

## Joiner on Worship, Hackney

Punch Pubs

● Planning ● Heritage ● Engagement



**Planning and Heritage Potential secured consent at appeal to retain the upper floors of a Grade II listed public house in bar use.**

**Demonstrating our ability to resolve long-standing planning and heritage constraints, combining detailed due diligence, commercial evidence, and heritage expertise to secure certainty on a tightly constrained listed building.**

### The Challenge

The Joiner on Worship is a Grade II listed building in Hackney, with a long-established bar use at ground floor and former offices above. The upper floors had been converted into bar use without planning permission by previous operators, creating an unlawful planning position.

The site sits within a Priority Office Area, where policy protecting office floorspace had been strengthened following adoption of a new local plan. Retaining bar use therefore faced both policy resistance and heritage scrutiny.

**Without clear planning and heritage advice, the use of the upper floors risked enforcement action, policy-driven refusal, and reversion to unsuitable office accommodation.**

### Our Approach

- Undertook detailed planning and heritage due diligence to establish the building's full planning history
- Reviewed lawful use position and advised on an appeal-led planning strategy
- Worked with commercial agents to prepare an Office Viability and Market Analysis
- Prepared robust planning evidence demonstrating limited demand for office reversion
- Produced a detailed Heritage Statement supporting the continued bar use of upper floors
- Prepared and submitted appeal documentation addressing policy and heritage considerations

### The Outcome

- Appeal allowed securing consent for continued bar use of the upper floors
- Office protection policy successfully addressed through market and viability evidence
- Heritage significance protected through continued active use of the listed building
- Long-standing planning uncertainty resolved for a prominent Hackney public house