St Albans City and District Council Assets of Community Value - Unsuccessful Nominations 13/05/2019

13-01	ASSET INFORM Asset Name Napsbury Fields - (Registered as land on the	Asset Address Napsbury Lane, St Albans	DECISION Reasons for Decision The land is fenced with access points only at the public footpath intersections.
	East side of Napsbury Lane, St Albans)	,,	There are notices at all of the access points advising the public that the land is private and that they should keep to the footpaths.
			There is no evidence that this land has been legitimately used to further the social wellbeing or interests of the community, save for the use of the public footpaths.
			Rialto Homes are opposed to public use of the site so there is no realistic expectation that any public use will be granted over and above that which exists along the public footpaths.
13-10	Jessamine Garage	15 High Street, Wheathampstead, AL4 8BQ	The property is a business offering a service which is not a community business – not everyone in the
			community needing to use or being able to afford the services of a vehicle workshop or vehicle sales forecourt.
			This property is not considered to currently further community purposes or to have any realistic prospect of furthering community purposes in the future as the property is subject to a business tenancy and has been used for similar business purposes for many years.
13-11	Aggregate site, former station sidings	Kinglisher Close, Wheathampstead, AL4	The land belonging to the County Council is gated with the only access being through a small gap
			which is over grown. There is no evidence of community use. The other parcel of land is fenced off and used by a tenant for grazing sheep and goats. The communi at large cannot access the land or benefit from it. It is difficult therefore to see how it can further social
			at large cannot access the land or benefit from it. It is difficult therefore to see how it can further social interests or social wellbeing.
13-13	Fire Station	Marford Road, Wheathampstead, AL4	The main purpose of the building is for storage of the fire engine and for use by the retained firemen n
			as a publicly available asset. One room within the building is used about once every 3 months for Neighbourhood Watch meetings with the Community.
13-22	The Beacon	26 King Harry Lane, St Albans, Herts, AL34Al	The primary purpose of the asset is for residential care for people recovering from mental illness. It is
			not considered to be a benefit for the local community since the community facilities within the building are for the use of residents.
13-26	Marian Hall	29 Townsend Drive, St Albans, AL3 5RF	The area proposed for listing is largely residential in nature for the benefit of the sisters who lived them Only a relatively small part of the property was given over to occasional community use. It is not
			therefore considered that this property meets the criteria.
13-27	Westfield News	35 Abbey Avenue, St Albans	This property is not considered to meet the set criteria. It is part of a parade of shops with flats above rather than a village shop. Waltrose and the City Centre are close by. The shop no longer has a pos
			office.
13-27	King Offa Public House	Wallingford Walk, St Albans, AL1 2JJ	Although this property has the potential to be an important hub for the community, potential is specifically excluded from the criteria. The property is a public house and although other public houses
			have been listed by other councils, this property is not considered to be of important local social benef currently. There is no evidence to suggest the community uses the pub for social functions. It is not a
			'village' pub that is the heart of the community, being located in a Housing Estate close to the city centre. It is not well used currently and has been in decline for a number of years. In the circumstance
			it is not thought to fulfil the criteria.
13-27	King Offa Public House	Wallingford Walk, St Albans, AL1 2JJ	The primary use of the asset does not further and has not in the recent past furthered the local community's social wellbeing or interest
			Although the property is a public house and other public houses have been listed by other councils, th property is not considered to be of important local social benefit.
			Despite references in the nomination to community events, there is no evidence that these community events were held and supported by the community.
			Further, a Google search does not provide evidence to support the provision of the events and family
			While there is some evidence that darts was played at the pub, the site inspection did not identify community noticeboards and similar to support the suggestion that the pub is used as a base for spor
			teams. The pub has not been well used and has been in decline for a number of years. The pub has not been
			refurbished for a long time. A nomination for listing was previously rejected in 2013. Since then, the main change has been in the
			closure and stripping out of the pub, which does not increase its community purpose. There is potential for there to be a community hub in this location, a defined housing estate within St
13-27	SPEC Retreat Centre	Shenley Lane. St Albans. AL21AF	Albans, however potential is specifically excluded from the criteria. The facility has been closed since May 2014. The main use of the building was a religious education
13-21	SPEC Relieds Certife	Sheriley Lane, St Albans, ALZTAP	centre providing residential courses to catholic schools at both primary & secondary level. It was use by schools that came within the boundary of the Diocese of Westminster - Hertfordshire, Middlesex &
			by schools that care within the bouldary of the building there was a self contained flat used by the family of the staff member that ran the facility plus residential accommodation for other staff members. Since the closur
			this use is now provided from a property at Pinner and therefore this use is still available.
			We are advised that the facility was not available to be used by the local community but may have been used by schools in Hertfordshire to provide educational courses as part of the school curriculum
			We do not consider that the building was used for community purposes - it was specific in its use as a
			residential educational facility. In addition the use is no longer continuing in this property but is still available at an alternative venue. In any event, we do not believe it is realistic to consider the use will
			become available again in this property for the next 5 years. It has also been earmarked for residential development and there is no reason to believe that the owners will offer it for community use whilst the
	Chantry Chapel (Compter Chapel)	Shenley Lane, London Colney	are going through the planning process. Consequently we do not believe it fits the criteria. 1. The asset is not currently used for community purposes. It has been deconsecrated for
	,		approximately 3 years and is in a poor state of repair. 2. The previous use was a place of worship for residents of the retreat and visitors to it. It was not a
			local community chapel. 3. The chapel is part of a larger asset. It is accessed via Alban House, a private language school.
			which is included in the nomination plan but is not referred to as being part of the asset. 4. The nomination refers to the chapel as being part of Chantry Island. However the Island is a 5 minute walk away and is marked as Private. It is also not included in the nomination plan.
			minute walk away and is marked as Private. It is also not included in the nomination plan. 5. The chapel is accessed via a long gated driveway which accesses a closed or privately leased
			facility. From the road way it appears to be private not open to the public.
			There is nothing to suggest that the chapel has been used as a community asset or gives any benefit to the community now or in the recent past, Neither is there any evidence or suggestion that it is likely
	All Saints Pastoral Centre	All Saints Pastoral Centre, Shenley Lane,	to be reinstated as a chapel let alone a chapel for public use. Invalid nomination form
		London Colney, Herts. AL2 1AF	We are only permitted by law to consider land as an asset of community value (ACV) if the nomination has come from a valid organisation. Until we can establish that the nominating organisations fall within
			section 89 and paragraph 5 we cannot consider the nomination.
			This current nomination is invalid because one of the nominating organisation does not fall within the criteria in section 89 and as such it cannot be considered.
	Harpenden Memorial Hospital & Red House (including the Stewarts)	Harpenden Memorial Hospital, Carlton Road, Harpenden, AL5 4TA	Although parts of the building are used to further the social wellbeing of the community (e.g. podiatr consoling) a large part of the Memorial Magnitud in placed off and in a department structure.
	HD413881/HD413878	narpenden, ALS 41A	retinal scanning) a large part of the Memorial Hospital is closed off and is a dangerous structure. 2. The whole of the first floor and some ground floor rooms are offices used by NHS Trust staff from all ower the County and not necessarily in connection with the few remaining services coverating out of the
			Red House. The clinical parts of the building are now ancillary to the administrative.
			3. The main Red House building used to house a hospital with surgical facilities and could have been said at one time to further the social wellbeing of the community. However the condition of the building its poor and to bring it up to current standards for clinical care is likely to cost in excess of 54m - this is
			a huge amount of money, in addition to the cost of purchasing the asset and maintaining it as a simila facility. It does not therefore seem realistic that it could ever become a community hospital again.
			The Stewart building is an in-patient mental health centre for the elderly. This is separately owned
	The Robert	The Reter 224 To Discour	and managed to the main Harpenden Memorial Hospital. It is only one quarter of the site nominated to listing.
	The Baton	The Baton, 334 The Ridgeway, Marshalwick, St. Albans AL4 9RJ	and managed to the main Harpenden Memorial Hospital. It is only one quanter of the site nominated to interest to the site of the asset, now or in the recent past, furthers the local community's social wellbeing The primary use of the asset, now or in the recent past, furthers the local community's social wellbeing or interest in that it provides a meetin space for residents to socialise. There are soot tables and a circumstance of the site of the social section of the site of the social section of the site of the
	The Baton		and managed to the main Harpenden Memorial Hospital. It is only one quarter of the site nominated it island. The primary use of the asset, now or in the recent past, furthers the local community's social well-ben or interest in that it provides a meeting space for residents to socialise. There are pool tables and a di- board (the Baton has a darts team which is part of a competitive league) and 5 Th's showing sports matches etc. There is also evidence that the pub has live mace and community events. The pub is live
	The Baton		and managed to the main Harpenden Memorial Hospital, it is only one quanter of the site nominated to listing. The primary use of the asset, now or in the recent past, furthers the local community's social wellbeing or interest in that it provides a meeting space for residents to socialize. There are pool tables and a dis- board (the Bation has a dates team which is part of a comprehe league) and 51% showing spors matches etc. There is also evidence that the pub has live music and community events. The pub is let to a publican on a morn by rearms bear.
	The Baton		and managed to the main Harpenden Memorial Hospital, it is only one quanter of the site nominated to lating. The primary use of the asset, row or in the recent past, furthern the local community's social settlems to expense in the it provides is meeting pose for resident is socialise. There are post tables and not board (the Baton has a darks team which is part of a complete league) and ST is sharing sports matches etc. There is also evidence that the pub has live music and community events. The pub is let to a publican on a monthly mornth based in the pub has live music and community events. The pub is let to a publican on a monthly mornth based Although this asset currently fulfils the criteria, planning permission has been granted to selevelup the site. That the pole is allowed to continue on a month or morth basis only, assessible the energy law.
	The Baton		and managed to the main Harpenden Memorial Hospital, it is only one quanter of the site nominated for islandy. The primary use of the asset, noe or in the recent part, furthern the local community's social resiliency or interest in that it provides a meeting space for residents to socialise. There are poot tables and a di- board (the Baton has a dates team which is part of a completive league) and 5°T is showing spors's matches etc. There is also evidence that the pub has tive much and community events. The pub is let to a publican on a mornt by mornth bases. Although this asset currently stills the criteria, planning permission has been granted to redevelop the site. That the pub is allowed to continue on a mornth by mornth basis only, suggests the owner has plans to implement the planning permission in the near future. I do not therefore consider it realists to assume the proprintly all confirms to the use of britter the interests of the community.
	The Baton		and managed to the main Harpenden Memorial Hospital. It is only one quanter of the site nominated to listing. The primary use of the asset, now or in the recent past. Littleen the local community's social recibilities for the provision is meeting space for resident is socialise. There are post tables and a do-board the Baton than a darks team witch is part of a complete leaguey and 5.7% showing sports matches etc. There is also evidence that the pub has live music and community events. The pub is let on a publican on a morn by mornth basis only, suggests the owner has the that the pub is a slowed to continue on a morn by mornth basis only, suggests the owner has the that the pub is allowed to continue on a morn by mornth basis only, suggests the owner has the that the pub is allowed to continue on a morn by mornth basis only, suggests the owner has been that the pub is the state of the continue of the state of the order of the order of the state of the
	The Baton		and managed to the main Harpenden Memorial Hospital. It is only one quanter of the site nominated for lating. The primary use of the asset, now or in the recent past, furthers the local community's social wellbeing or instruction that it provides a meeting quoce for residents to socialise. There are pool tables and a di matches etc. There is also evidence that the pub has live music and community events. The pub is let to a publican on a month by month basis on the pub has live music and community events. The pub is let to a publican on a month by month basis on the publicant is also been gented to redevelor the Although this asset currently Malls the relieful primary genteration has been gented to redevelor the plans to implement the planning permission in the near future. I do not therefore consider it realistic to assume the propriety ut contriuse to be used to further the interests of the community. The case of Spirit Pub Co Ltd (The Tumbledown Dick PH) CR/20130003 is relevant to my decision no to list this state. In the Spirit case there was an appeament that predicted the listing which saw the permission and therefore the Judge defermined that the butter of the pub was locan and return to a Pormission and therefore the Judge defermined that the butter of the policy as locan and return to a Pormission and return to a Pormission and permits of a prefer the Judge defermined that the butter of the policy as locan and return to a Pormission and the properties of the policy and policy and provides the properties and the provides the provides and provides the public provides the provides and provides the provides the provides that the provides and provides the provides
	The Baton		and managed to the main Harpenden Memorial Hospital. It is only one quanter of the site nominated for lating. The primary use of the asset, now or in the recent past, furthers the local community's social wellbeing or instruction that it provides a meeting quoce for residents to socialise. There are pool tables and a di matches etc. There is also evidence that the pub has live music and community events. The pub is let to a publican on a month by month basis on the pub has live music and community events. The pub is let to a publican on a month by month basis on the publicant is also been gented to redevelor the Although this asset currently Malls the relieful primary genteration has been gented to redevelor the plans to implement the planning permission in the near future. I do not therefore consider it realistic to assume the propriety ut contriuse to be used to further the interests of the community. The case of Spirit Pub Co Ltd (The Tumbledown Dick PH) CR/20130003 is relevant to my decision no to list this state. In the Spirit case there was an appeament that predicted the listing which saw the permission and therefore the Judge defermined that the butter of the pub was locan and return to a Pormission and therefore the Judge defermined that the butter of the policy as locan and return to a Pormission and return to a Pormission and permits of a prefer the Judge defermined that the butter of the policy as locan and return to a Pormission and the properties of the policy and policy and provides the properties and the provides the provides and provides the public provides the provides and provides the provides the provides that the provides and provides the provides
	The Baton Wynches Farm	St. Albans AL4 9RJ	and managed to the main Harpenden Memorial Hospital, it is only one quarter of the site nominated for isiting. The primary use of the asset, now or in the recent past, furthern the local community's social wellbeing or interest in that it provides a meeting space for residents to socialise. There are pool tables and a dis- board (the Baton has a dates team which is part of a comprehe leaguay) and 51 his showing sporsi- matches etc. There is also evidence that the pub has live mast: and community events. The pub is let to a publican on a morn by mornit bearing. Although this asset currently skills the criteria, planning permission has been granted to redevelop the skill. Although this asset currently skills the criteria, planning permission has been granted to redevelop the skill. The state of the planning permission in the line factor. It is appeared to redevelop the skills the property also considered to criteria and the skills and the skill and the skill and the skill and the planning that the property of the skill and
		St. Albans AL4 9RJ	and managed to the main Harpenden Memorial Hospital, it is only one quarter of the site nominated for lating. The primary use of the asset, now or in the recent past, furthern the local community's social wellbeing or interest in that it provides a meeting space for residents to socialise. There are poot tables and a di- board (the Baton has a dates team which is part of a competite league) and 5°Th showing sports matches etc. There is also evidence that the pub has live mack and community events. The pub is let to a publican on a mornt by morth basis only, suggests the owner has Although this asset currently stills the criteria, planning permission has been granted to redevelop the she. That the pub is allowed to continue on a morn by morth basis only, suggests the connect has plans to implement the planning permission in the near future. I do not therefore consider it realists to assume the property will continue to be used to further the interests of the community. The case of Sport Pub Co Ltd (The Tumbledown Dick PH) CRIZ015/0003 is relevant to my decision not tool to the asset the Sport Pub Co Ltd to MacChonalds. MacChonalds that dotained planning or other community uses are not realistic paragraph 10, 11 ms appeal was dismissed as there was no realistic prospect, given that planning permission was already granted, of any other use. The primary, used of the sasted does not further and has not in the recent past furthered the local toes that the such as areas of open agace, but the evidence provided by the normisation group show
		St. Albans AL4 9RJ	and managed to the main Harpenden Memorial Hospital. It is only one quarter of the site nominated for lating. The primary use of the asset, now or in the recent past. Littles the local community's social resilization or interest in that it provides as meeting spore for resident to socialise. There are post tables and a disourd (the Bation has a darks team which is part of a complete league) and ST is showing spors matches etc. There is also evidence that the pub has live masic and community events. The pub is let to a publican on a morntly hymorth base live masic and community events. The pub is let see. That the pub is also expected to the pub is let to a publican on a morntly by mornt base is the second set in the pub is let see. That the pub is allowed to continue on a morntly by mornt basic only, suggests the owner has plans to implement the planning permission in the near future. I do not therefore consider it realists to assume the property will continue to be used to hatther the interests of the community. The case of Syelf Pub Co List Of the Tumbeldown Disk PIP CR2013/0003 is relevant to my decision not lost this asset. In the Syelf case there was an agreement that produced the listing which saw the ownership change from the Spirit pub Co List to MacChonalds. MacChonalds had obtained planning permission and therefore the Judge determined that the falsure of the pub was known and return to all or office community social own and return to all the primary uses of the asset does not some providers by the mornisation group, but not be the latter that was not asset to public some provided by the mornisation group of the evidence that show events taking place Wynders Erra. The set properties of and on the original community is soon and the sone were taking place Wynders Erra. The set properties of and on the work.
		St. Albans AL4 9RJ	and managed to the main Harpenden Memorial Hospital. It is only one quanter of the site nominated for lating. The primary use of the asset, now or in the recent past, furthern the local community's social settled in the primary use of the asset, now or in the recent past. Inflient the local community's social settled in the primary is a few provided in the provid
		St. Albans AL4 9RJ	and managed to the main Harpenden Memorial Hospital, it is only one quarter of the site nominated for isiting. The primary use of the asset, now or in the recent past, furthern the local community's social wellbeing or interest in that it provides a meeting space for residents to socialise. There are pool tables and a disolated the flation has a dates team which is part of a comprehe leaguely and 5° his showing spors matches etc. There is also evidence that the pub has live much and community events. The pub is let to a publican on a morn they morn basis. Although this asset currently stills the criteria, planning permission has been granted to redevelop the size. That the pub is a allowed to continue on a month by morn basis only, suggests the owner has. That the pub is allowed to continue on a month by morn basis only, suggests the owner has the third that the size of the community. The case of Spirit And C. L.L. (The "Intervilledion" bios (P.P. (COCTIONIOS) is released to redevelop the size of the community. The case of Spirit had C. L.L. (The "Intervilledion" bios (P.P. (COCTIONIOS) is released to redevelop the size of the community. The case of Spirit had C. L.L. (The "Intervilledion" bios (P.P. (COCTIONIOS) is released to redevelop the size of the community of the community of the pub was known and return to a Por other community uses are not realistic logaraged 10°, it is appeal was disministed at there was no realistic prospect, given that planning permission was already grantered by the controlation group about once that the size of the property of the size of th
		St. Albans AL4 9RJ	and managed to the main Harpenden Memorial Hospital. It is only one quanter of the site nominated for sitering. The primary use of the asset, not or in the recent part, furthers the local community's social wellbeing or interest in that it provides a meeting space for residents to socialise. There are poot tables and a disolar (the Bush of local and is seen which is part of a complete league) and 51% showing sports matches etc. There is also evidence that the pub has live music and community events. The pub is let to a publican on a mornthy mornth basis only, suggests the owner has Although this asset currently stills the criteria, planning permission has been granted to redevelop the site. That the pub is allowed to continue on a mornth by mornth basis only, suggests the owner has plans to implement the planning permission in the near future. I do not therefore consider it realists to assume the propriety all continue to be used to further the interests of the community. The case of Sport Pub Co Ltd (The Tumbeldown Dick PR) CR/20130003 is relevant to my decision not but this asset, in the Sport case there was an agreement that produced the bising which as we then to be supported to the site of the pub was forom and return to a for orther community uses are not related (paragingh 10). This appeal was demined at which we have permission and therefore the Judge determined that the future of the pub was forom and return to a for orther community as social wellbeing or social interest. In one that the late of the pub was forom and return to a for orther community as social wellbeing or social interest. In orther than the pub is not provided by the nomination group should be a publicated on the publication. The primary use of the asset does not further and has not in the recent past furthered the local community. Social wellbeing or social interest. The site is referred to in a planning appeal (APP/B1500/A/052111246, planning reference 50000074) as amonthly in planning interest. The format determined that is only
		St. Albans AL4 9RJ	and managed to the main Harpenden Memorial Hospital, it is only one quarter of the site nominated for lating. The primary use of the asset, now or in the recent past, furthers the local community's social wellbeing or interest in that it provides a meeting space for residents to socialise. There are post bables and a disolated the Batton has a dates team which is part of a competite leaguey and ST his showing sports matches etc. There is also evidence that the pub has live masic and community events. The pub is let to a publican on a morn by morth base only, suspects to publicate and as the publication of the second publication and social publication and social publication and selected to control and selected to control and application of the selected publication and selected to control and selected to control as a solice discontinuous on a morn by morth basis only, suggests the owner has plans to implement the planning permission in the near future. I do not therefore consider it realistic to assume the property will contribute to be used to further the interests of the community. The case of Spirit Pub Co Ltd (The Tumbeledown Disc PH) CRIZ0150003 is relevant to my decision not to talk the asset the the Spirit case there was an agreement that predicated the listing which as we the ownership change from the Spirit Pub Co Ltd to MacDonalds. MacDonalds had dotained planning permission will be the Spirit case there was an operation of the pub was formed which are the social reteres. The primary use of the asset does not further and has not in the recent past furthered the local community is cooli wellbeing or social interes. The primary use of the asset does not further and has not in the recent past furthered the local community is about evidence provided by the nomination group short evidence that show events taking place Mynches Farm. The site inspection off on the vidence and show events taking place Wynches Farm. The site inspection off on the unrounding and certain of the depart of the foreignal developm
		St. Albans AL4 9RJ	and managed to the main Harpenden Memorial Hospital. It is only one quanter of the site nominated itsiancy. The primary use of the asset, now or in the recent past. Lettleen the local community's social recitives or interest in their tiprovides is meeting space for resident to socialise. There are post tables and a disourd (the Batton Har and a darks team which is part of a complete league) and 5.7% showing sports matches etc. There is also evidence that the pub has live masic and community events. The pub is let on a publican on a mornt by month base only. Although this asset currently falls the criteria, planning permission has been granted to netweels plans to implement the planning permission in the near future. I do not therefore consider it realists to assume the property will continue to be used to butther the interests of the community. The case of Syelf Pub Co Ltd (The Tumbledown Disk PH) CRIZ013/0003 is relevant to my decision not too tis this asset. In the Syelf case there was an agreement but protected the listing which saw the ownership change from the Syelf Pub Co Ltd to MacDonaids. MacDonaids had obtained planning permission and therefore the Judge determined that the titure of the power and obtained planning permission and therefore the Judge determined that the titure of the power and obtained planning and the same of the power o
		St. Albans AL4 9RJ	and managed to the main Harpenden Memorial Hospital. It is only one quanter of the site nominated for lating. The primary use of the asset, now or in the recent past. Liftness the local community's social well-bein interest in the It provides is meeting space for resident is socialise. There are post tables and a do-board (the Baton has a darks team which is part of a complete league) and ST is showing sporsis matches etc. There is also evidence that the pub has live music and community events. The pub is let to a publican on a mornt by mornth basis only, suggested to redevelop the site. That the pub is allowed to continue on a mornth by mornth basis only, suggests the owner has the That the pub is allowed to continue on a mornth by mornth basis only, suggests the owner has plans to implement the planning permission in the near future. I do not therefore consider it realists to assume the property will continue to be used to further the interests of the community. The case of Spell Pub Co LIST (The Turnbeldown Dick PH) CRIZ0150003 is relevant to my decision not tool to the same through the planning permission and therefore the Judge defermed that the future of the policy and obtained planning permission and therefore the Judge defermed that the future of the policy and pub is not provided any primary uses are not realistic (plangageth 10). This appeal is suit demanded to the community such as the community of the asset does not further and has not in the recent past furthered the local community's social wellbeing or social interest. I note that the land is an area of open space, but the evidence provided by the nomination groups show the case community. The case of the asset does not further and has not in the recent past furthered the local community is social wellbeing or social interest. In one that the land is an area of open space, but the evidence provided by the nomination group show the social community. The relation to a planning appear laterest. In other that the land is an area of open space, b
		St. Albans AL4 9RJ	and managed to the main Harpenden Memorial Hospital. It is only one quanter of the site nominated for sitering. The primary use of the asset, not or in the recent part, furthern the local community's social wellbeing or interest in that it provides as meeting space for residents to socialise. There are poot tables and a disolated with the control of the site of the community is social wellbeing or interest in the item of the provides and a disolated which is part of a complete leaguely and 51% showing sporse matches etc. There is also evidence that the pub has leve music and community events. The pub is let to a publican on a morn thy morn basis only, suggests the owner has a failed. Although this asset currently stills the criteria, planning permission has been granted to redevelop the also. That the pub is a slowed to continue on a morn thy morn basis only, suggests the owner has plans to implement the planning permission in the near future. I do not finestic consider it realists to assume the propring via continue to be used to harder the interests of the community and continue to be used to their their their the probability of the
		St. Albans AL4 9RJ	and managed to the main Harpenden Memorial Hospital, it is only one quanter of the site nominated it islands. The primary use of the asset, now or in the recent past, furthern the local community's social verificient or interest in that it provides as meeting space for residents to socialize. There are poot tables and a document of the provides and a control of the provides and a document of the provides and a control that the publishment of the
		St. Albans AL4 9RJ	and managed to the main Harpenden Memorial Hospital. It is only one quanter of the site nominated it islands. The primary use of the asset, now or in the recent past, furthers the local community's social wellbein or interest in that it provides as meeting space for residents to socialism. There are post tables and a followed (the Baston has a darks team which is part of a competite league) and 5.1% showing sports matches etc. There is also evidence that the pub has live music and community events. The pub is let on a publican on a mornthly mornth basis only, suggests the owner has let the pub has lever music and community events. The pub has lever music and community events and the public has lever the public lever the public lever the public lever the lever the has been granted to redevelop the statement of the public lever the considerable plants to implement the planting permission in the near future. I do not therefore consider it realists to assume the property will continue to be used to hatther the interests of the community. The case of Spirit Pub Co Ltd (10 The Turnfeledown Disc PH) CRIZD130003 is relevant to my decision not lost this asset in the Spirit case there was an agreement at har produced the large which has we ownership change from the Spirit Pub Co Ltd to MacDonalds. MacDonalds MacDonalds had dotained planning permission and there are a substance of the public has been used to the continuents as sooil wellbeing or social reteres. The primary use of the asset does not further and has not in the recent past furthered the local community is could wellbeing and colorist interest. The primary use of the asset does not further and has not in the recent past furthered the local
		St. Albans AL4 9RJ	and managed to the main Harpenden Memorial Hospital, it is only one quanter of the site nominated its integ. The primary use of the asset, now or in the recent past, furthers the local community's social verificient or interest in that it provides as meeting space for residents to socialise. There are pool tables and a down of the Baton has a dates team which is part of a comprehe leaguey and 5.1% showing sports matches etc. There is also evidence that the pub has two masts and community events. The pub is let to a publican on a mornth by mornh bears and a shown that the pub has two masts and community events. The pub is let to a publican on a salewed to continue on a mornth by mornh bears. Although this asset currently stills the criteria, planning permission has been grareful to redevelop the sale. That the pub is a selevant to redevelop the sale. That the pub is a selevant to redevelop the sale. That the pub is a selevant to redevelop the sale. That the pub is a selevant to redevelop the sale. The selevant is allowed to continue on a mornth by mornh beats only, suggests the community. The case of Spirit Pub Co Lut (The Tumbeledown Dick PH) CRIZ0130003 is relevant to my decision not be the sessed in the Spirit case there was an agreement that precluded the being which saw the permission and therefore the Judge determined that the future of the pub was known and return to a for other community is social wellbeing or social interest. The primary use of the asset does not further and has not in the recent past themselved to be community is social wellbeing or social interest. The site is referred to in a planning appear, but the evidence provided by the nomination group should be a selected to the site dependence provided by the nomination group should be a selected to the appear of the providence should be selected to the planning appear. If a Pilot 18500/100211126, planning reference 500000176 and the selection of the site of the community of the selection of the selection of the selection of the selection
		St. Albans AL4 9RJ	and managed to the main Harpenden Memorial Hospital. It is only one quarter of the site nominated for lating. The primary use of the asset, now or in the recent past, furthers the local community's social wellbeing or interest in that it provides a meeting space for residents to socialise. There are post bables and a disolated the Batton has a dates team which is part of a complete leaguey and 5°Ts showing sports matches etc. There is also evidence that the pub has live mack and community events. The pub is let on a publican on a morn by mornth basis only, suggests to review pair and the pub has lever mack and community events. The pub is let on a publican on an another by mornth basis only, suggests the owner has let that the pub is also that the pub has lever mack and community. Although this asset currently stills the criteria, planning permission has been granted to redevelop the sale. That the pub is allowed to continue on a morn by mornh basis only, suggests the owner has plans to implement the planning permission in the near future. I do not therefore consider it realists to assume the property will continue to be used to further the interests of the community. The case of Spirit Pub Co Ltd (The Tumfeledown Disc PH) CRIZ0150003 is relevant to my decision not to that the asset in the Spirit case there was an agreement that predisted the listing which saw the ownership change from the Spirit Pub Co Ltd to MacChowlids. MacChowlash had dotained planning permission and therefore the Judge intermed that the history of the pub was shown and return to Premission of the community is confident to the pub was shown and return to Premission of the morning permission was already granted, of any other use. The primary use of the asset does not further and has not in the recent past furthered the local community is confident by the nomination group that or realistic prospect city of the pub community. The normination group has not provided by the nomination group that of the original development of Wynches Farm Dri
		St. Albans AL4 9RJ	and managed to the main Harpenden Memorial Hospital. It is only one quarter of the site norminated fo listing. The primary use of the asset, one or in the recent past, furthers the local community's social wellbeing or interest in that it provides a meeting space for residents to socialise. There are post tables and a disolated the Batton has a dates team which is part of a competite leaguely and 5°Th solwing sports matches etc. There is also evidence that the pub has live mack and community events. The pub is let to a publican on a month by morth base is publicated to redevelop the size. That the pub is also explosed to morthly morth base only, suggests the convertible to the size of the publication of the publication of the size of the publication of the publication of the size of the publication of the size of publication of the size of publication and s