses and employment by borough and pub size from 2001 to 2018. Businesses are classified by their main activity and according to the 2007 UK Standard Industrial Classification. The data note acknowledges that some pubs may not be registered as pubs (for example hotel bars). Furthermore, changes in pub numbers may reflect businesses changing their main activity. Due to this and sampling variability, caution should be taken not to over-interpret changes from one year to the next.
- 4.3. The IDBR data was provided by Office for National Statistics (ONS). The dataset from ONS defined 'small' pubs are those with fewer than 10 staff, and 'large' pubs as those with 10 staff or more.

Data of Public Houses in London

- 4.4. The number of public houses in London had fallen by a quarter since 2001. London lost 85 pubs in 2016-17 (a fall of 2.4 per cent) whilst between 2017 and 2018, the number of pubs in London was virtually unchanged, with a small net increase of 10 public houses from 3,530 in 2017 to 3,540 in 2018. Most of London's public houses are located in inner boroughs (62.7 per cent in 2018).
- 4.5. Between 2017 and 2018, 11 boroughs saw a net growth in the number of public houses. Lambeth was among these boroughs which saw a net increase of five pubs, from 140 in 2017 to 145 in 2018 (a gain of four per cent).
- 4.6. Looking at changes over the pub size, the number of small pubs has decreased in most years since 2003 whilst the number of large pubs has been increasing since 2011. In 2016, for the first time, there are more large pubs than small pubs in London. Between 2017 and 2018, there was an increase of 10 large public houses in London, from 1,845 to 1,855. The number of small pubs in London went up comparative to past years and rose from 1,680 in 2017 to 1,690 in 2018.

4.7. The net people employed in London's pubs remains steady between 2017 and 2018 at 46,000. Since 2011, the employment in small pubs has decreased in most years whilst the employment in large pubs has typically raised. However, between 2017 and 2018, there was an increase in employment in small pubs from 7,000 to 8,000 (an increase of 14.2 per cent) whilst this was offset by a decline in employment in large pubs from 39,000 to 38,000 during this period. The pub data note acknowledges that changes in employment may be due in part to pubs increasingly serving food and drink, which requires more waiting and kitchen staff.

Data on Public Houses in Lambeth

- 5.1. The list of known existing public houses is set out in Table 1. Table 2 presents the public houses which are under construction. Table 3 sets out public houses which have closed since 2013. The tables set out the site, the ward and whether the pub is in a town centre.
- 5.2. Table 1 shows that there are 177 known existing public houses in total including 153 pubs has been operating before 2013 and 24 pubs has opened or re-opened since 2013. The public houses that have opened or re-opened since 2013 are highlighted in grey rows.
- 5.3. Table 2 reveals that there is one known public house which is under construction.
- 5.4. Table 3 demonstrates that there are 29 closed or vacant (no longer operating) public houses due to change of use, demolition, empty pubs. It is worth noting that some public houses are classified as vacant due to being empty, run down and no longer operating.
- 5.5. It should be noted that all of the public house showed in the tables have been considered against the CAMRA definition.
- 5.6. Regarding the list of 'Public Houses in Lambeth 2013', this exercise has identified that some public houses appear to not be included in the list but they were actually opened between that period. Whilst some public houses have been mistakenly identified as closed however they seem to still open since 2013. This report also noted that there are some public houses are indeed located in the neighbouring boroughs. When considering the list of 'Public Houses in Lambeth 2013' against the definition of public houses by Campaign for Real Ale (CAMRA), this document has identified that some premises appear to not be the public houses rather they are restaurant (A3) or bar and restaurant (A4/A3).
- 5.7. Public house data shows that Lambeth is experiencing a similar trend in lost public houses when compared to London. There are 179 public houses operating in the borough in 2013 and by 2019 this had reduced to 177, a net loss of one per cent, in the last six years.
- 5.8. Table 3 shows 29 public houses that are no longer operating. The closed public houses have been redeveloped or have granted planning permission to change of use. This consists of:
 - 8 vacant venues,

- 7 pubs changed of use to restaurant (A3),
- 5 pubs changed of use to Sui Generis,
- 5 pubs changed of use to retail/ commercial shop (A1),
- 2 pubs changed of use to bank (A2),
- 1 pubs changed of use to residential (C3), and
- 1 pubs changed of use to flexible commercial use (A1/A2/A3/B1/D1).

5.9. Map 1 illustrates the known existing and new pubs that have opened or re-opened and under construction pubs since 2013. Map 2 shows the known pubs that have closed or become vacant since 2013.

Table 1 - List of current public houses including those that have opened or re-opened since 2013

No	Pub	Address	Postcode	Ward	Town Centre	Status
1	The Camel & Artichoke	121 Lower Marsh	SE1 7AE	Bishops	CAZ frontage	
2	The Duke of Sussex	23 Baylis Road	SE1 7AY	Bishops		
3	The Steam Engine	41 - 42 Cosser Street	SE1 7BU	Bishops		
4	The Pineapple	53-55 Hercules Road	SE1 7DZ	Bishops		
5	The Crown & Cushion	133-135 Westminster Bridge Road	SE1 7HR	Bishops	CAZ frontage	
6	The Three Stags	67-69 Kennington Road	SE1 7PZ	Bishops		
7	The Horse & Stables	122-124 Westminster Bridge Road	SE1 7RW	Bishops		Previously known as The Horse.
8	The Walrus (Social)	172 Westminster Bridge Road	SE1 7RW	Bishops	Lower Mash CAZ Primary Shopping Area, CAZ frontage	
9	The Anchor and Hope	36 The Cut	SE1 8LP	Bishops	CAZ frontage	
10	The Windmill	86 The Cut	SE1 8LW	Bishops	CAZ frontage	Previously known as The Windmill Tavern.
11	The Stage Door	28-30 Webber Street	SE1 8QA	Bishops		
12	Vaulty Towers	34 Lower Marsh	SE1 7RG	Bishops	Lower Mash CAZ Primary	Previously known as

No	Pub	Address	Postcode	Ward	Town Centre	Status
					Shopping Area, CAZ frontage	Carriage 34.
13	The Hole in the Wall	5 Mepham Street, London	SE1 8SQ	Bishops		
14	The Kings Arms	25 Roupell Street	SE1 8TB	Bishops		
15	The White Hart	29-30 Cornwall Road	SE1 8TJ	Bishops		
16	The Wellington Hotel	81-83 Waterloo Road	SE1 8UD	Bishops		
17	The Mulberry Bush	89 Upper Ground	SE1 9PP	Bishops		
18	The Slug & Lettuce	5 Chicheley Street, London	SE1 7PJ	Bishops		
19	All Bar One	1 Chicheley Street, London	SE1 7PY	Bishops		
20	Elements	113 Lambeth Road	SE1 7LS	Bishops		Previously known as The Flag & Whistle
21	The Cut	Young Vic, 66 The Cut	SE1 8LZ	Bishops	CAZ frontage	
22	Sports Bar & Grill (Waterloo)	Unit B1, The Balcony, Waterloo Railway Station	SE1 7LY	Bishops		Opened in 2012.
23	Studio 6	Gabriel's Wharf, 56 Upper Ground	SE1 9PP	Bishops		
24	Beer House Waterloo	Unit 4, Waterloo Mainline Railway Station	SE1 7LY	Bishops		Previously known as Wellesley.

No	Pub	Address	Postcode	Ward	Town Centre	Status
25	BFI Riverfront Bar	BFI Southbank, Belvedere Road	SE1 8XT	Bishops		Also known as Film Café.
26	BFI IMAX	1 Charlie Chaplin Walk	SE1 8XR	Bishops		
27	Central bar, Royal Festival Hall	Royal Festival Hall, Belvedere Road	SE1 8XX	Bishops		Bar/pub attached to Royal Festival Hall.
28	Waterloo Tap	Arch 147 Sutton Walk	SE1 8RL	Bishops		Opened in March 2016.
29	Hercules Tavern	2 Kennington Road	SE1 7BL	Bishops	Kennington Road Local Centre	Previously known as Hercules Pitt. Re-opened in 2018.
30	Fire Station	150 Waterloo Road	SE1 8SB	Bishops	CAZ frontage	Opened in July 2015.
31	Understudy	National Theatre, South Bank	SE1 9PX	Bishops		
32	Oxymoron at the Royal Oak	78 Fitzalan Street	SE11 6QU	Bishops		Previously known as Royal Oak. Re-opened in February 2015.
33	Bar in Queen Elizabeth Hall (maybe Concrete Café)	Queen Elizabeth Hall, Belvedere Road	SE1 8XX	Bishops		Refurbished and opened in 2018.
34	Topolski bar	150 – 152 Hungerford Arches, Concert	SE1 8XU	Bishops		Opened in 2013.

No	Pub	Address	Postcode	Ward	Town Centre	Status
		Hall Approach				
35	White Horse	94 Brixton Hill	SW2 1QN	Brixton Hill	Brixton Hill/ St Saviours Local Centre	
36	The Sultan	37 New Park Road	SW2 4DU	Brixton Hill	Brixton Hill/ New Park Road Local Centre	
37	Hand in Hand	61 New Park Road	SW2 4EN	Brixton Hill	Brixton Hill/ New Park Road Local Centre	
38	The Windmill Brixton	22 Blenheim Gardens	SW2 5BZ	Brixton Hill		Previously known as Windmill.
39	Prince of Wales	169-171 Lyham Road	SW2 5PY	Brixton Hill		
40	The Hope & Anchor	123 Acre Lane	SW2 5UA	Brixton Hill		Previously known as Grand Union.
41	The Abbeville	67-69 Abbeville Road	SW4 9JW	Clapham Common	Abbeville Road Local Centre	
42	Alexandra	14 Clapham Common South Side	SW4 7AA	Clapham Common	Clapham High Street District Centre	
43	The Belle Vue	1 Clapham Common South Side	SW4 7AA	Clapham Common	Clapham High Street District Centre	
44	The Perky Nel	7-8 Cavendish Parade	SW4 9DW	Clapham Common	Clapham South Local Centre	Previously known as Gialum.
45	The King & Co	100 Clapham Park Road	SW4 7BZ	Clapham Common		Previously known as Kings Head.

No	Pub	Address	Postcode	Ward	Town Centre	Status
46	Rookery	69 Clapham Common South Side	SW4 9DA	Clapham Common		
47	Windmill on the Common	Clapham Common South Side	SW4 9DE	Clapham Common		
48	33 Abbeville Road	33 Abbeville Road	SW4 9LA	Clapham Common	Abbeville Road Local Centre	Open in April 2017.
49	The Rectory (Clapham)	87 Rectory Grove	SW4 0DR	Clapham Town	Clapham High Street District Centre	Previously known as Calf.
50	The Rose & Crown	2 The Polygon	SW4 0JG	Clapham Town	Clapham High Street District Centre	
51	The Sun	47 Old Town	SW4 0JL	Clapham Town	Clapham High Street District Centre	
52	Prince of Wales	38 (40A) Old Town	SW4 0LB	Clapham Town	Clapham High Street District Centre	
53	The Railway Tavern	18 Clapham High Street	SW4 7UR	Clapham Town	Clapham High Street District Centre	
54	The Jam Tree	13-19 Old Town	SW4 0JT	Clapham Town	Clapham High Street District Centre	Previously known as Grafton House.
55	No 32	32 The Pavement	SW4 0JE	Clapham Town	Clapham High Street District Centre	Previously known as Frog.
56	Revolution	95 - 97 Clapham High Street	SW4 7TB	Clapham Town	Clapham High Street District Centre	

No	Pub	Address	Postcode	Ward	Town Centre	Status
57	Mommi	44-48 Clapham High Street	SW4 7UR	Clapham Town	Clapham High Street District Centre	Previously known as Belgo.
58	The Stane Street Syndicate	196 Clapham High Street	SW4 7UD	Clapham Town	Clapham High Street District Centre, Clapham High Street Primary Shopping Area	Previously known as O'Neill's.
59	The Bobbin	1-3 Lillieshall Road	SW4 0LN	Clapham Town		Previously known as Tim Bobbin.
60	Stonhouse	165 Stonhouse Street	SW4 6BJ	Clapham Town		
61	The Bread & Roses	68 Clapham Manor Street	SW4 6DZ	Clapham Town		
62	The Clapham Tap	128 Clapham Manor Street	SW4 6ED	Clapham Town		Previously known as Manor Arms.
63	Two Brewers	114 Clapham High Street	SW4 7UJ	Clapham Town	Clapham High Street District Centre	
64	Clapham Picturehouse	76 Venn Street	SW4 0AT	Clapham Town	Clapham High Street District Centre	Also known as Picture House Bar, attached to cinema.
65	Venn Street Records	78 Venn Street	SW4 0BD	Clapham Town	Clapham High Street District Centre	Previously known as Sequel. Opened in December 2010.
66	Old Town Tavern	29 North Street	SW4 0HJ	Clapham Town		Previously known as

No	Pub	Address	Postcode	Ward	Town Centre	Status
						Mongolian Grill restaurant (A3).
67	Prince Albert	418 Coldharbour Lane	SW9 8LF	Coldharbour	Brixton Major Centre	
68	Dogstar	389 Coldharbour Lane	SW9 8LQ	Coldharbour	Brixton Major Centre	
69	Ritzy Cinema and Café	1 Brixton Oval, Coldharbour Lane	SW2 1JG	Coldharbour	Brixton Major Centre	Also known as Ritzy Cinema Bar.
70	Market House	443 Coldharbour Lane	SW9 8LN	Coldharbour	Brixton Major Centre	Re-opened in April 2012. Previously known as Living Bar.
71	Beehive	407-409 Brixton Road	SW9 7DG	Coldharbour	Brixton Major Centre Primary Shopping Area, Brixton Major Centre	
72	Prince of Wales	467-469 Brixton Road	SW9 8HH	Coldharbour	Brixton Major Centre Primary Shopping Area, Brixton Major Centre	
73	Craft Beer Co	11-13 Brixton Station Road	SW9 8PA	Coldharbour	Brixton Major Centre Primary Shopping Area,	

No	Pub	Address	Postcode	Ward	Town Centre	Status
					Brixton Major Centre	
74	Hero of Switzerland	142 Loughborough Road	SW9 7LL	Coldharbour	Loughborough Estate Local Centre	
75	Ghost Whale	70 Atlantic Road	SW9 8PX	Coldharbour	Brixton Major Centre	Craft Beer shop and bar opened in January 2017.
76	Barrio Brixton	30 Acre Lane	SW2 5SG	Ferndale	Brixton Major Centre	Previously known as Fiesta Bar.
77	Blues Kitchen	40 Acre Lane	SW2 5SP	Ferndale	Brixton Major Centre	Previously known as Electric Social.
78	SW9 Bar	11 Dorrell Place	SW9 8EG	Ferndale	Brixton Major Centre Primary Shopping Area, Brixton Major Centre	
79	Coach & Horses	173 - 175 Clapham Park Road	SW4 7EX	Ferndale		
80	Duke of Edinburgh	204 Ferndale Road	SW9 8AG	Ferndale		
81	Trinity Arms	45 Trinity Gardens	SW9 8DR	Ferndale		
82	Marquis of Lorne	49 Dalyell Road	SW9 9SA	Ferndale		
83	Queens Head	144 Stockwell Road	SW9 9TQ	Ferndale		
84	Canova Hall	250 Ferndale Road	SW9 8BQ	Ferndale	Brixton Major Centre	Opened in September 2017.

No	Pub	Address	Postcode	Ward	Town Centre	Status
85	Grosvenor Arms	17 Sidney Road	SW9 0TP	Ferndale		Previously known as Grosvenor. Closed in August 2014 and re-opened in March 2019.
86	The Paxton	255 Gipsy Road	SE27 9QY	Gipsy Hill	Gipsy Road/ Gipsy Hill Local Centre	
87	Westow House	79 Westow Hill	SE19 1TX	Gipsy Hill	Upper Norwood District Centre, Westow Hill/Crystal Palace Primary Shopping Area	
88	Walker Briggs	23 Westow Hill	SE19 1TQ	Gipsy Hill	Upper Norwood District Centre, Westow Hill/Crystal Palace Primary Shopping Area	Previously known as Black Sheep Café Bar.
89	The Hope	49 Norwood High Street	SE27 9JS	Gipsy Hill	West Norwood District Centre	
90	Railway Bell	14 Cawnpore Street	SE19 1PF	Gipsy Hill		
91	Two Towers	201 Gipsy Road	SE27 9QY	Gipsy Hill		

No	Pub	Address	Postcode	Ward	Town Centre	Status
92	Bricklayers Arms	1 Hamilton Road	SE27 9RZ	Gipsy Hill		
93	Faber Fox	25-27 Westow Hill	SE19 1TQ	Gipsy Hill	Upper Norwood District Centre	Previously known as Puzzle. Re-opened in May 2018.
94	The Great Southern	79 Gipsy Hill	SE19 1QH	Gipsy Hill		Previously known as Gipsy Hill Tavern. Reopened in May 2019.
95	The Commercial	210-212 Railton Road	SE24 0JT	Herne Hill	Herne Hill District Centre	Previously known as Commercial Hotel.
96	The Florence	133 Dulwich Road	SE24 0NG	Herne Hill	Herne Hill District Centre	
97	Prince Regent	69 Dulwich Road	SE24 0NJ	Herne Hill		
98	Cambria	40 Kemerton Road	SE5 9AR	Herne Hill		
99	Sun of Camberwell	61 Coldharbour Lane	SE5 9NS	Herne Hill		
100	Effra Social	89 Effra Road	SW2 1DF	Herne Hill		
101	Hootananny	95 Effra Road	SW2 1DF	Herne Hill		
102	Junction	171 Coldharbour Lane	SE5 9PA	Herne Hill		Previously known as Dover Castle. Re-opened in September 2015.
103	The Great North Wood	3 Knights Hill	SE27 0HS	Knights Hill	West Norwood District Centre	Previously known as Norwood Hotel.

No	Pub	Address	Postcode	Ward	Town Centre	Status
104	The Horns Tavern	40 Knights Hill	SE27 0JD	Knights Hill	West Norwood District Centre Primary Shopping Area, West Norwood District Centre	
105	Park	56 Elder Road	SE27 9ND	Knights Hill		
106	Knowles of Norwood	294-296 Norwood Road	SE27 9AF	Knights Hill	West Norwood District Centre	Opened in 2015.
107	Falcon	33 Bedford Road	SW4 7SQ	Larkhall	Clapham High Street District Centre	
108	Clapham North	409 Clapham Road	SW9 9BT	Larkhall	Clapham High Street District Centre	
109	Landor	70 Landor Road	SW9 9PH	Larkhall	Landor Road Local Centre	
110	Surprise	16 Southville	SW8 2PP	Larkhall	Wandsworth Road Local Centre	
111	Feeleys	99 Union Road	SW8 2RF	Larkhall		Previously known as Feeley's Free House.
112	The Phoenix	348 Clapham Road	SW9 9AR	Larkhall		Previously known as Circle Bar.
113	Bridge Wine Bar	8 Voltaire Road	SW4 6DH	Larkhall		Opened in 2013.
114	Fifty Five at the Oak	8-10 Clapham High Street	SW4 7UT	Larkhall	Clapham High Street	Previously known as Royal Oak.

No	Pub	Address	Postcode	Ward	Town Centre	Status
					District Centre	Re-opened in 2013.
115	Tito's Peruvian	273A Clapham Road	SW9 9BQ	Larkhall	Stockwell District Centre	Previously known as La Fonda de Maria and Las Palmeras (Tapas & Wine Bar)
116	Brown Derby	336 Kennington Park Road	SE11 4PP	Oval	Oval (Clapham Road) Local Centre	
117	Hanover Arms	326 Kennington Park Road	SE11 4PP	Oval	Oval (Clapham Road) Local Centre	
118	Riverside	Hamilton House, 5 St George's Wharf	SW8 2LE	Oval	Vauxhall District Centre	
119	Brunswick House	30 Wandsworth Road	SW8 2LG	Oval	Vauxhall District Centre	
120	Nolans Freehouse	33 Wilcox Road	SW8 2XA	Oval	Wilcox Road Local Centre	
121	Beehive	51 Durham Street	SE11 5JA	Oval		
122	Pilgrim	247 Kennington Lane	SE11 5QU	Oval		
123	Fentiman Arms	64 Fentiman Road	SW8 1LA	Oval		
124	Nott	257 Wandsworth Road	SW8 2NB	Oval		
125	The Griffin Belle	8 Wyvil Road	SW8 2TH	Oval		Previously known as

No	Pub	Address	Postcode	Ward	Town Centre	Status
						Vauxhall Griffin.
126	The Mawbey Arms	7 Mawbey Street	SW8 2TT	Oval		
127	Royal Oak	355 Kennington Lane	SE11 5QY	Oval		
128	Eagle London	349 Kennington Lane	SE11 5QY	Oval		Previously known as Duke of Cambridge.
129	Tia Maria	126 South Lambeth Road	SW8 1RB	Oval		Previously known as Wheatsheaf .
130	The Cock Tavern	340 Kennington Road	SE11 4LD	Oval	Kennington Cross Local Centre	Previously known as South London Pacific. Re-opened in 2018.
131	Tommyfield	185 Kennington Lane	SE11 4EZ	Princes	Kennington Cross Local Centre	
132	Dog House	293 Kennington Road	SE11 6BY	Princes	Kennington Cross Local Centre	
133	The Windmill	44 Lambeth High Street	SE1 7JS	Princes		
134	The Rose	35 Albert Embankment	SE1 7TL	Princes		Previously known as Crown Tavern.
135	The Tankard	111 Kennington Road	SE11 6SF	Princes		
136	White Bear	138 Kennington Park Road	SE11 4DJ	Princes		
137	Prince of Wales	48 Cleaver Square	SE11 4EA	Princes		

No	Pub	Address	Postcode	Ward	Town Centre	Status
138	Oaka at the Mansion House	48 Kennington Park Road	SE11 4RS	Princes		
139	Old Red Lion	42 Kennington Park Road	SE11 4RS	Princes		
140	The King's Arms	98 Kennington Lane	SE11 4XD	Princes		Previously known as Little Apple.
141	The Black Dog	112 Vauxhall Walk	SE11 5ER	Princes		Previously known as Lavender.
142	Duchy Arms	63 Sancroft Street	SE11 5UG	Princes		
143	The Black Prince	6 Black Prince Road	SE11 6HS	Princes		
144	The Walcot 183	171 Kennington Road	SE11 6SF	Princes		Previously known as Ship.
145	Royal Vauxhall Tavern	372 Kennington Lane, Kennington	SE11 5HY	Princes		
146	Tamesis Dock	Albert Embankment	SE1 7TP	Princes		
147	Mother Kelly's	Arch 76 Goding Street	SE11 5AW	Princes		Opened in June 2017.
148	Zeitgeist at the Jolly Gardeners	49 Black Prince Road	SE11 6AB	Princes	Black Prince Road Local Centre	Re-opened. Previously known as The Jolly Gardeners.
149	White Lion	232 Streatham High Road	SW16 1BB	St Leonards	Streatham High Road Primary Shopping Area, Streatham Major Centre	

No	Pub	Address	Postcode	Ward	Town Centre	Status
150	The Holland Tringham	107-109 Streatham High Road	SW16 1HJ	St Leonards	Streatham High Road Primary Shopping Area, Streatham Major Centre	
151	Pratts & Payne	103- 105 Streatham High Road	SW16 1HJ	St Leonards	Streatham High Road Primary Shopping Area, Streatham Major Centre	
152	The Rabbit Hole	151-153 Greyhound Lane	SW16 5NJ	St Leonards	Streatham High Road/Greyhound Lane Local Centre	Previously known as Greyhound.
153	The Rebel Inn	78a Streatham High Road	SW16 1BS	St Leonards	Streatham Major Centre	Previously known as Taylors.
154	Five Bells	68 - 70 Streatham High Road	SW16 1DA	St Leonards	Streatham Major Centre	
155	Horse & Groom	60 Streatham High Road	SW16 1DA	St Leonards	Streatham Major Centre	
156	The Manor Arms	13 Mitcham Lane	SW16 6LQ	St Leonards	Streatham Major Centre	
157	The Hamlet	10 (-12) Streatham High Road	SW16 1DB	St Leonards	Streatham Major Centre	
158	The Earl Ferrers	22 Ellora Road	SW16 6JF	St Leonards		
159	Canton Arms	177 South Lambeth Road	SW8 1XP	Stockwell	South Lambeth Road Local Centre	

No	Pub	Address	Postcode	Ward	Town Centre	Status
160	Duke of Cambridge	74 Lansdowne Way	SW8 2DQ	Stockwell		
161	The Cavendish Arms	128 Hartington Road	SW8 2HJ	Stockwell		
162	Priory Arms	83 Lansdowne Way	SW8 2PB	Stockwell		
163	Crown & Sceptre	2A Streatham Hill	SW2 4AH	Streatham Hill		
164	Railway	2 Greyhound Lane	SW16 5SD	Streatham South	Streatham Common Local Centre	
165	The Bull	498 Streatham High Road	SW16 3QB	Streatham South		Previously known as Pied Bull.
166	The Mere Scribbler	426-428 Streatham High Road	SW16 3PX	Streatham South	Streatham High Road/ Greyhound Lane Local Centre	Previously known as Waterfront. Re-opened in April 2017.
167	Exhibit	5 Streatham High Road	SW16 1EF	Streatham Wells	Streatham Major Centre	Previously known as Mint.
168	The Leigham Well	1 -3 Wellfield Road	SW16 2BT	Streatham Wells		Previously known as Leigham Arms
169	Chalkpit	The High Parade, 20-21 Streatham High Road	SW16 1EX	Streatham Wells	Streatham Major Centre	Opened in November 2018.
170	Tulse Hill Hotel	150 Norwood Road	SE24 9AY	Thurlow Park	West Norwood District Centre	Previously known as Tulse Hill Tavern.
171	Railway	7 Station Rise	SE27 9BW	Thurlow Park	West Norwood	

No	Pub	Address	Postcode	Ward	Town Centre	Status
					District Centre	
172	Rosendale	65 Rosendale Road	SE21 8EZ	Thurlow Park		
173	Elm Park Tavern	76 Elm Park	SW2 2UB	Tulse Hill	Elm Park Local Centre	
174	Effra Hall Tavern	38A Kellett Road	SW2 1EB	Tulse Hill		Previously known as Effra Hall
175	Crown & Anchor	38A Kellett Road	SW9 6AQ	Vassal	Brixton Road Local Centre	Re-opened in April 2012.
176	The Golden Goose	146 (-148) Camberwell New Road	SE5 0RR	Vassal	Camberwell New Road Local Centre	Previously known as Union Tavern.
177	Kennington	60 Camberwell New Road	SE5 0RS	Vassal		

Table 2 - List of public houses that is under construction since 2013

No	Pub	Address	Postcode	Ward	Town Centre	Status
1	Kazbar	50 Clapham High Street	SW4 7UL	Clapham Town	Clapham High Street District Centre	Pub is under construction to reopen in 2019.

Table 3 - List of public houses that have closed or become vacant since 2013

No	Pub	Address	Postcode	Ward	Town Centre	Status
1	The County Hall Arms	London County Hall, Riverside Building	SE1 7PB	Bishops		Closed. Change of use to a shop (A1).
2	Underdog	16a Clapham Common South Side	SW4 7AB	Clapham Common	Clapham High Street District Centre	Closed. Change of use to restaurant (A3) as Balans Soho Society, Clapham.
3	The Hope	7 Heather Close	SW8 3BS	Clapham Town		Closed. Change of use to Financial and Professional Services (A2).
4	Mist on Rocks	518 Wandsworth Road	SW8 3JX	Clapham Town		Previously known as Plough Inn. Vacant since 2017.
5	Artesian Well	693 -695 Wandsworth Road	SW8 3JF	Clapham Town		Vacant since September 2014.
6	Lost Society	697 Wandsworth Road	SW8 3JF	Clapham Town		Vacant since March 2016.
7	Rapscallion	75 Venn Street	SW4 0BD	Clapham Town	Clapham High Street District Centre	Closed. Change of use to restaurant (A3) as Honest

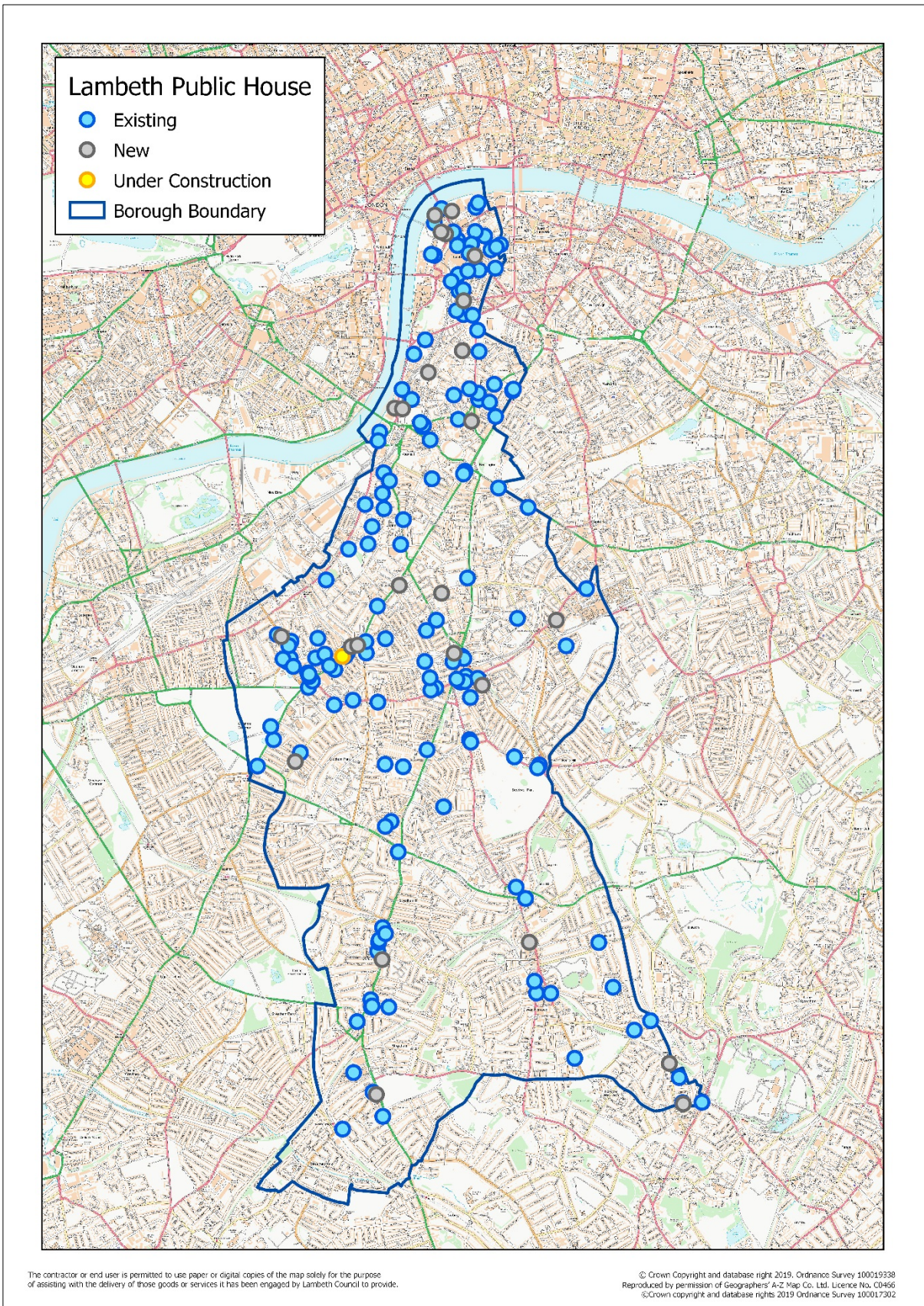
No	Pub	Address	Postcode	Ward	Town Centre	Status
						Burgers Clapham.
8	Inigo	642 Wandsworth Road	SW8 3JW	Clapham Town	Lavender Hill/Queens town Road District Centre	Closed. Change of use to club/late night bar (Sui Generis) as Blake's.
9	Ekcovision Brixton	15 Atlantic Road	SW9 8HX	Coldharbour	Brixton Major Centre	Previously known as Brixton Bar & Grill. Closed. Granted planning permission to change of use to restaurant (A3).
10	Angel	354 Coldharbour Lane, Brixton	SW9 8QH	Coldharbour	Brixton Major Centre	Closed. Change of use to restaurant (A3) as Mamma Dough.
11	Canterbury Arms	8 Canterbury Crescent	SW9 7QD	Coldharbour	Brixton Major Centre	Demolished. Granted planning permission to change of use to flexible commercial use (A1/A2/A3/B1/D1).
12	Loft	67 Clapham High Street	SW4 7TG	Ferndale	Clapham High Street District Centre	Closed. Change of use to a bank (A2).

No	Pub	Address	Postcode	Ward	Town Centre	Status
13	Rest is Noise	442-444 Brixton Road	SW9 8BH	Ferndale	Brixton Major Centre	Closed. Change of use to a retail (A1).
14	Plan B	418 Brixton Road	SW9 7AY	Ferndale	Brixton Major Centre	Closed. Change of use to nightclub (Sui Generis) as Phonox.
15	The George	82 Railton Road	SE24 0LD	Herne Hill		Closed in 2014. Change of use to retail/commercial (A1) and C3.
16	Rose & Crown	4 Crown Lane	SW16 3JG	Knights Hill	Crown Point Local Centre	Closed. Change of use to a retail (A1).
17	Kings Head	82 Norwood High Street	SE27 9NW	Knights Hill	West Norwood District Centre	Change of use to nightclub (Sui Generis) as No 82. Currently vacant.
18	Pensbury Arms	4 Pensbury Street	SW8 4TJ	Larkhall		Vacant since 2018.
19	The Beehive	10 Crossford Street	SW9 9HQ	Larkhall		Closed in 2014. Granted planning permission to change of use to residential (C3).
20	Arch 635	15-16 Lendal Terrace	SW4 7UX	Larkhall		Closed in April 2015. Now is

No	Pub	Address	Postcode	Ward	Town Centre	Status
						bar/nightclub (Sui Generis) as Fu Manchu.
21	La Terrazza	27-31 Bedford Road	SW4 7SH	Larkhall	Clapham High Street District Centre	Closed. Change of use to restaurant (A3) as Red Dog Saloon.
22	Roebuck	84 Ashmole Street	SW8 1NE	Oval		Vacant since 2017.
23	Counter	Arch 50, 7-11 South Lambeth Place	SW8 1SP	Oval	Vauxhall District Centre	Opened early 2015 but closed summer 2017.
24	Aqua	Flagstaff House, 9 St George's Wharf	SW8 2LE	Oval	Vauxhall District Centre	Closed. Change of use to restaurant (A3) as Cottons.
25	Oval Lounge	24 Clapham Road	SW9 0JG	Oval	Oval (Clapham Road) Local Centre	Closed. Change of use to restaurant (A3) as 24 The Oval.
26	McCluski's	142 Streatham Hill	SW2 4RS	Streatham Hill	Streatham Major Centre	Closed. Change of use to retail (A1).
27	Aristo	540 Streatham High Road	SW16 3QF	Streatham South	Streatham High Road/Guildersfield Road Local Centre	Now known as SW16 Bar. Currently vacant.
28	White Hart Tavern	367 Norwood Road, West Norwood	SE27 9BQ	Thurlow Park	West Norwood District Centre	Currently vacant.

No	Pub	Address	Postcode	Ward	Town Centre	Status
29	Mango Landin'	40 St Matthews Road	SW2 1NL	Tulse Hill		Closed. Change of use to yoga (D2/ SG)

Map 1 – Known existing and new public houses that have opened or re-opened and under construction public houses since 2013 in Lambeth



Map 2 – Known public houses that have closed or become vacant since 2013 in Lambeth

