

**Application Number:** 22/003

**Nominated Asset:** Prince of Wales PH

**Site Address:** 73, Church Way, Iffley, Oxford OX4 4EF

**Ward:** Summertown

**Applicant:** Friends of Iffley Village (FOIV)

**Recommendation:** The Head of Planning Services is recommended to:

1. Agree that the Nominated Asset should be confirmed as an Asset of Community Value
2. Agree to include the asset on the City Council's Register of Local Assets of Community Value Register and place the asset on the Local Land Charge Register.

### **Background to Report.**

1. The Localism Act and the Assets of Community Value Regulations set out the opportunities and procedures to follow for communities wishing to identify assets of community value and have them listed.
2. The City Council is able to list a nominated asset if, in its, opinion:

*An actual current use of the building or other land that is not an ancillary use furthers the social wellbeing or social interests of the local community; AND*

*Is it realistic to think that there can continue to be non-ancillary use of the building or other land that will further (whether or not in the same way) the social wellbeing or social interests of the local community.*

**OR**

*There is a time in the recent past when an actual use of the building or other land that was not ancillary use furthered the social wellbeing or interests of the local community; AND*

*It is realistic to think that there is a time in the next five years when there could be non-ancillary use of the building or other land that would further (whether or not in the same way as before) the social wellbeing or social interests of the local community.*

3. These definitions have been taken from the Government's Regulations. There is no national guidance as to what the key terms in these definitions mean. It is for the nominating organisation in the first instance to argue why it considers the nominated asset meets the definition in the Regulations.
4. If the owner objects to their property being placed on the List, they have a right in the first instance to an internal review by the City Council of this decision.

## **Nomination**

5. The Friends of Iffley Village (FOIV) have submitted a nomination for the inclusion of the Prince of Wales PH in Iffley on the Council's register of Assets of Community Value. The nomination letter was received by Oxford City Council via email on 22 November 2022. A plan of the nominated area is attached to this report.
6. The FOIV has argued that the Prince of Wales is an asset of community value on the following grounds:
  - a) The Prince of Wales is currently the only village pub and as such it is a valuable function as a meeting place and focal point for both the community and for the constant stream of visitors to Iffley.
  - b) The building dates from the 1820s when it was originally built as a private house. It was reopened as a public house in 1863 and has had that use ever since. It is built in a distinct traditional style with many retained features that evoke the era. It is therefore of historical and built heritage interest, and positively contributes to the sense of place and character of Iffley and Rosehill.
  - c) During the pandemic closure, the pub still provided free meals delivered free to residents in Iffley and Rosehill and provided a valuable social function during difficult times.

## **Response to consultation**

7. The freehold for the premises is held by the Wadworth And Company Limited. They were notified about the nomination of the premises in writing in late November 2022. No response has been received as at the time of this report.

## **Assessment**

8. The FOIV is a neighbourhood and residents amenity group founded to represent local area concerns and interests to the city and county councils and other statutory bodies. All members are resident in the Oxford area and have a local connection to the nominated site. The nomination meets the requirements section 5c of the Regulations.

9. The Regulations require the City Council to consider whether the Prince of Wales PH meets the definition of an Asset of Community Value as set out in section 88 of the Localism Act, i.e. in this case that it is currently, or in the recent past has been, in a use that furthers the social wellbeing or social interests of the local community, and also that it is realistic to think that there can continue to be non-ancillary use of the building or other land which will further the social wellbeing or social interests of the local community (whether or not in the same way).

*Whether the current use furthers the social wellbeing or social interests of the local community*

10. The Prince of Wales, as described by the nominator and in information hosted on its website, provides a food and drinks menu focussed on local sourcing and provides facilities that can be used for community activities and private events. The Prince of Wales is the only village pub in the mostly residential area and is likely to remain a local focal point for leisure and community related activities, as well as an attraction due to the heritage interest. These characteristics are considered to in and of themselves bring about benefits by fostering social interaction and wellbeing on an individual and community level, which are deemed to meet the criteria as set out in the Act.

*Whether it is realistic to think that there can continue to be non-ancillary use of the building or other land which will further (whether or not in the same way) the social wellbeing or social interests of the local community.*

11. The pub is currently open and there are no immediate indications that the situation will change in the near future. It is therefore considered that it is realistic to think that there can continue to be a non-ancillary use of the building which will further the social wellbeing or social interests of the community.

## Decision

**I confirm that:**

**Nominated Asset:** Prince of Wales Public House

**Site Address:** 73, Church Way, Iffley, Oxford, OX4 4EF

**Should** be an Asset of Community Value and included on the City Council's Register of Local Assets of Community Value Register and placed on the Local Land Charge Register.

**Name:** David Butler

**Title:** Head of Planning Services



**Signature:**

**Date:** 20 January 2023

**Background Papers:** Nomination letter, Site location map

**Contact Officer:** Arome Agamah

**Extension:** x2360

**Date:** 16 January 2023

# Site location Map

